



March 17, 2022

Rita Tsalyuk and Jessica Reuven
5441 Quebec LLC
39 Coral Place
Greenwood Village, CO 80111

Re: Z-981-22 5441 and 5451/5491) Quebec Street Zone Change

The submitted applications have been reviewed and discussed by the Development Review Team (DRT). As a result, the following items were identified for your team to address:

DRT General Comments:

- Staff would encourage you to review Article IX of the LDC in order to get a sense of some of the fees that are associated with development. **Please note:** there may be additional fees associated with your development that are not identified in Article IX.
- The city encourages sustainable development and green building practices to help balance growth with protection of our region's valuable natural resources. Staff encourages your team to utilize sustainable development practices in regards to site design, energy efficiency, water conservation, waste minimization, pollution prevention, and the use of resource efficient materials in the development of this site.
- It is important to note that while staff has made every effort to make this comment letter all-inclusive, there may be additional comments on future submittals that have not been identified here based on the changes to your plans.

Planning Division – Comments provided by Harry Brennan

- Comments related to the approval criteria for zone changes:
 1. This zone change request is consistent with the designations in the Comprehensive Plan and Future Land Use Plan, which identify this area as Commercial.
 2. The proposed zone district is compatible with the surrounding development, along the Quebec frontage.
 3. Efficient and adequate provision of public services are expected, as this is an area surrounded by existing development.
 4. Impacts on surrounding schools and parks is not a concern, as this is a commercial use.
 5. There is a community need for more retail development in Commerce City.
 6. The nature of this area has become more commercial and less industrial over time, necessitating this zone change.
- General Comments:
 1. Because 5441 Quebec was recently developed with an approved Development Plan, no additional Development Plan application is required with this application. Please note, however, that future development of the corner lot 5451/5491

Quebec will require a Development Plan (this would be the case regardless of whether it was zoned I-2 or C-3)

Please see additional enclosed redlines as well as comment letters from the following referral agencies:

1. Commerce City Public Works – ***See attached redlines on Alta Surveys***
2. Commerce City Parks – Traci Ferguson (***No Comments***)
3. South Adams County Fire District – Savannah Elliott (***Impact Fees***)

Next Steps:

- The only comments received on this submittal that require a resubmittal are the redlines provided by Public Works on the Alta Surveys. Please address those comments in a resubmittal of those items. Staff will need to schedule this case for an internal Development Review Team discussion prior to scheduling a Planning Commission date. Staff will work on scheduling with applicant.

Please feel free to contact me via email at hbrennan@c3gov.com to further discuss any of these comments.



Harry Brennan, City Planner

Enclosed:
Referral Agency Comment Letters