

## Memorandum

To	Commerce City	Page	1
CC			
Subject	Zone Change Narrative		
For	BNSF Irondale Project		
Date	July 31, 2012		

The BNSF Irondale project is requesting to expand the current staging lot. This expansion will require the following area to be re-zoned from I-1 to I-3.

- (1.) Per the C3 Vision Plan, the Future Land Use Plan (FLUP) shows the BNSF property as an I-3 zone. To change the property would be consistent with the goal LU 1 to “update the LDC and zone districts to be consistent with the FLUP and categories in Chapter 3” (Chapter 4, pg 57). The same logic can be applied to goal “LU 4” to re-zone the BNSF property to I-3 to be consistent with the FLUP to guide industrial land patterns. Even though, Commerce City would like to avoid up-zonings, this area is already designated in the FLUP as an I-3.
- (2.) This proposed zone change will be consistent with the surrounding industrial park. The BNSF has committed to improving the image of the area by making landscaping improvements around the guardhouse, the area that will be seen from the public traveling on the street. The current lot is used for dumping and is an eyesore. The new expansion of the staging lot will upgrade the look of the area giving a cleaner living plant material look surrounding the proposed I-3 area.
- (3.) Proposed zone change will not adversely impact public services. The drainage pond on the property will be designed to current standards to not adversely affect the drainage and water sewerage of the area.
- (4.) The proposed zone change is within an industrial park and will not impact efficient and adequate provision of public uses.
- (5.) The proposed zone change is consistent with the immediate use of the area and the FLUP, which ensures a proper mix of land use.
- (6.) The Park Fee is not applicable due to the nature of the development and current expansion plan of the site.