

# **461 E. 66th Rezone**

RCU2020-00023

461 E 66th Ave. & 6591 Washington St.

February 9, 2021

Board of County Commissioners

Community and Economic Development Department

Case Manager: Maggie Barringer

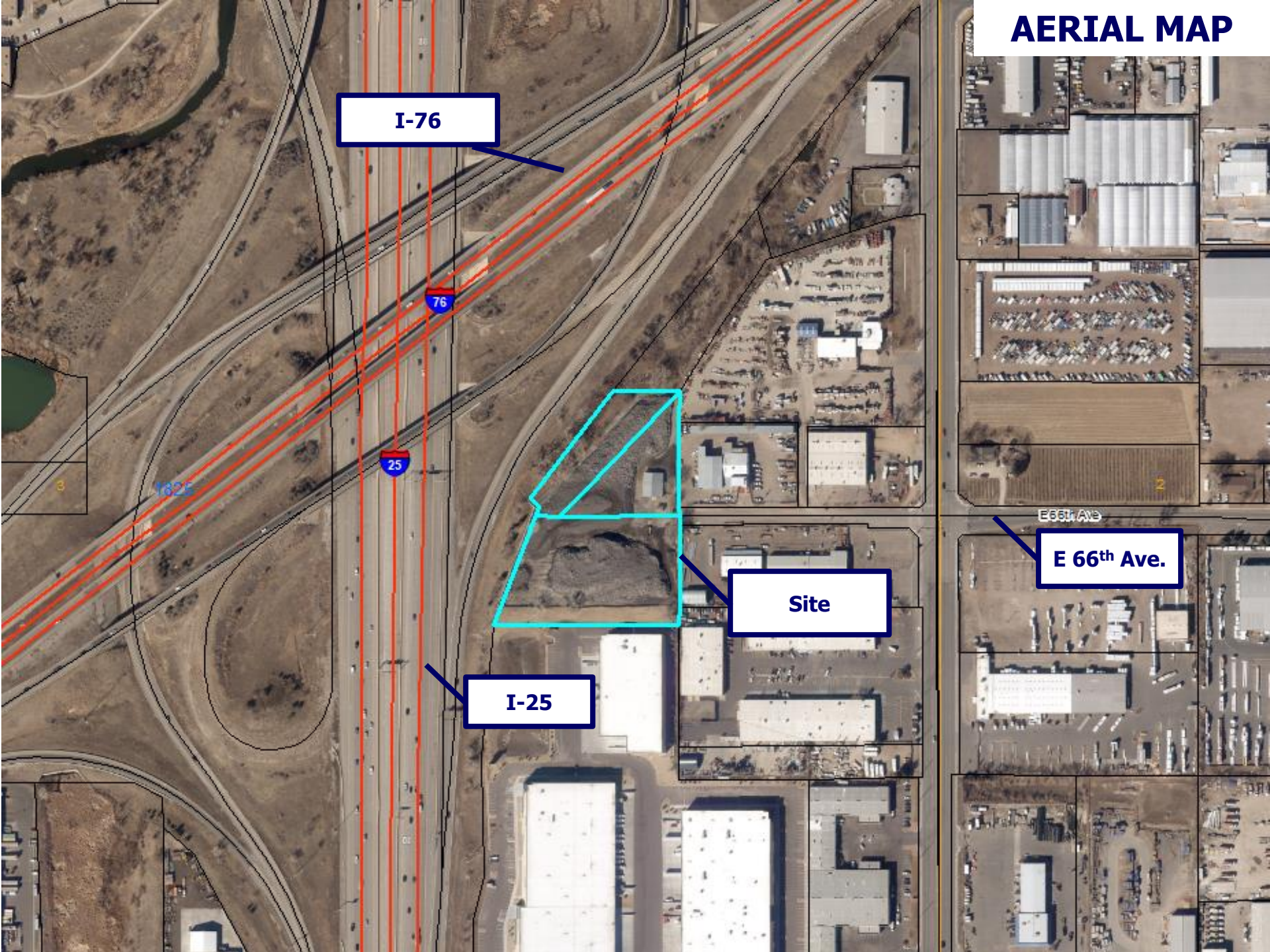


# Request

## Rezoning:

- Current Zoning: Commercial-4 (C-4), Industrial-1 (I-1), Industrial-3 (I-3)
- Proposed Zoning: Industrial-2 (I-2)

# AERIAL MAP



I-76

76

25

E 66th Ave

E 66th Ave

E 66th Ave.

