



## Legislation Details (With Text)

**File #:** PC 20-022    **Version:** 1    **Name:**  
**Type:** Planning Rezoning Item    **Status:** Passed  
**File created:** 5/19/2020    **In control:** Planning Commission  
**On agenda:** 6/2/2020    **Final action:** 6/2/2020  
**Title:** Rezoning Request for N 1/2 of the N 1/2 of the Southwest 1/4 in Section 34, Township 110 from Agricultural, A District to Residence R-1C Single-Family District (South of Summit Pass and east of West 16th Avenue South)

### Sponsors:

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### Code sections:

**Attachments:** 1. Notice, 2. Memo, 3. Petition to Rezone, 4. Rezoning Map, 5. Zoning Exhibit, 6. Future Plan Use Map - Comp Plan, 7. Ordinance

Date	Ver.	Action By	Action	Result
6/2/2020	1	Planning Commission	approved	Pass

Rezoning Request for N 1/2 of the N 1/2 of the Southwest 1/4 in Section 34, Township 110 from Agricultural, A District to Residence R-1C Single-Family District (South of Summit Pass and east of West 16<sup>th</sup> Avenue South)

### Summary:

The owner is seeking approval of a rezoning request to rezone a portion of vacant land from Agricultural to R-1C for the purpose of future residential development.

### Background:

The property is generally located south of Summit Pass and east of West 16<sup>th</sup> Avenue South in the southwest quadrant of the City. The owner has submitted a petition to annex the property and the City Council is scheduled to act on the annexation on May 26, 2020. The general area is a mix of residential densities and the Comprehensive Plan envisions Medium Density Residential development on the property. The R-1C District is an appropriate zoning district for future medium density residential development. The owner has also submitted a Preliminary Plat for a portion of the area to be rezoned.

Staff recommends the applicant amend the rezoning request to align with the proposed Preliminary Plat to avoid split zoning as follows:

- Lot 1, Block 28 amend to R-1D (West of Brighton Road)
- Lots 1-8, Block 24 amend to R-3 (South of Red Rock Road between Durango Pass & Arapahoe Lane)

### Findings of Fact:

1. The Comprehensive Plan Future Land Use Map shows the area as Medium Density Residential Development.
2. The rezoning request is contingent upon the property being annexed.

3. The rezoning request shall be amended to avoid split zoning on all lots.

**Staff Recommendation:**

Staff recommends approval of the rezoning request with an amendment to correct split zoning.

**Attachments:**

Notice

Memo

Petition to Rezone

Rezoning Map

Zoning Exhibit

Future Land Use Map - Comp Plan

Ordinance