

From: [C.G](#)
To: [Chavez, Nathan - CD](#)
Subject: Annexation Zone 9901 Chambers
Date: Monday, July 1, 2024 1:22:02 PM

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Nathan.,

I have seen the previous proposal for this area. I have some concerns regarding my neighborhood Harvest Meadows, being tied in to the new development.

The rendering that I saw previously tied our roads into the new neighborhood in long straight roads. I find this very concerning as speeding is a very serious problem around our neighborhood and within our general area

I would prefer Harvest Meadows neighborhood not be incorporated into the new building area. If there's no way around this, may I suggest some type of architecture such as roundabouts or other possible road designs to limit the speed of vehicles?

The long straight roads in our neighborhood are currently a speed hazard in our community. I would highly suggest that speed bumps be added in my neighborhood as well.

Myself and my neighbors are extremely disappointed in the building in general around our neighborhood in North Commerce City.

All we have seen in the past 7 years is the building of houses, apartment buildings, car washes, and car repair shops and car parts stores and fast food establishments.

We are in dire need of community staples such as supermarkets- Sprouts, Natural Grocer's etc. Community features such as splash pads, parks, trees and libraries. We need denser building of businesses to limit the amount of traffic and to increase bike trails and foot traffic. I feel the city planning has really dropped the ball. The city had a blank slate to design a desirable city and have failed miserably.

Please consider these suggestions, if things continue the way they have I feel we my have to leave this area for a better designed more community focused neighborhood.

Casey Gau
Harvest Meadows Homeowner

From: [Kayla Gau](#)
To: [Chavez, Nathan - CD](#)
Subject: Case #z-973-21-24
Date: Monday, July 1, 2024 2:01:52 PM

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Thank you for listening to my concerns about case #z-973-21-24.

I would like to address my, and many neighbors', concern about traffic through our neighborhood. We do not want to see through streets in High Point Subdivision/ Harvest Meadows. Please do not connect any of the proposed developments with the neighborhood, as speeding is already a factor on the straight roads. We would like to see strategic, well thought-out streets like in neighboring developments that does not give preference to traffic.

I am also concerned about the ratio of dwellings to the community's needs. We are desperately lacking in important services like grocery stores, postal service, emergency and city departments, libraries and community installations. We have fast food and car washes. We are required to drive to other cities for shopping. This is not a walkable area. Please more mixed use planning, and stop with the dense dwellings.

City planning is failing us. You have the opportunity to shape this area better. Please push for better choices and designs.

Kayla Gau

From: [Claudia Torres](#)
To: [Chavez, Nathan - CD](#)
Subject: Case #Z-973-21-24.
Date: Monday, July 1, 2024 11:02:01 PM

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Dear Nathan,

I'm writhing to you in regards to the preposition for the above case. I work and get out late and won't be able to attend but I'd like our voice heard. I'm a homeowner in the Harvest Meadows community and I stand against having this new development. Our community is a small community with just two ways in and out. This is a major contributor to the low crime rate/police activity in our neighborhood. I've been here almost 4 years and I've only witnessed 1 major incident. Opening a through street all the way to Potomac will also increase the traffic coming through making it more dangerous for our children to use there bikes or even us adults walking our pets. People also tend to use the short cuts to beat traffic at the major streets such as 96th and 104th, which leads to more accidents near our community. Car thefts and other vandalism crimes are very common nowadays and opening more escape routes makes it easier for things to happen or criminals to do their activities.

Also, that means more people will stop at our parks making them busier and for more wear and tear we just had and upgrade. Please I hope you guys have better ways to develop the land around us without opening through roads in our community. Roads can be made around our community just not through ours.

Thank you,
Claudia
Sent from my iPhone

From: [Jennifer Onstott](#)
To: [Chavez, Nathan - CD](#)
Subject: Comments for Public Hearing for Case #Z-973-21-24
Date: Monday, July 1, 2024 10:27:11 PM

You don't often get email from jenn.onstott@gmail.com. [Learn why this is important](#)

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Dear Council Members,

The following comments are regarding the proposed Annexation Zone Change at 9901 Chambers Road (Case #Z-973-21-24).

My family and I live at 10046 Fraser Street, just north of this proposal's location. One of the top reasons we chose to purchase a home in this area was the charming feel of our neighborhood in Harvest Meadows. Twelve years later, we have a close community where we know almost every neighbor on our street and many more in our neighborhood. We feel safe enough to let our children cross the street to play at the park or walk to a neighbor's house a street over to play. Many neighborhood children walk to school. Increasing traffic for this new planned development will make it more dangerous for our children who walk to school or to play with friends. We have already begun to see increased speeding and traffic on Chambers in the past couple of years which makes crossing the street to get to school risky. Allowing developers to squeeze in as many new homes as possible threatens not only our neighborhood's safety but also the well-being of northern Commerce City.

I understand the desire to grow the city to attract more businesses and amenities. My concern comes from a troubling trend where developers continue to add more residences that bring more people without the infrastructure necessary to support them - especially schools. Our schools are already bursting at the seams and struggling to keep quality teachers. My son's kindergarten class - one of five - at Second Creek Elementary had **29** children! That is more children than one teacher, even an amazing one, is equipped to manage well, let alone ensure they are all learning and growing. This is the reality of communities that overlook the importance of establishing the infrastructure to support growth. Developers, with no obligation to contribute to the community they're making very large profits from, are not interested in what is best for the people and families that call Commerce City home - that is why we elect you, our City Council, and trust that you are making decisions with our community's best interests at heart.