Site

I-25

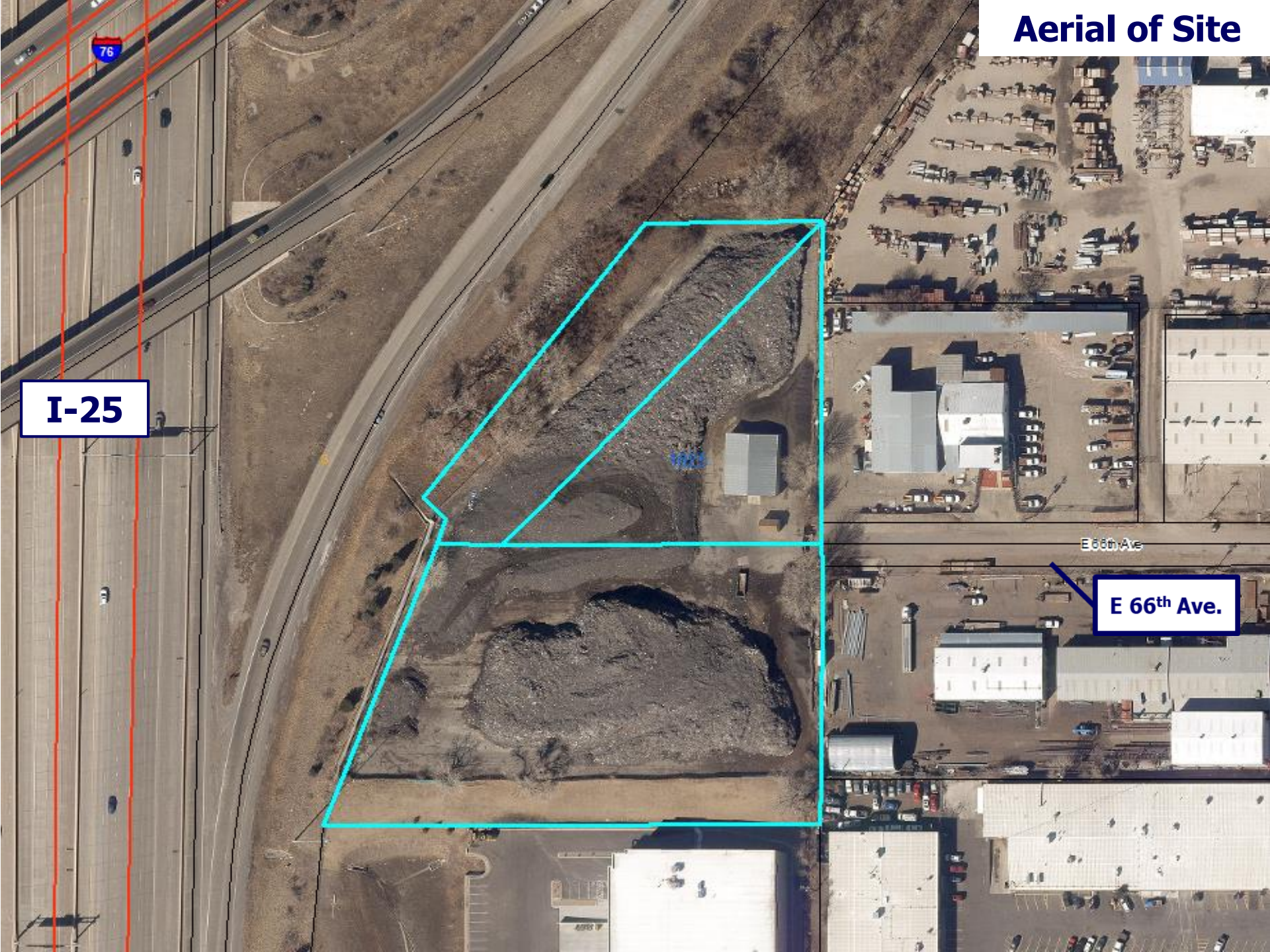


# Aerial of Site

I-25

