

Matheson Holdings - Zone Change Z24-0006

April 1, 2025



Case Summary

- Request: Zone change from R-2 to I-2
- Location: 6925 & 6981 East 54th Place
- Site size: Approximately 1.4 acres
- Character Area: Fusion District – South Rose Hill
- Concurrent Cases:
 - S25-0003: Final Plat
 - D25-0003: Development Plan

Vicinity/Zoning Map

- 6925 & 6981 East 54th Place

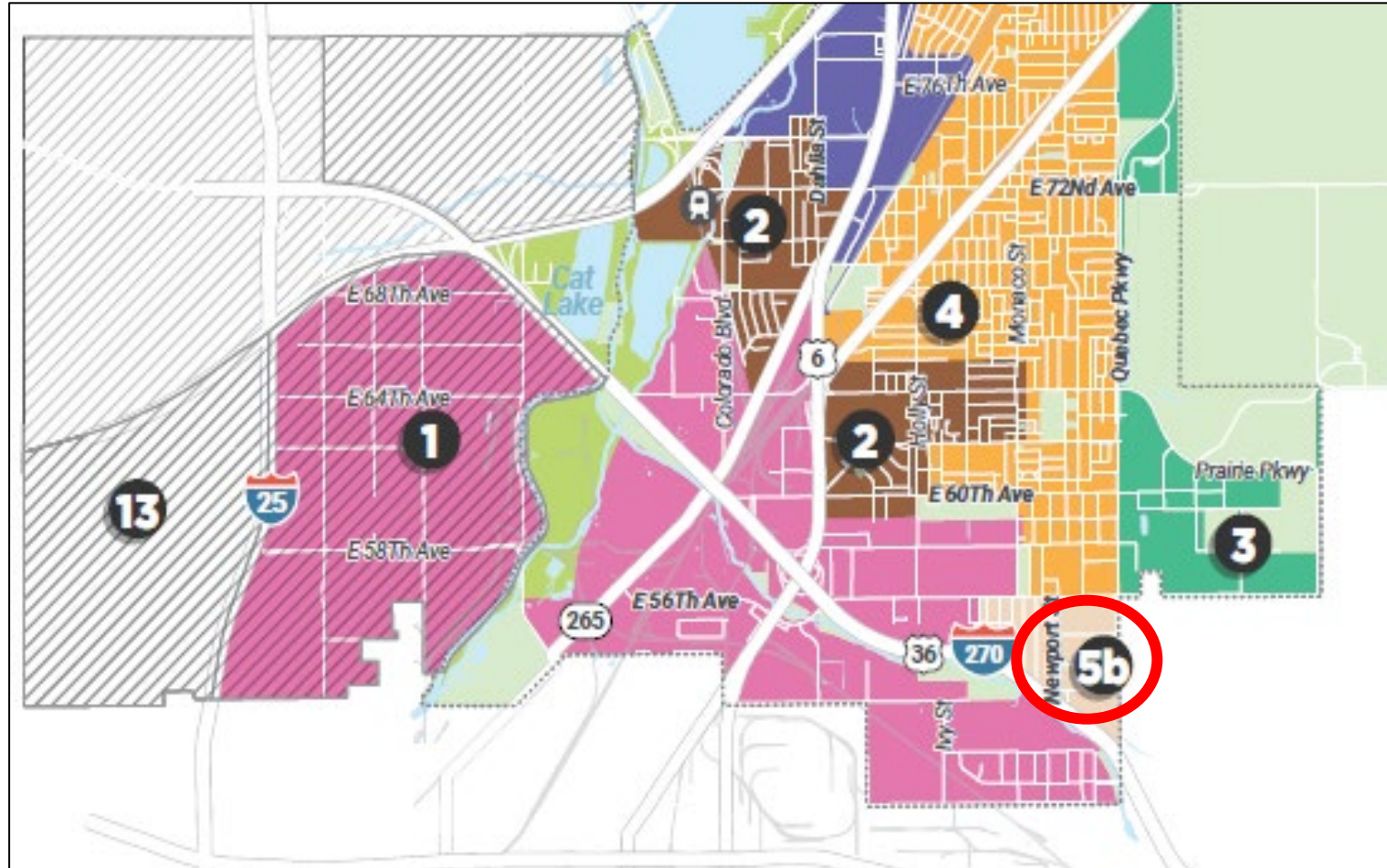


Aerial

- Currently vacant



Character Area

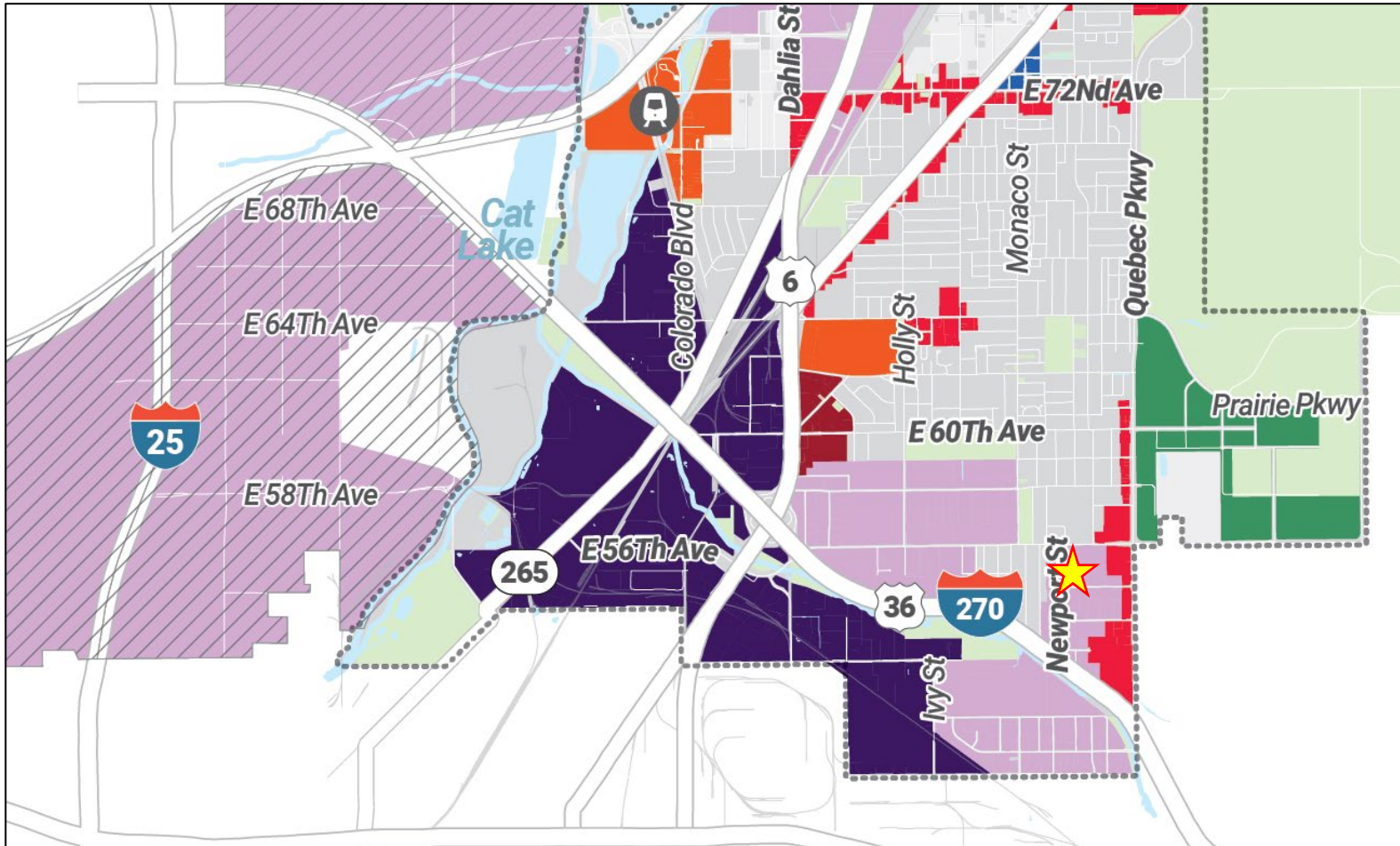


Legend

- | | |
|---|--------------------------------------|
| 1 270 Industrial District | 7 Northern Business District |
| 2 Community Connection District | 8 Northern Neighborhoods |
| 3 Stadium District | 9 E-470 Expressway Corridor District |
| 4 Central Neighborhoods | 10 DEN Gateway District |
| 5a Fusion District (Irondale) | 11 Innovation District |
| 5b Fusion District (South Rose Hill) | 12 North Airport District |
| 6 South Platte District | 13 Future Growth Areas |

