

8442 UINTA STREET RE-ZONING PLAN

City of Commerce City, Colorado 80022

Property Owner: Kris T Zerr II

Mailing address: 4028 South Kalispell Street

Aurora, Colorado 80013

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PURPOSE:

Obtain rezoning approval for 8442 Uinta Street, Commerce City, CO 80022; lots 3 & 4 from Agricultural to I2. Original approval received from City of Commerce City – Community Planning and Development Services on June 6, 2006. Industrial building permit approved by City of Commerce City in 2008. Records of rezoning were not found when the Neighborhood Services Division filed violations against the property in 2019. Agreement with City Planning to complete paperwork to complete process.

LAND USE:

Irondale has changed from predominantly residential to commercial use in the past years with the development of Intsel Steel West, R & S Steel, Sunbelt Rentals, Denver Concrete, Interstate Highway Construction, JBS Pipeline, JM Diesel Repair etc.

The I2 designation is required for Kris T Zerr II to continue to run his business that was established in the city in 2008. The I2 will allow for outdoor storage which is essential to keeping the business within the city. It is not visible from Highway 2 nor East 88th Avenue.

TRANSPORTATION:

Trucks are only running in and out of the property during normal working hours: Monday through Friday between 7am – 5pm. Most days will be traffic leaving by 7am and only returning by 5pm.

Truck parking is set 140' from the city street; near the center of lot 3 & 4.

Area as built, has a solid wooden fence on the West side of the property; along Uinta Street. Separate entrances for employees and customers separated by landscaping and fencing. 6' high screen fence, trees and shrubs border both the outer South and East property lines and $\frac{3}{4}$ of the North property line. Kris T Zerr II purchased the 2 parcels North of the property as not to disrupt any existing residence.

UTILITIES:

Water and sanitary sewer service in Irondale are provided by the South Adams County Water and Sanitation District (SACWSD).

Existing Electric, Phone and Cable television lines are presently located on above ground lines which extend primarily along the street system on wooden utility poles that are also used for street lighting.

LANDSCAPE PLAN DETAILS – L1

All areas surrounding the main building are set up on a sprinkler system and maintained on a weekly basis. All trees and plants will be trimmed away from the building as needed. Should any trees or shrubs perish, we will replace with landscaping similar in nature. Pompous grass was placed in several locations on the property as it requires little watering.

All snow removal will be performed by Kris T Zerr II as that is part of what the business does as a service to the public.

The right-of-way on the West side of the properties have always been 6'6" between the fence and the city street. There has never been any curb/gutter or sidewalks in the right of way for both sides of Uinta Street; nor on East 84th Avenue. There are no street lights on Uinta or 84th Avenue near the property.

Most of the landscaping is around the main building (shown as A on site plan). Landscaping consists of:

24 Quaker Aspen	5 Ponderosa Pine
3 Rocky Mountain Juniper	9 Heritage River Birch
2 Bur Oak	1 Flowering Pear Tree
5 Borwood Bush	2 Weeping Willow
1 Japanese Juniper	23 Pampas grass

Hardscaping around main building (shown as A on site plan) consists of:

2490.20 sq.ft. of sod

1950 sq.ft. of hardscape

Stamped concrete patio, paver patio, pergola sitting area and walkways

450 sq.ft. of decorative rock

Additional landscaping:

Waterfall and pond on SW corner of the main building (shown as A on site plan).

Exterior property lines also have trees that consist of:

8 – 15' tall Emerald Ash Borer	3 – 20' tall Maple Tree
2 – 15' tall Box Elder	7 – 10' tall Gambel Oak
8 – 12' tall Thin Leaf Adler	20 small unidentified bushes

Parking Lot/Drive lanes:

14,021 sq.ft.

17 regular parking spots

3 handicap parking spots

20 Linear feet of curbing

SITE PLAN DETAILS – S1

Total square footage of lots 3 & 4 of 8442 Uinta Street, Commerce City, CO 80022:

84,335.97

Total square footage of landscaping; including hardscaping:

4,890.2

Parking Lot/Drive lanes:

14,021 sq.ft.

17 regular parking spots

3 handicap parking spots

Storage area:

Up to 45,650 sq.ft.

2 Full time employees

Existing main building (shown as A on the site plan):

1600 sq.ft. (40 x 40 sq.ft.)

43' set back from West property line and 30' set back from North property line

Built in 2008

Framed siding

Shingle roof

Existing detached garage (shown as B on the site plan):

875 sq.ft. (25 x 35 sq.ft.)

15' set back from North property line

Built in 1973

Framed siding

Shingle roof

Existing shed (shown as C on the site plan):

704 sq.ft. (44 x 16 sq.ft.)

20' set back from West property line and 35' set back from South property line

Built in 2002

Outbuilding

Lighting for the property:

Employee entrance on North side of the entrance

15' high

Main building (shown as building A on the site plan) has a light above the door on the West side

15' high

Lights on the corners of the building on the South side

15' high

Light on the East side

15' high

ADA Compliance

Main building (shows as building A on the site plan) is ADA compliant. Walkways are a minimum of 5' wide and building has no steps in to or within.

SITE USAGE:

Kris T Zerr II has been using the property for over a decade for K&K Construction, Inc. The company performs work at residential and commercial properties for concrete, asphalt and paver installations. The company also performs snow removal services.

Hours of operation:

Monday – Friday 7am-5pm

Rare occasions to work on Saturday 7am-12pm

Only 2 full time employees.

No deliveries to the business.

On occasion, the dump trucks will bring a load of debris back to the property and leave for a few days. This generally happens if the dump is closed near the end of the day. All debris are moved out within a week and taken to the dump.

There are 2 entrances to the property: Employee entrance is on the West side (off Uinta) 82' from the South property line. It is 27' wide; allowing in and out at the same location. There is a solid metal gate that is only open during the day.

Second entrance is for customers and is also on the West side (off Uinta) and 45' further North of the employee entrance. Both entrance and exit are 17' wide. The customer entrance is one way and has an exit only 50' away from the entrance. There is a split metal gate at the entrance and exit and only open during the day.

The main drive lanes and parking are constructed of concrete and paver surfaces.

The areas of 'storage' are constructed of recycle asphalt. Outdoor storage will not exceed the height of the fence.