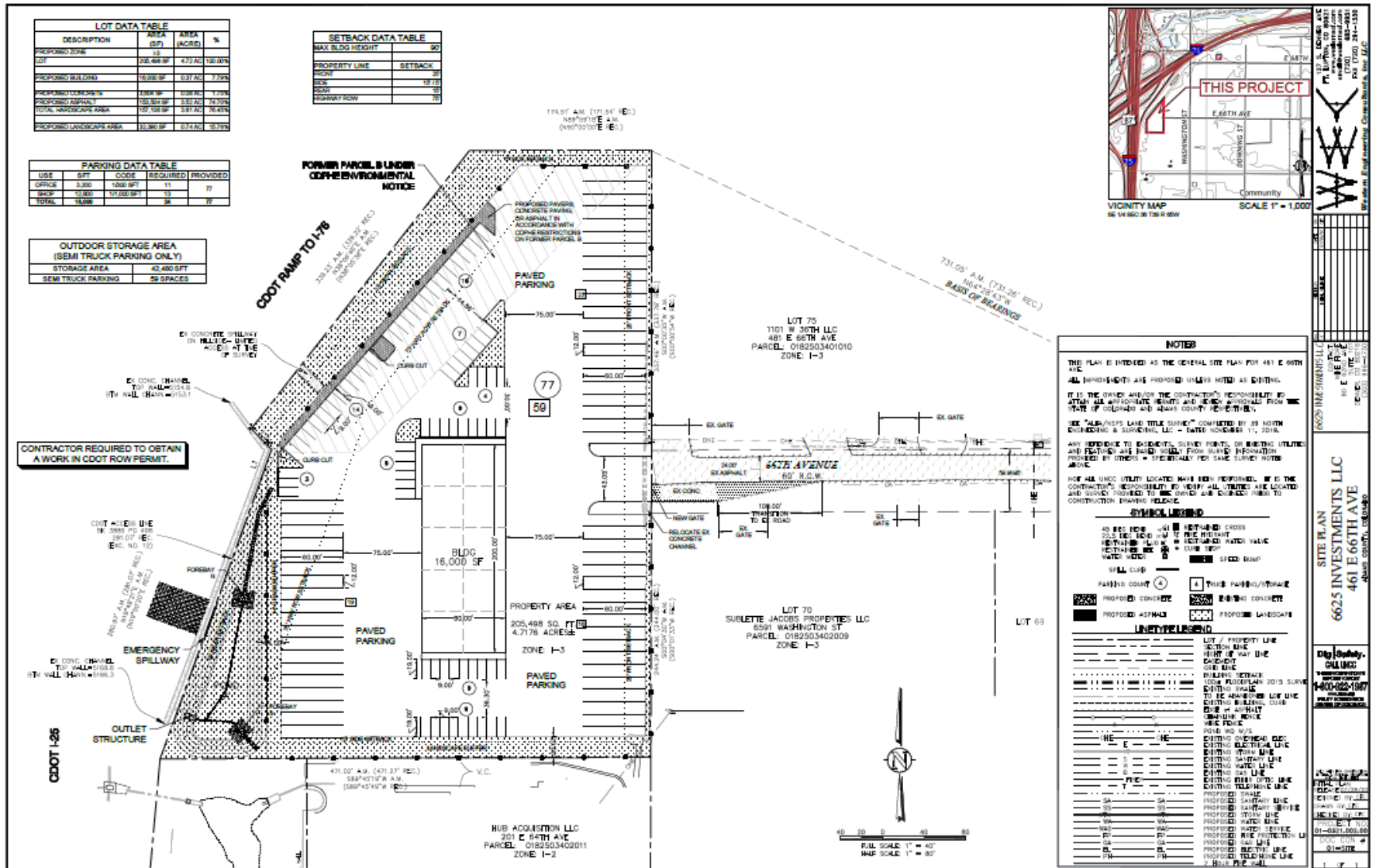
E 66th Ave

E 66th Ave.





