

NARRATIVE
for
zone change for six parcels from I-1 or I-3 to I-2
5320 Forest Street
Commerce City, Colorado

This proposed zone change to I-2 is for six separate parcels located at 5320 Forest Street, Commerce City, Colorado. These parcels are currently zoned I-1 or I-3 and have a total area of 11.02 acres. The purpose of this zone change request is to permit development of this property as a truck parking, truck maintenance and washing facility and a diesel truck fueling area. It is the intent of the owner to subdivide this property in order to create a single lot and two tracts. One tract will consist of the southerly portion of Forest Street, which is a private roadway that provides access to this site from East 52nd Avenue. The northerly portion of Forest Street will become a private drive and a part of Lot 1. The other tract is for the storm detention pond. The proposed maintenance and truck wash facility building will also include 8,000 square feet of office space and will have a gross area of 39,000 square feet. The existing buildings on this property will be demolished.

Property Description:

The total property, including Forest Street, contains 12.20 acres and is located within the NE1/4, section 18, township 3 south, range 67 west. Sand creek lies to the north and developed industrial properties are adjacent to the remaining property lines. A landscape easement has been provided to Commerce City for a strip of land along most of the north property line. A concrete wall has been constructed along the south line of this easement and the area within this easement is not proposed for development. Access to this site is north in Forest Street, which is a private roadway owned by the developer of this property, from East 52nd Avenue. Water and sewer mains, owned and maintained by South Adams County Water and Sanitation District, are located within Forest Street. In the past, this site has been mined for its underlying sand deposits. Recently, this site has been filled and its grades have been restored to approximately their original surface elevations. A truck scale, diesel fuel storage tank and 3 outbuildings are currently located on this property. The truck scale will remain, but all other improvements will be demolished or removed.

Description of operation:

JFW Trucking Corporation, which is a truck rental company that rents tractor trailer trucks with drivers for hauling purposes, is developing this property. This company currently owns and rents over 100 trucks daily and employees about 150 people. On week days, approximately 65 trucks will leave this property beginning at about 5:00 AM. Most of these trucks will return before 5:00 PM. During evening hours there may be up to 20 people repairing and washing trucks until approximately 2:00 AM. Typically about 30 trucks may work on Saturdays. The company is normally closed on Sundays. The office portion of the building will be occupied by about 12 people during normal working hours.

Sand Creek's Floodplain:

According to FEMA's Flood Hazard Map 08001C0616H, a portion of the 100 year floodplain for Sand Creek covers areas along the north property line that are proposed for development. This FEMA floodplain is based on a flood hazard analysis prepared in 1977. According to Mile High Flood District, a new flood hazard analysis is being prepared and is nearly complete. A preliminary copy of this new analysis shows that the revised 100 year floodplain only extends into the landscaping easement granted to Commerce City, which means that all areas proposed for development actually lie outside of the 100 year floodplain.

Justification for zone change:

According to the City's Comprehensive Plan, this property is designated as an industrial use. Since this proposed development falls within the City's planned use, this proposed zone change is consistent with the policy and goals of the City's Comprehensive Plan.

There are 11 separate properties adjacent to the west, south and east property lines. These properties are all zoned industrial. All properties adjacent to proposed Lot 1 are zoned I-2 or I-3 except for the property south of and adjacent to the automobile parking area for the office portion of the proposed building. This adjacent property is zoned I-1. The 15 foot wide buffer area between the automobile parking and the south property line will be landscaped and irrigated by a sprinkler system. This proposed rezoning to I-2 is compatible with existing surrounding land uses and the area's environment.

Water and sewer utilities are available in Forest Street to provide adequate services and fire protection for the proposed building. Since Forest Street is privately owned and maintained by the property owner, development of this project will not require any additional maintenance or improvements to this street by the City. Construction of the proposed storm detention and water quality pond will limit storm runoff from this project into Sand Creek to near historical rates of flow.

It is believed that this rezoning will have no impact upon the use of public facilities, such as parks, schools and open spaces.

This proposed trucking business will provide a valuable service to the community.

It is in the best interests of Commerce City for this property to be developed. In order for this property to be developed, according to Commerce City's regulations, all parcels must have the same zoning designation. Since this property does not have frontage on a street with heavy traffic, it has minimum exposure to the public and is well suited for this proposed use.