- Existing trucking/outdoor storage uses
- Existing residential neighborhood to the west
- Phase out industrial in the residential areas
- Enhance the industrial sites

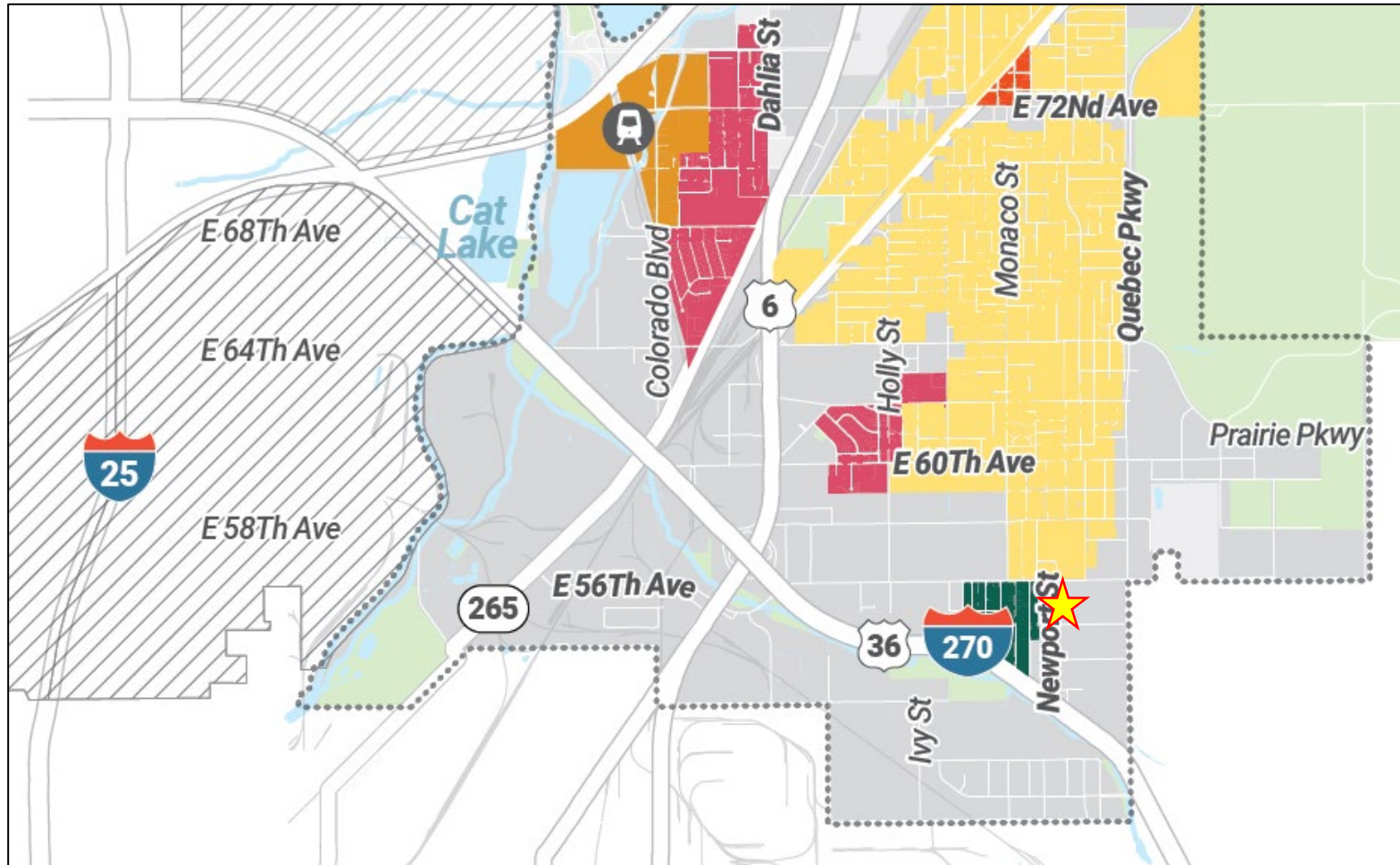
Economic Development Framework



Legend	
Mixed Commercial	Airport Employment Areas
Northern Range Commercial	Business and Employment Parks
Transit-Oriented Development	Irondale Neighborhood
Commercial Reinvestment	Derby
Regional Commercial	Dick's Sporting Goods Park
270 Industrial District	E-470 Influence Area

