



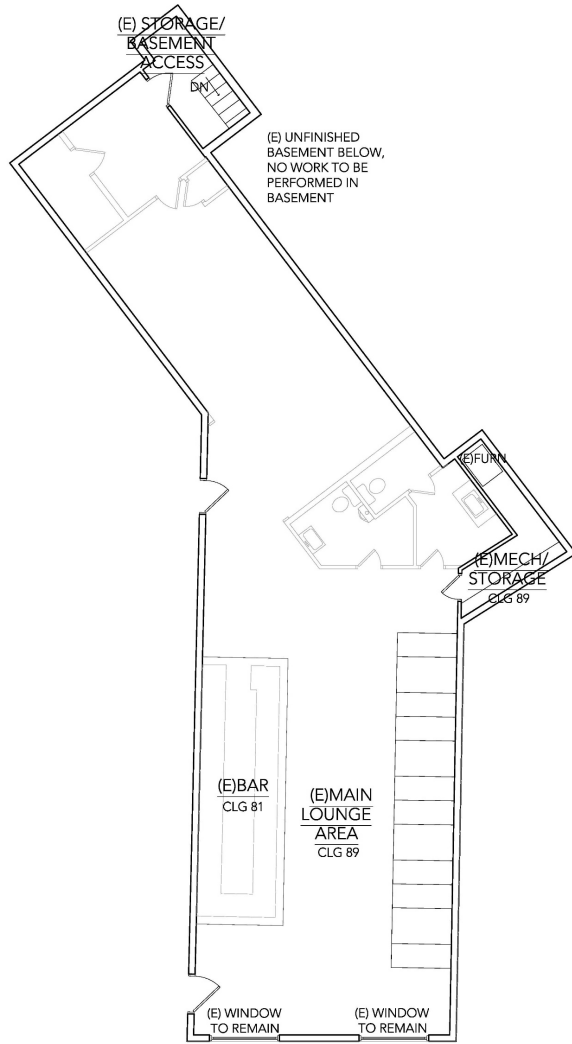
Neighborhood Meeting For Change of Use for 7390 Highway 2

Meeting Objectives:

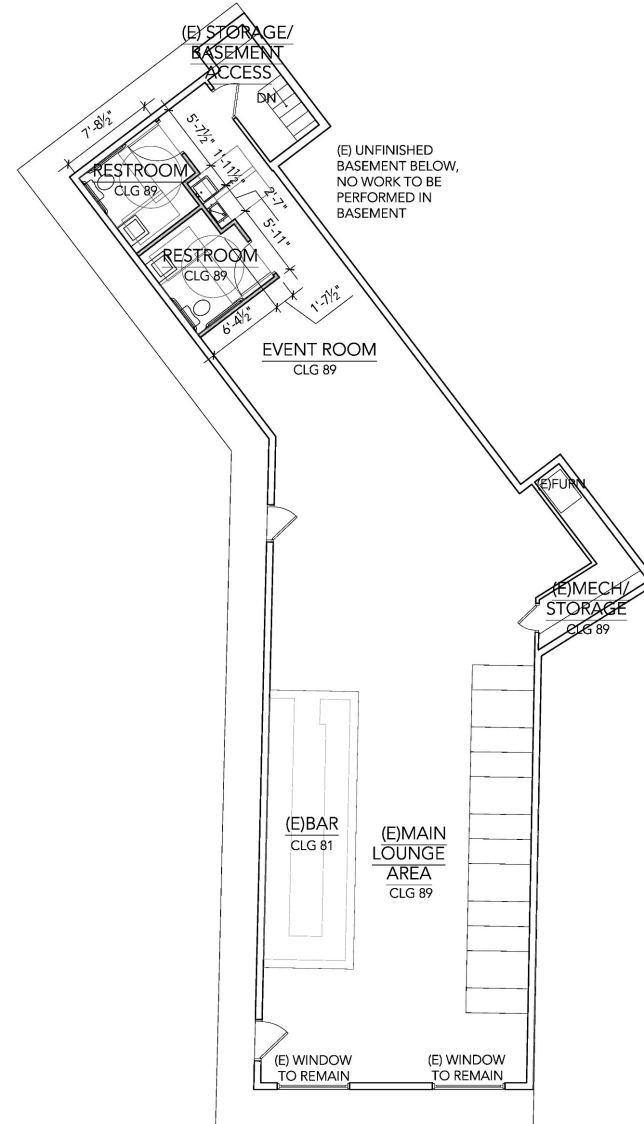
- Present to Planning Commission of the change of use for Werthwhile Sports Bar
- Explain how the use is consistent with the Comprehensive Plan
- Receive Feedback from the Planning Commission about our proposal



