

**To: City of Commerce City
Community Development**

From: Project Team

Date: January 13, 2023

**Re: 8050 Rosemary Street
PIN: 172128300113
Zone Change – Project Narrative**

The proposed Zone Change is to convert an approximately 2.4-acre parcel of land from the existing Agriculture District (AG) zoning to Light Intensity Industrial District (I-1) zoning to allow for land uses consistent with the City's Comprehensive Plan for future land uses, along with existing, adjacent zoning and related land uses. Under separate applications, there is a Development Plan (DP) and Final Plat (FP) requests submitted to staff for consideration.

Pursuant to Section 21-3232, Rezoning and Zone Changes, the following Approval Criteria are used to evaluate such applications:

1. 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: Per the City of Commerce City C3 Vision Comprehensive Plan, the Future Land Use Plan recommends this area for Industrial / Distribution land uses. This land use category is generally located to access off arterial streets or highways or collectors via truck routes. Secondary uses to support Primary uses of light-industrial and warehouse flex-space are small retail services to support the employment base; such as small convenience commercial, restaurants, delis and gas stations. The proposed QuikTrip, which is the impetus for the Zone Change, would substantially comply with the Future Land Use recommendations for this area of the City.

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

Analysis: The existing zoning of the majority of the properties in the surrounding area are Industrial (I-1 or I-2) with portions being in Unincorporated Adams County. This area of the City is transitional from historically being agricultural land uses, which allow for a variety of residential, commercial and light industrial uses associated with traditional farming activities; to more established and codified industrial and warehouse zoning classification. It is envisioned with the Comprehensive Plan that this area of the City continues this transition to general industrial land uses to take advantage of the adjacent public infrastructure and transportation corridors. The proposed Zone Change to Light Intensity Industrial District (I-1) will support this vision and further continue the transition of land uses that is taking place in the surrounding area.



3. 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: The subject property is adjacent to public infrastructure, both for water, sanitation and transportation needs. The extension of City services will not be required to serve the proposed development, while on-site detention and water quality being provided.

4. 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: The proposed Zone Change to Light Intensity Industrial District (I-1) zoning does not contemplate implementation of park, school and open space for the public; only private, on-site landscaping features. No park and school land dedication and/or fees-in-lieu are required for the non-residential development.

5. 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: As mentioned above, this area of the City is experiencing a transition from the original zoning classification of Agriculture to more Industrial land use types that are consistent with the surrounding area and the Future Land Use map recommendations. As a Secondary Use in the Light Intensity Industrial District (I-1) zoning classification, the proposed QuikTrip will serve a need for the surrounding neighborhoods as there is not a convenience store with fuel option for over a one-mile radius.

6. 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: As this area of the City continues to transition away from Agriculture zoning and related land uses, it is in the greater public interest to allow for land uses to serve the surrounding community. With the existing surrounding zoning being industrial, yet mostly vacant and/or under utilized for intended purposes; there will be additional opportunities for in-fill development to occur and further perpetuate this transition and vision of the City's Comprehensive Plan.