Growth at the expense of the families who already call Commerce City home is not positive. Overwhelmed schools, a single crowded grocery store, and roads not designed to support large amounts of traffic do not add to our city. Once the buildings are built and sold, the developers don't have to care what it's like to live here. Our friends, neighbors, and community are the ones who will be faced with the consequences. I urge you to please consider how this proposal will affect those of us who have invested our lives in this city, who hoped it would be a safe place to raise our children, where our kids could get a quality school education, and who believed in a way of life that allowed families to thrive and connect. Growth for the sake of

growth is not beneficial to anyone but those who stand to make a profit from it.

Thank you for your time and consideration.

Sincerely,
Jenn Onstott
Resident at 10046 Fraser Street, Commerce City

From: beckirod@aol.com
To: [Chavez, Nathan - CD](#)
Subject: Re: Project Proposal # Z-973-21-24
Date: Sunday, June 30, 2024 10:19:42 AM
Attachments: [image003.png](#)
[image004.png](#)

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Hello Nathan,

Thank you for sending me the proposed Project Unit Development Plan. I am unable to attend the meeting on Tuesday, but absolutely need to have my voice heard.

First of all, I don't know how the farming landowners who currently own this property feel about this. All of what I'm about to say depends on whether or not they are agreeable to selling their land for this. I DO NOT SUPPORT EMINENT DOMAIN!!! It is a violation of people's rights and should NEVER have been enacted at all!

I **STRONGLY** oppose any more housing/people being added to this area!!! We are severely overcrowded as it is!!

We only have 1 grocery store in our area, and it is constantly out of items because of the high demand from so many people around us. There are not enough businesses in this area (and many, many REPEAT businesses, such as dentists, auto parts shops, etc.) without any NEW businesses being added.

Our road infrastructures also have not kept up with the growth in this area. We are the original owners of our house since 2005 and have seen 104th Avenue change from a 2-lane country road to a 4-lane major thoroughfare. It still isn't good enough to handle the excess of people here. Our particular neighborhood has NO traffic signal to help us get out onto 104th Avenue and that avenue has gotten so busy that it is a life-threatening event to try to turn left out of our neighborhood onto 104th Avenue. We have NO other ability to leave our neighborhood than by exiting, without any help from a traffic signal, onto the overcrowded, speedway 104th Avenue has become.

Also, with the many, many, MANY people and houses, apartments, condos, etc. that have been added to this area recently, 104th Avenue, 120th Avenue, and Chambers Road all continue to have only 2 lanes of traffic in many places. It is not enough!!! Also, the train sitting on the tracks for an hour at a time while it unloads on 104th Avenue at Hwy 85 has been an issue that has never been resolved in the entire 24 years that we have lived here. It is STILL a problem! Add to that fact, 104th Avenue narrows to only 2 lanes at Hwy 85, all the way to Colorado Blvd. At rush hour, cars are often backed up for miles.

I know that schools have complained about overcrowding from all the children being added. And, while it appears like this proposed plan is including a space for a school, I, as a taxpayer in one of the most overtaxed areas of Colorado, am unwilling to have to pay yet MORE taxes for that. I know that many of the residents in this area feel the same way. Lower our existing taxes first, and then we will talk.

Also, with the increase in number of people in this area, crime and traffic accidents have gone up significantly. I don't have the numbers or data because I don't know where to get it from. This is just an observation from someone who has been here a long time. I feel much more unsafe now, with all the extra people, than I did when we weren't so overcrowded.

So, in summary, the LAST thing we need in this area right now is more people!!! If you plan to get rid of the farm/land area that is there, let's put it towards something we NEED. Widen Chambers Road. Add more traffic signals. Widen some of the other roads in our area. Then, let's add businesses. If anything is built, make it COMMERCIAL, without adding more PEOPLE. NO MORE PEOPLE in this overcrowded area!!

I'm sick and tired of feeling like I have to take my life in my own hands when I try to get out of my neighborhood. There are too many people here now! I'm tired of having to drive at least 8 miles in any direction just to have some kind of decent shopping. We need more shopping places. We need wider and more controlled road infrastructure. We do NOT need any more people or housing!!!

I really appreciate the opportunity to express my opinion. I'm an active member of social media groups in our area and I know I'm not alone. Many people feel the same way I do. I would guess that the MAJORITY of people feel the same way. When there was a plan to develop the OTHER side of our neighborhood into housing, I attended a virtual meeting with others who all expressed these same feelings, which were ignored. They just went ahead and started building more houses anyway, in spite of all our objections. None of our objections were ever resolved or even addressed.

It seems that all builders want to do is add more housing and people instead of fixing the problems already created by adding too many houses and people. Adding more problems to our huge, existing problem will fix nothing.

So, thank you again for allowing me to express my STRONG objection to any more people or housing in this area, until and unless these other issues are resolved.

Rebekah Rodriguez
10022 Crystal Cir
Commerce City

Rebekah,

Attached is the proposed Planned Unit Development (PUD) Zone Document for the property. The applicant is requesting a Zone Change from Agricultural to a residential PUD. Please review and let me know if you have any questions or concerns.



Nathan Chavez, AICP

City Planner - Community Development Department

City of Commerce City | 7887 E. 60th Avenue | Commerce City, CO 80022

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From: beckirod@aol.com <beckirod@aol.com>
Sent: Monday, June 24, 2024 12:03 PM
To: CPDS Planning Dept VM 3772 <cdplanner@c3gov.com>
Subject: Project Proposal # Z-973-21-24

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Hello,

I received a notice in the mail today for project case # Z-973-21-24.

I'm writing to request a copy of the proposal.

Thank you,

Rebekah Rodriguez