



Application for Zone Change
Lot 4, Stites First Subdivision

Location:

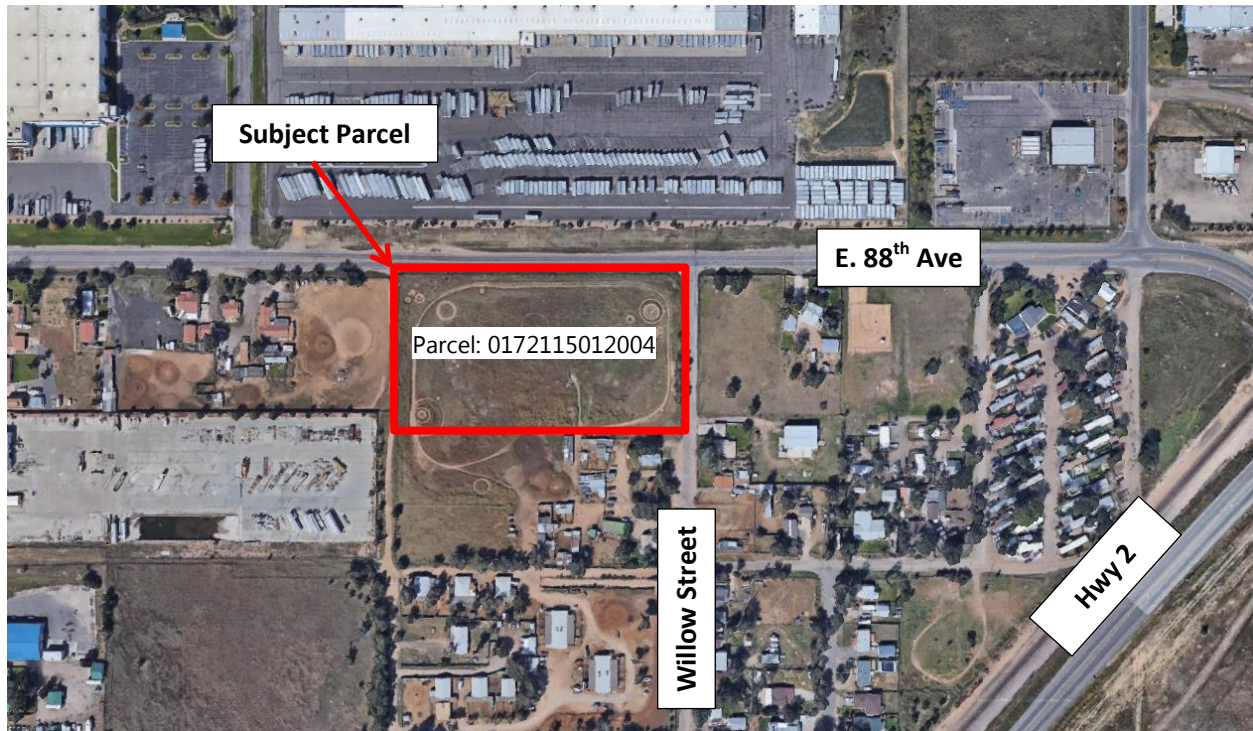
Southwest of the intersection of East 88th Avenue and Willow Street

Applicant:

DASMWS13, LLC
2382 South Miller Court
Lakewood, CO 80027

Initial Submittal: December 12, 2017

VICINITY MAP

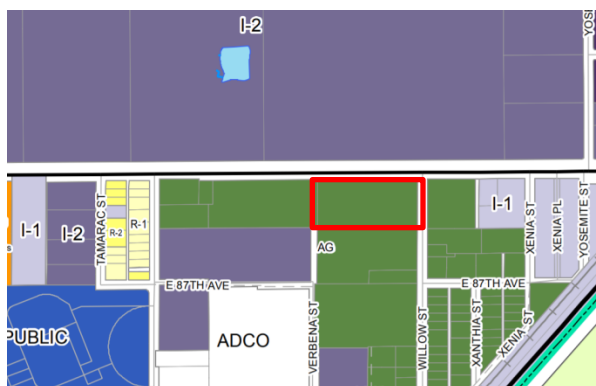


Property Information

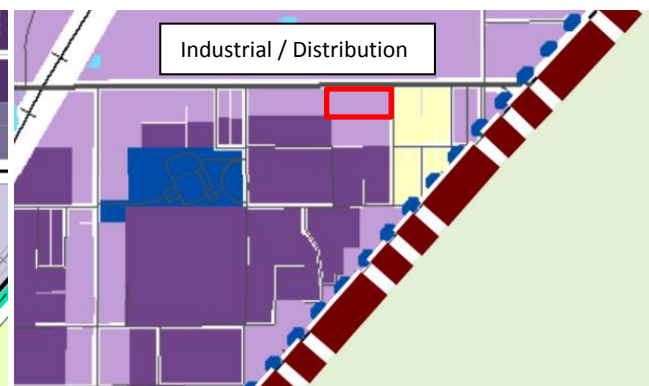
Owner as seen on Adams County Assessor Record:

Parcel # 0172128101005

DASMWS13 LLC
2382 S. MILLER CT.
LAKEWOOD, CO 80227



Commerce City Zoning Map



Adams County Future Land Use Map

88th and Willow
Zone Change Application, December 12, 2017
Commerce City, Colorado

Project Proposal

Baseline Corporation is pleased to submit this rezoning application for the property identified as Lot 4 of the Stites First Subdivision (Adams County parcel number 0172128101005). The property is bounded by East 88th Avenue to the North and Willow Street to the east.