# Conceptual Site Plan

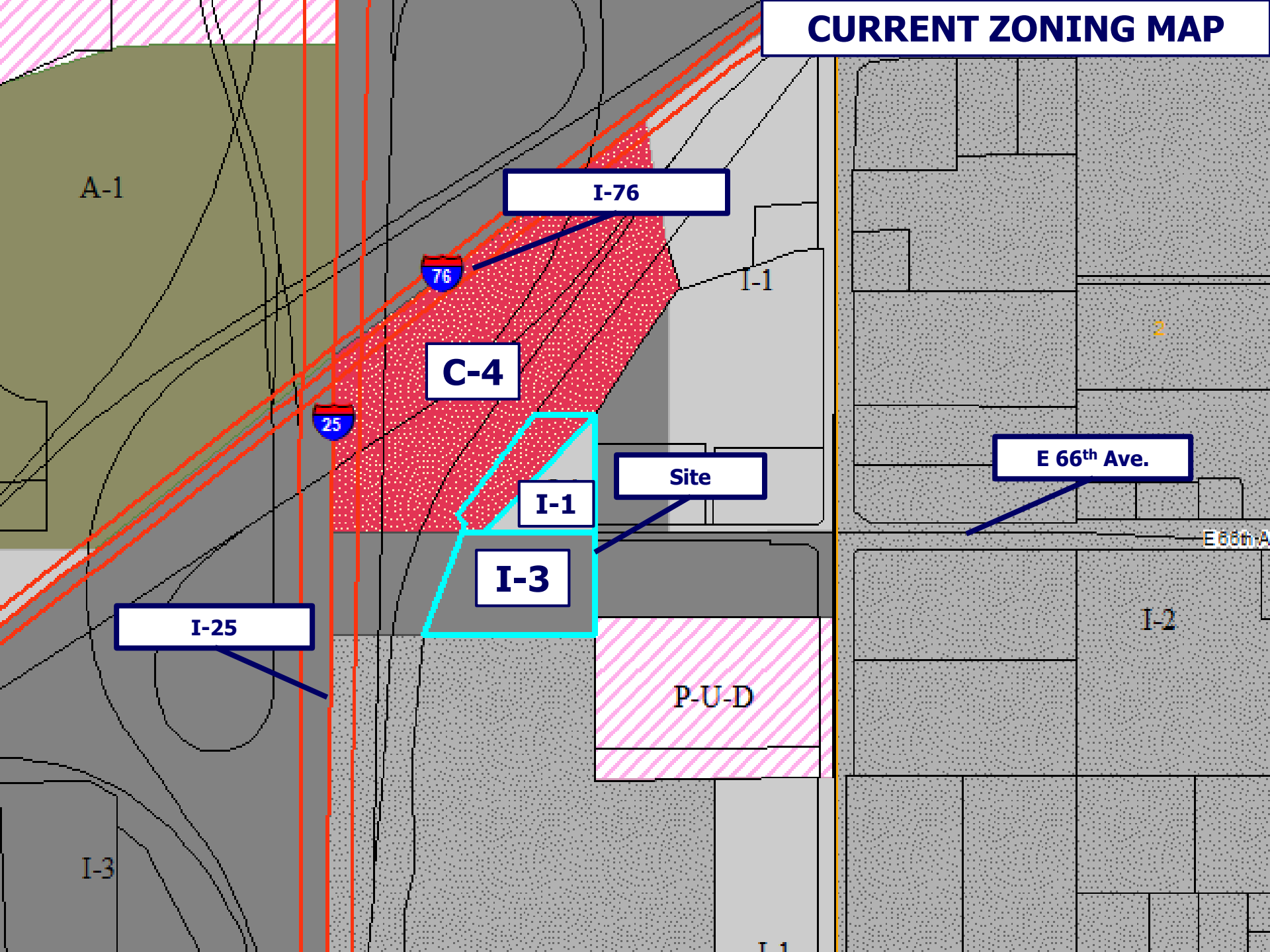


# Criteria for Rezoning Approval

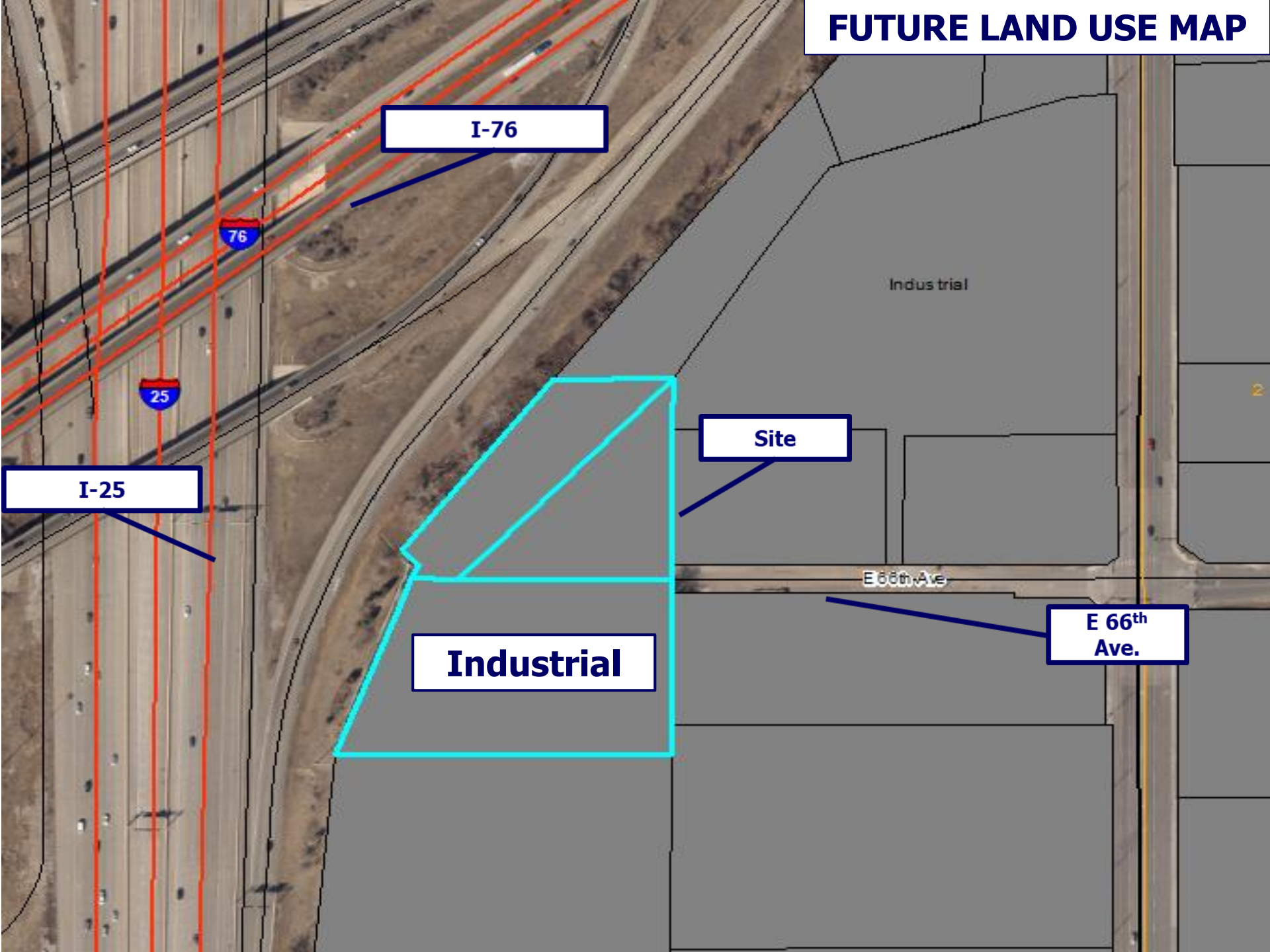
Section 2-02-15-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible to the surrounding area

# CURRENT ZONING MAP



# FUTURE LAND USE MAP



I-76

76

25

I-25

Site

Industrial

Industrial

E 66th Ave

E 66th  
Ave.



# I-2 Zoning

## Industrial-2 (I-2)

Purpose: To accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

## I-2 Dimensional Requirements

Minimum lot size: 2 acres

Provided: 4.7 acres

Minimum lot width: 125 feet

Provided: 337 feet





PUBLIC NOTICE

NOT EGO SITE  
RMP  
NO RETURN

NOTICE  
PROPER PPE  
REQUIRED  
AVISO  
SEGURO PPE  
REQUERIDO

CAUTION  
EXCAVATION









# Referral Period

Notices sent*	# of Comments Received
76	0

\* Property owners and occupants within 1000 feet were notified

Referral Agencies: No major conflicts identified

# Planning Commission Update

The Planning Commission (PC) considered this case on January 14, 2021 and voted (7-0) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. There were no members of the public that commented on this case at the Planning Commission meeting.



# Staff Recommendation

(RCU2020-00023; 461 E 66<sup>th</sup> Rezone)

Staff has determined the following request is consistent with the Criteria for Rezoning Approval including:

- Consistent with the Comprehensive Plan and Standards
- Complies with the Development Standards and Regulations
- Surrounding Area

Staff recommends Approval of the proposed Rezoning (RCU2020-00023) with 4 Findings-of-Fact and 1 Note.

# Recommended Findings-of-Fact

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

# Recommended Notes to Applicant

1. Adams County will require building permit approval to establish the new uses. These reviews shall include, but are not limited to, landscaping, site design, parking, building safety, traffic, and drainage.