

NARRATIVE
for
zone change from C-3 to I-2
7205 East 53rd Place
Commerce City, Colorado

This proposed zone change is for Lot 43, KEMP Subdivision, located at 7205 E. 53rd Place, Commerce City. The purpose of this zone change request is to permit a building addition to the existing Metal Products manufacturing building, located on the adjacent Lot 42 to the west, also known as 7167 east 53rd Place, to expand onto this property. This building addition is necessary to provide additional inside storage and manufacturing space for the metal fabrication manufacturing activities.

According to the Future Land Use Map in the City's Comprehensive Plan, this property is designated as an industrial/distribution use. This Metal Products manufacturing facility falls within the future planned use of this property. Therefore, this proposed zone change is consistent with the policy and goals of the City's comprehensive plan.

This proposed rezoning is compatible with existing surrounding land uses and the area's environment.

This proposed rezoning has no significant impact on existing public services. At this time it is anticipated that minimal additional water usage and sewer facilities will be required within the proposed building addition. The existing single family residence on this property will be demolished and its water and sewer services will be eliminated. The anticipated increase in traffic on East 53rd Place caused by the change in use from C-3 to I-2 will be minimal. The construction of the planned detention pond will reduce the rates of storm runoff that presently occurs from these two lots.

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

In order for this manufacturing facility to meet the local demands for its products, this proposed expansion of the existing building is necessary. It is in the best interests for the City of Commerce City to retain this manufacturing facility at this location. This area has, over the years, become more of an industrial area and the proposed use as a manufacturing facility is the highest and best use for this property. The adjacent properties to the North and west are presently zoned industrial. The properties to the east, which have frontage on Quebec Street, are zoned commercial. Since this subject property does not have frontage on a street with heavy traffic, it has minimal exposure to the public and is not as well suited for commercial uses.