Existing



Proposed







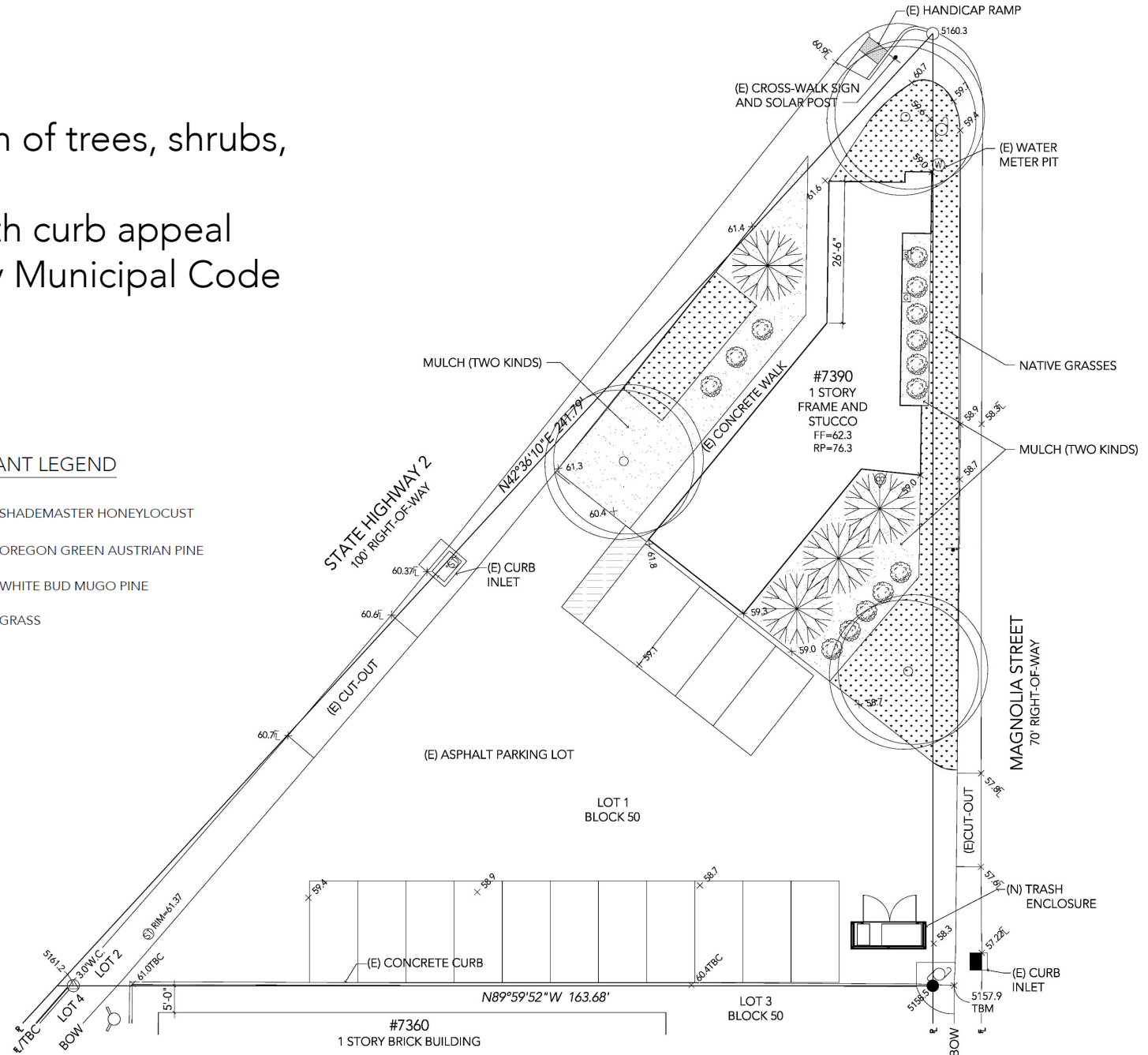
Landscape Plan:

- Improvements with the addition of trees, shrubs, native grasses, and mulch
- Bring life back to the corner with curb appeal
- Compliant with Commerce City Municipal Code

COMMERCIAL LANDSCAPE SITE INVENTORY					
Gross Site Area	Landscape Area in Sq. Ft.	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
14,525.32	2,207	1 for every 600 sf of landscape area = 3.68	4	1 for every 300 sf of landscape area = 7.36	8