- Enhance character of industrial areas
- Improved screening
- Improved landscaping
- Design quality

Residential Area Framework



Legend

Infill and Redevelopment	Irondale
Transit-Oriented Development	Maintain and Preserve
Higher Density Residential	Greenfield Development
Derby District	Rose Hill

- Subject properties not located within the Rose Hill residential neighborhood

Public Comment

Staff received one letter of public comment with the following concerns:

- I-1 zoning with a building would be more appropriate
- Improved surfacing that reduces/eliminates dust
- Adequate on-site drainage
- Buffering to neighboring properties

Project Analysis

- Reviewed by all relevant Development Review Team (DRT) agencies
- Access from East 54th Place
- 3 estimated daily trips
- On-site detention pond
- Site improvements will include surfacing, screening, and landscaping

Considerations for Discussion

- The I-2 District is compatible with the 2045 Comprehensive Plan.
- The Zone Change allows the site to develop as an accessory outdoor storage use which is consistent with the surrounding properties in the neighborhood.
- Development of the property will bring it into compliance with the LDC and provide site improvements to the surfacing, screening, and landscaping.

Staff Recommendation

- Staff recommends approval of the zone change from R-2 to I-2 for the properties located at 6925 & 6981 East 54th Place.

Planning Commission Recommendation

- On April 1, 2025 the Planning Commission voted 5-0 recommending approval to the City Council.

Zone Change Approval Criteria

- a. The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or
- b. The zone change meets all of the following:
 - i. The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;
 - ii. The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
 - iii. The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;
 - iv. The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;
 - v. There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and
 - vi. The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

Staff is available to answer to questions.



Zone Change Approval Criteria

A decision for this case must be based on the following criteria from Sec. 21-3232(5) of the Land Development Code.

Criteria (a): The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or

Not Applicable

Criteria (b): The zone change meets all of the following:

- i. The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;

Analysis: The proposed I-2 (Medium Intensity Industrial District) zoning district is consistent with the South Rose Hill Fusion District Character Area and the Economic Development Framework within the Comprehensive Plan. Industrial is identified as a primary land use in this neighborhood and the goals of the Comprehensive Plan are to continue enhancing industrial areas while buffering from existing residential properties. *Therefore, it can be found that this application **meets Criteria (i).***

- ii. The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;

Analysis: The proposed zoning of I-2 is consistent with the surrounding area as the subject properties are directly adjacent to I-2 properties to the west, north, east, and south. The adjacent land uses are also industrial with outdoor storage which is a permitted use within I-2. *Therefore, it can be found that this application meets **Criteria (ii).***

Zone Change Approval Criteria

- iii. The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;

Analysis: This zone change application was reviewed by the applicable public service providers, including Public Works, Engineering, South Adams County Fire Department, and South Adams County Water and Sanitation District. All agencies have no outstanding concerns regarding the proposed zoning, concurrent land use and site layout. *Therefore, it can be found that this application meets **Criteria (iii)**.*

- iv. The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;

Analysis: Future development at this location would have access to public uses. As a nonresidential zone district, future development would not be subject to school impact fees, however, the project will be contributing to these broader community amenities through the assessment of other impact fees such as those for public parks. *Therefore, it can be found that this application meets **Criteria (iv)**.*

Zone Change Approval Criteria

- v. There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and

Analysis: The Rose Hill neighborhood contains a mix of uses including residential, commercial, and industrial the majority being industrial. The subject properties are zoned for residential but surrounded by I-2 properties in an area that is primarily industrial uses. The rezone of the properties will provide a consistent industrial zoning district for this area of the Rose Hill neighborhood. *Therefore, it can be found that this application meets Criteria (v).*

- vi. The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

Analysis: The purpose of the zone change is to allow the existing truck repair business to develop the site for accessory outdoor storage. Although the properties are zoned R-2 there has not been a residential building on the site since 2010. The zone change will allow an existing industrial business in the Rose Hill neighborhood to continue their operations in a manner that meets the Land Development Code requirements and furthers the intent and goals of the 2045 Comprehensive Plan. *Therefore, it can be found that this application meets Criteria (vi).*