

Zoning Change Request for 6496 Highway 2

As the property owner of 6496 Highway 2 , Commerce City, I am respectfully requesting that the City of Commerce City remove the short list of “authorized uses” attached to the property by City Ordinance Z-529-90 on November 19, 1990. This would effectively rezone the property from a C-3 with restrictions, to a C-3 without restrictions.

A C-3 zoning without restrictions would allow uses in line with the City’s Future Land Use Plan that designates this property for “Mixed Use Corridor and Commercial”. With the current use restrictions in place, I am limited to using, leasing or selling the property as a bar, restaurant, beauty salon or social club. I am requesting this zoning change in the interest of being able to market to all possible businesses that would profit by a Commerce City location and compliment the City’s long term plans.

I am not requesting this zoning change with intent to alter the property. While it is for sale at this time, I understand that any request for specific changes would be handled through normal city application processes.

All city services are already in place and adequate to accommodate uses that would be allowed by a non-restricted C-3 zoning.

I feel sure the immediate neighborhood (the new owners to the south, residences to the east and the nursing home to the north) would be delighted to entertain the many possibilities that open up with removing the zoning restrictions on the property.

A zone change to C-3 without restrictions would seem to be in everyone’s best interests. I would have a sales/lease opportunity to market to a wider variety of businesses. The neighborhood would have a more diverse mix of possible future uses at the location. The City would have the possibility to procure a business –or businesses - that is more in line with their plans for the future development of the Highway 2 commercial corridor.