

## Zone Change Proposal

**Property: 5155 E. 64<sup>th</sup> Avenue, Commerce City, CO 80022**

**6450 Highway 2, Commerce City, CO 80022**

**Owner: Impacto de Fe/ World Impact Center**

### **Property Description:**

The two properties for which Impacto de Fe is requesting a zone change are located at 64<sup>th</sup> Avenue and Hwy 2 in the City of Commerce City, Adams County, Colorado. The properties are presently identified by two separate addresses on seven contiguous parcels located at the northeast corner of East 64<sup>th</sup> Avenue and Highway 2, known by the street address of: 5155 E. 64<sup>th</sup> Avenue (a steel metal building used as an event center) and 6450 Highway 2 (a retail tire shop). The entire site is approximately 12.91 acres or 562,229 SF per Adams County records. The present zoning for these two properties are zoned I-1 (light intensity industrial) which allows for a variety of uses but no longer can meet the standards of the future planned land use or development for the area.

The larger property (**5155 E. 64<sup>th</sup> Ave.**), consisting of 12.13 acres or 528,252 SF is the planned site for Impacto de Fe/ World Impact Center, a non-denominational Christian church serving the Hispanic community. The property is in the process of a subdivision request wherein seven contiguous parcels are being combined and identified as lots with this larger portion to be identified as Lot 1, Block 1, of Impacto de Fe Subdivision as being prepared by American West Land Surveying Co.

The building is currently leased to tenants as an event center; however those leases expire July and August of 2014. Lease renewals are not available to the tenants since the church only honored the leases in place as a requirement of its purchase agreement. Negotiations to terminate the leases early were unsuccessful.

Impacto de Fe is moving from its current location in Faith Bible Chapel, Arvada, Colorado to this higher concentration of Hispanic families in Commerce City. Along with the church use, Impacto de Fe will be providing Sunday school to the children of its members. Future plans include a day care serving the community, schooling for grades K-8, youth and adult workshops, adult education (ESL) courses and other service needs as may be requested by church members or community residents. These services are aimed at providing or enhancing the values of personal and family relationships within the church and individuals in the community. The timing for day care and educational needs has not yet been identified but is expected to take place within the next 3-5 years after moving into Commerce City.

An expected opening date for Sunday church services at this Commerce City location is January 2015 with services being held at 9:30 am every Sunday. A weekday service may be held on Wednesday evenings at 7:00 pm. The Sunday service has always been the larger service. Additional activities presently held during the week are: Monday evenings at 7:00 pm a mentorship group of approximately 30-50 individuals meet; on Thursday evening at 7:00 pm leadership classes are held with an average of 30-50 students; and on Friday evenings at 7:00 pm our youth group holds a separate activity with participation of approximately 30 young men and women. Various adult members including the Pastor are on-site with this group. Every other month a retreat is held on Thursday, Friday and Saturday evenings for new members with the average being 50-75 individuals. During these retreats, the number of participants accessing the facilities may increase since leadership classes are not cancelled on Thursday and the youth group still meets on Friday. An estimated 100 individuals may be using the facility once per month on Thursday and Friday because of the combination of both classes, youth group activities. These activities are expected to continue in the Commerce City location.

With the move to Commerce City, we anticipate an influx of members attending Impacto de Fe because of the large Hispanic population residing in the Commerce City area. At present, Commerce City residents that attend Sunday services, serve as teachers, ushers, mentors or perform other duties within the church make up an average of 20% of our membership.

The smaller property (**6450 Hwy 2**) consisting of .78 acres or 33,977 SF is currently in operation as a retail tire shop to the Commerce City area. The lease with Best Tires expires in March 2014 and at this time it is anticipated that it will not be renewed but rather taken over by the church for its own use. The plan by Impacto de Fe is to provide automotive services to church members and the general public. The planned use is for minor vehicle repairs such as tire repair and maintenance. However, the process has just begun to investigate the retail licenses, business license and sales tax requirements by the City of Commerce City, as well as state or federal regulations. The area of the shop will not expand and will be kept as a legal non-conforming use until the future development of the remaining lots along Hwy 2.

This smaller property is being included in the new subdivision of the entire site purchased by Impacto de Fe. The area located along Hwy 2 will be identified as Lots 2, 3 and 4, of Block 1, Impacto de Fe Subdivision in the new subdivision plat prepared by American West Land Surveying Co.

**Purpose:**

**( C-2 Zoning)**

This zone change request encompasses two different zone changes. For the larger property identified as 5155 E. 64<sup>th</sup> Avenue, (Impacto de Fe/ World Impact Center, Church) a zone change request is being made from I-1 (light industrial) to C-2 (general commercial) zoning to provide a more consistent zoning within the adopted future plan of mixed land use within the City limits of Commerce City, Colorado.

This C-2 zoning provides for a wider variety of services, (including religious institutions) general retail, professional and business office while allowing for educational facilities. The policies and goals of the surrounding community plan are presently zoned C-1, C-2 and C-3. Therefore this zone change to C-2 for this larger property will conform to City requirements. It would also incorporate the standards as set for lot area, frontage, setbacks, and building height of the future construction and development of the Church.

### **C-3 Zoning)**

The smaller property identified as 6450 Highway 2 is also presently zoned I-1 and this zone change is requesting a change to C-3 zoning. C-3 Zoning allows for higher impact businesses that create or generate higher traffic along this Hwy 2 corridor.

The newest policies and goals of the surrounding community plan which includes the old Greyhound racing track, is presently zoned C-1, C-2 and C-3. Therefore this requested zone change along Hwy 2, would be compatible to the area. It too would incorporate the necessary standards for setback, lot size, frontage and building height for future development by the church along Hwy 2.

### **Impact:**

The impact of these zone changes would not require any changes to the public services since adequate water, sewer and drainage presently exist on the property. Water and Sanitation is provided by South Adams County Water and Sanitation District and is sufficient to meet the properties need. This zone change will not affect or impact parks, schools or open space as identified by city requirements. Xcel Energy provides electric and gas service to this community. They have sufficient source to continue to provide any anticipated use by these two properties.

The fire and safety services to this property are conveniently located and do not pose an additional burden on any city services currently being provided to the site.

### **Need:**

These zoning changes are much needed for the purpose of eliminating Ordinance No. Z-448-87, as introduced and amended in 1987 by the City Council of Commerce City. The ordinance no longer conforms to city requirements for these two properties.

The newest development across 64<sup>th</sup> Avenue to the South, proposed C-3 zoning (regional commercial) has now created a basis for the need for this zone change to the “church” property in order to conform to the area while maintaining a proper mix of use for the surrounding areas. Additionally, these changes will provide the opportunity for economic development, safety and local growth along

the Hwy 2 corridor. The need for a guide for future development of retail shops, a small store-front shopping center, commercial use and open space areas, gives this re-zoning request a basis for which future development for both properties can be measured and maintained.

**SUMMARY:**

The requested zone change from I-1 to C-2 for the larger property, as mentioned above, for a religious institution (Impacto de Fe/ World Impact Center) with educational facilities, as proposed in a future development, would create an improvement to the area, allowing for diversity while providing a physical and aesthetic improvement to the area. Impacto de Fe, will be totally renovated externally to conform with newer developments bringing a much needed and updated appeal to this area. The zone change along Hwy 2 from I-1 to C-3 would also conform to the future development plans of Impacto de Fe as owner. Physical improvements will also be made to the existing structure along Hwy 2 to give it retail appeal. The vacant lots along Hwy 2 if developed into a restaurant or small commercial use will provide added employment while generating sales tax to the City of Commerce City.