The subject property currently measures approximately 3.9 acres in total area and is zoned AG for agricultural uses. The parcel is vacant of any permanent improvements and is surrounded by Industrial-Two I-2 zoned properties to the north and south, and additional agricultural zoning to the south and southeast. If the proposed rezoning application is successful, the zoning on the property will change from agriculture to the Industrial-One (I-1) zone district. This zoning is consistent with future uses identified in the City of Commerce City's Comprehensive Plan that call for Industrial/Distribution, or I-1 use. This zoning will promote a development that is characteristic of the surrounding area, and one that is in conformance with the intended use for the property as identified on the Comprehensive Plan.

The ownership feels that the property, based on its current location and surrounding developments, is best suited for a light industrial use. There is no current development plan for the parcel if Industrial zoning is achieved however, if successful, the property should sell relatively quickly as there appears to be a need, and in fact, a shortage of desirable Industrial zoned vacant land sites in Commerce City.

Justification for the zone change request

- a. Consistency of the proposed Zone Change with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city.*

The main policy and vision identified in Chapter 2 of the Commerce City Comprehensive Plan is to develop and maintain a sustainable community that is prosperous from an economic, environmental, and social context. The proposed rezoning will also allow for light industrial uses in an area that has already seen similar, if not more intense industrial development in the recent past. Light industrial uses typically are utilized for printing, manufacturing, and other uses that do not pollute heavily into the environment in a manner that heavy industrial uses (e.g. a refinery) will. The proposed rezoning will also help concentrate industrial uses into a single area within Commerce City. This aids in reducing the proliferation of spot zoning which can have negative effects on the social environment by preventing and restricting the development of uses that are more community centric elsewhere in the City. Finally, a light industrial zoning will make the property more marketable and will allow development on a parcel that will create a larger number of jobs for the local economy than the typical agricultural use and boost the tax base for Commerce City

Many of the Future Land Use policies of the Comprehensive Plan also reinforce the goal to "maintain a balanced mix of land uses, Establish centers as the primary location for jobs, Phase growth, in an orderly, compact manner." The explanation above speaks to all of these key points. Specifically the concentration of industrial in the Irondale area will create opportunities elsewhere for land use variety. In addition, this zoning helps establish the Irondale neighborhood as a center for industrial distribution and manufacturing – all primary job industries. Finally, concentrating like uses with like uses promotes density and reduces sprawl.

- b. *Compatibility of the proposed Zone Change with surrounding land uses and the natural environment.*

The proposed property is an undeveloped site that can accommodate the proposed rezoning. The area is relatively flat and shouldn't propose any significant environmental impact – the site is also not located in a flood plain. Several surrounding properties are currently developed with industrial uses to the northwest, south, and southwest.

- c. *The impact of the proposed Zone Change on providing efficient and adequate provision of public services, including, but not limited to, water, sewerage, streets, and drainage.*

Utility services necessary to satisfy a light industrial use of the property are in place. Water and Sewer main lines are in Willow St. Electrical and Telephone service is located on overhead poles along Willow St. Any services that are not accounted for will be installed at the developer's expense.

- d. *The impact of the proposed Zone Change on providing efficient and adequate provision of public uses including but not limited to, parks, schools, and open space.*

The subject property will be subject to the same landscaping and open space standards as previously regulated through Commerce City development standards. Also, industrial properties are taxed at the highest assessment rate (29%) so the City will not see a reduction in funds designated for parks, schools, and open space. In fact the City overall will see an increase in tax revenue should the property develop soon in the future.

- e. *The community's need for the zoning district in the proposed location and the need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use.*

The demand for light industrial property is available and the physical nature of the subject parcel allows for easy development of those uses. This translates to more developed property within Commerce City that can provide jobs and increase the tax base.

- f. *The area for which the Zone Change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.*

The need for light industrial uses has grown significantly in past several years due to the lack of available resources within the Denver metro area. The demand for light industrial space in central Denver is increasing rapidly and is continuing to grow and expand into the surrounding communities within the metro area and around the subject property. The demands for agricultural property in the subject area has not changed and has remained stagnate. If the subject zoning is approved it will create new jobs and tax base for the City of Commerce City.

Report Prepared by:



Golden Office

1950 Ford Street

Golden, CO 80401

303-202-5010 or 303-940-9966

www.baselinecorp.com

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