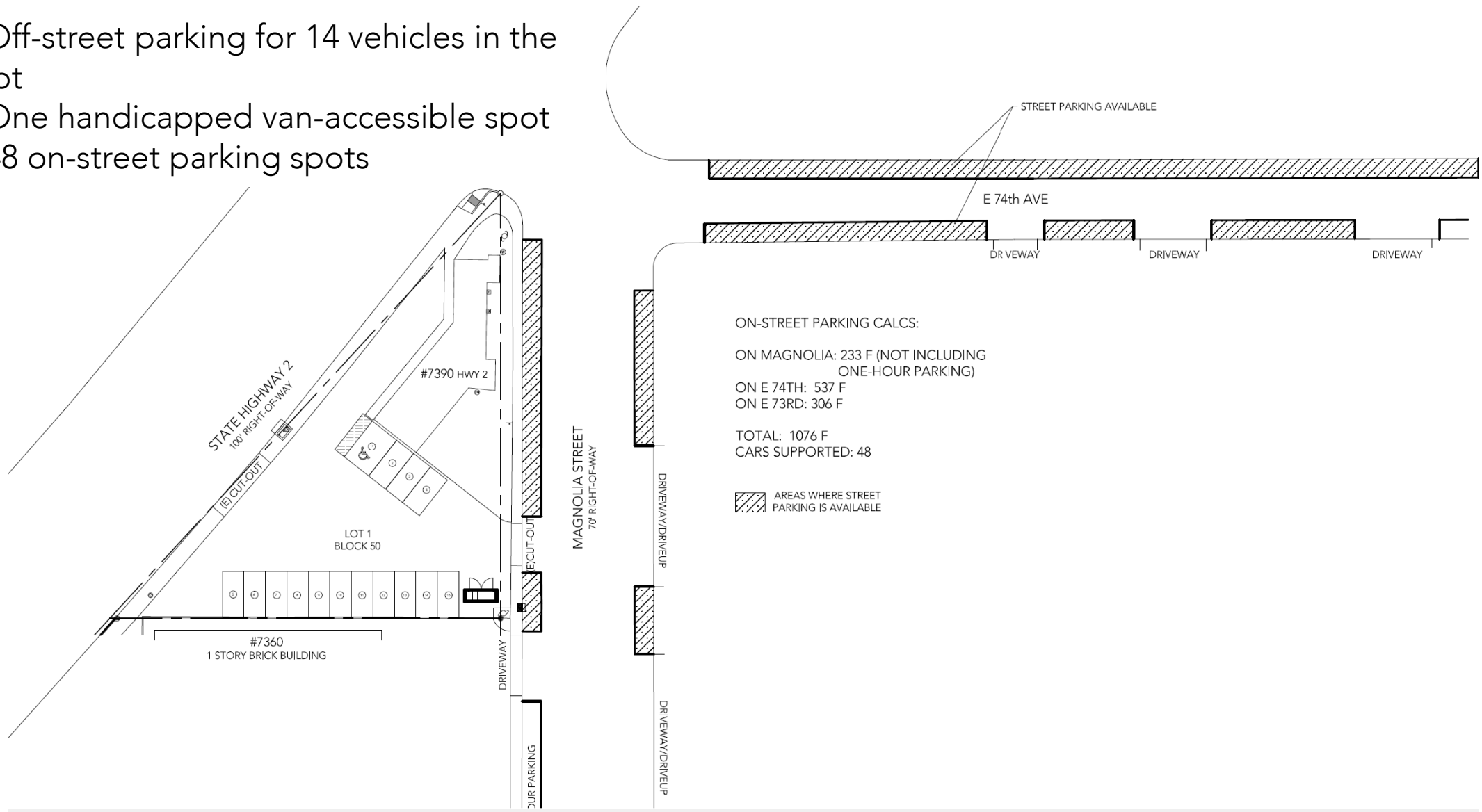
PLANT LEGEND

-  SHADEMASTER HONEYLOCUST
-  OREGON GREEN AUSTRIAN PINE
-  WHITE BUD MUGO PINE
-  GRASS



Parking Plan:

- Off-street parking for 14 vehicles in the lot
- One handicapped van-accessible spot
- 48 on-street parking spots



Development Fact Sheet:

- Change of use from a sports bar/restaurant to an Event Center to be used for:
 - Celebrations (Baby Showers, Graduation Parties, Birthday Parties)
 - Civic Events
 - Community Events
 - Exercise Classes
- Occupancy= 50-80
- Square Footage=1, 745 (no changes to the existing building)



Positive Change for the Neighborhood:

- Increased restricted hours that will eliminate late-night hours
- Facility will not be in constant use
- No significant noise is anticipated
- Reduction in water usage with the removal of the bar from the property
- Compliant with the Derby Strategic Planning Area Comprehensive Plan



Questions:

