

Zone Change Narrative

5846-5850 Dahlia Street, Commerce City

A. The proposed zone districts and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable area plan, or community plan of the city;

The proposed C-3 zone district for this lot is a consistent extension of the commercial zone district areas located in the same block just to the north of the site on both sides of Vasquez Blvd. The site is located in the Southern Core / Rose Hill Focus Area described in the Commerce City Comprehensive Plan (comp plan) and is immediately adjacent to the “commercial heart of Commerce City”. One of the goals of the comp plan for this area is to “increase commercial and job opportunities.” This project has the potential to bring 20-25 new jobs to this part of the city. Also, the Industrial/Distribution future land use designation for this area supports retail development as a secondary use. The proposed C-3 zoning is consistent with the comp plan.

Likewise, the proposed I-1 zoning is consistent with the comp plan. This ‘down-zone’ from medium intensity industrial I-2 zoning is more compatible with the proposed and existing adjacent C-3 zoning development occurring along Dahlia Street because it offers safeguards from the potential noise and large vehicle disruption associated with heavy industrial uses. Once the C-3 zone lot is subdivided the remaining size and configuration is more suitable for the I-1 use. This rezoning leads in the right direction for the future of this specific site.

The vision or long-term outlook for the site is inspired by the urban vibrancy that comes from embracing the existing industrial nature or character of the site and its visibility at one of the key gateways to the City of Commerce City. Drawing on many successful examples, locally and around the country, we have seen redevelopment efforts that redefine industrial neighborhoods and positively connect them into the fabric of commercial and mixed-use neighborhoods in ways that spark economic and civic growth. The first step of developing the proposed C-3 portion of the lot as a 2-story retail and office building will, as planning staff commented, “provide visual appeal to the site and provide a point of interest for the area in general.” Creating an economically viable initial investment on this site will fuel interest in the growth of this area. The future of the proposed I-1 portion of the site has great potential to build on the successful energy of the C-3 development.

The leadership of this development team has strong personal interests in the arts and with the achievement of the initial project will look forward to a positive and sustainable approach to the rest of the site. Initially, downzoning from I-2 to I-1 zoning will provide a safe area for the planned development by assuring there will be no medium or heavy industrial uses on the property such as activities such as

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house the type of light industrial uses that are both compatible with what exists in the neighborhood but with a vision of what could exist. The custom fabrication design-build company that currently leases space in the existing structures is a good example of bringing a creative and successful business enterprise to this site and this area of the City. Without making any certain commitments at this time, the objective is that in the near years to come art, food and entertainment combined with small indoor and outdoor arts events will comfortably co-exist within and add diversity of uses to the neighborhood.

The development team, San Souci Enterprises, is involved with the Cultural Council and is collaborating with other developers in the area who are making a commitment to the City of Commerce City by developing projects related to the arts. Ultimately, these ideas take vision, initiative and time. By starting with the proposed retail and office building on the proposed C-3 zoned lot a solid foundation is being set for the future of the I-1 development. Upon review of the Comprehensive Plan the vision described here is in perfect alignment with C3 Vision Goals and Policies for Community Vision, Land Use and Growth, Economic Development, Fiscal Stability, Redevelopment and Reinvestment, Appearance and Design and more.

B. The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;

The proposed zone district is compatible with commercial uses to the north at Parkway Center Shopping Center and the area around the intersection of E 60th Ave and Vasquez Blvd (Hwy 85). Also, the lot immediately to the south of the site, at 5844 Dahlia Street, has been downzoned to a C-3 zone district for retail sales. Currently, a PCS Metro store occupies the storefront space, the property owners, San Souci Enterprises, use the offices and the light industrial space is rented by a design-build construction company for fabricating custom building components. Any user of the proposed I-1 lot who requires outdoor storage that is ancillary to their primary use, could have the potential use of the I-2 lot to the east in strict compliance with the zoning code. For example, a potential renter on this lot is a network cable and fiber optics installation company whose primary need is suitable for the I-1 light industrial zone district. This company also has a secondary outdoor storage need for vehicles and to store roles of metal and fiber optic cable. These vehicles and cable roles could be stored on the adjacent I-2 lot to the east, but would not be stored on the proposed I-1 lot.

The proposed downzoning will assure safe separation from and restrict medium and heavy industrial uses. Downzoning from I-2 to I-1 permanently limits all medium and heavy industrial uses on the property. Therefore, heavy industrial uses such as industrial distribution, fiberglass manufacturing, rubberizing, heavy vehicle

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maintenance and many other incompatible and hazardous uses historically performed on this property will no longer be possible. Also, outdoor storage of any kind, such as storage of equipment, vehicles, containers, landscaping supplies, or building supplied, will also no longer be possible.

The development plan includes a 15' landscape buffer and 6 foot screen fence along the adjoining I-2 property to the east to assure proper physical and visual separation from the proposed I-1 and C-3 zoning. This buffer will physically and visually separate outdoor storage and any other existing or future use of the I-2 property to the east.

C. The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets and drainage;

There are existing public services immediately available to serve the proposed zone district; Dahlia Street, along the west property line, and East 58th Place, along the south property line, provide access, sewer and water service is in Dahlia Street and E. 58th Place on site historical drainage patterns can and will be maintained. The proposed on-site Water Quality & Detention Ponds will be designed and constructed to current City of Commerce City's criteria. Connection to all services to be in compliance with Commerce City Engineering Construction Standards and Specifications and any other applicable codes and guidelines is viable.

D. The proposed zone district will have, or future development can provide, efficient and adequate provision for public uses including but not limited to, parks, schools, and open space;

There is a rich mix of parks, schools and open space areas in close proximity to serve the proposed zone district.

- Veteran's Memorial Park - 0.5 miles from the zone district
- Sand Creek Regional Greenway with multi-use trail for walking and cycling - 0.6 miles from the zone district with easy access by public transit.
- Pioneer Park - 0.7 miles from the zone district with access by public transit.
- Rose Hill Elementary School - 1.5 miles
- Fairfax Park - 1.8 miles
- Victory Prep Academy - 2.0 miles
- Prairie Gateway Open Space & Rocky Mountain Arsenal - 3.0 miles

E. There is community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate are of the proposed use;

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The zone change will provide retail support to the Southern Industrial area to the south/west on the other side of Vasquez Blvd and to the industrial businesses north/east of Vasquez neighboring the site. The portion of the original site that is proposed to be C-3 will be along the busy street frontage leaving more than 2/3 of the original site to be rezoned I-1. The new I-1 zoning would be a compatible transition to neighboring I-2 uses to the east for a proper mix of uses within the city.

F. The area for which 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;

This is a high visibility site along a busy arterial at one of the busiest gateways to the City of Commerce City. Attractive commercial development on this site will have a good impact on the image of the City approaching the commercial center from Denver. The lot immediately to the south of the site, at 5844 Dahlia Street, is also in the process of a proposed zone change to a C-3 Zone District which, upon approval, would create a unified street frontage that connects to the commercial center.

G. Site Layout and Circulation:

The primary shared access drive enters and exits the site off Dahlia Street. A secondary shared access drive enters and exits the site off East 58th Place and can take vehicle pressure off Dahlia as needed.

The proposed off-street parking layout requires a minimum of 36 spaces based on Table VII-3 of the Commerce City Land Development Code. We have provided 36 spaces, which anticipates the requirements for both the existing building and the new building and their respective uses on their respective sites. See the attached "Program Summary and Parking Analysis" and "Circulation Plan." At this time both lots are owned by the same entity, San Souci Enterprises. Access drives and emergency access for 'Lot A' and 'Lot B' shall be shared and as such emergency access easements are provided.

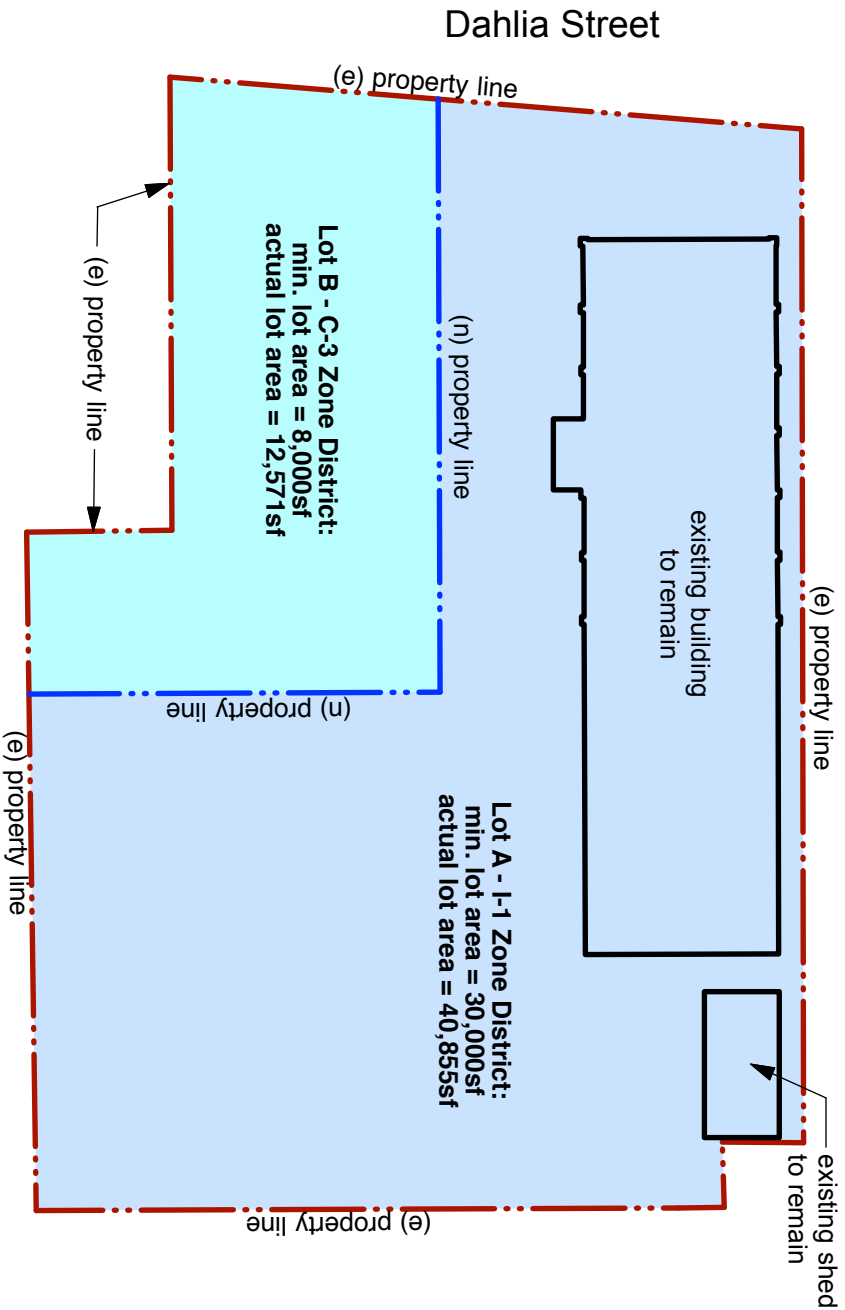
The parking layout includes four spaces at the east end of the existing building. The intention is to separate these parking spaces and informally dedicated them to the light industrial uses in the east end of the existing building. This will provide a separation between pick-up trucks and other small trucks typical for the light industrial uses from the parking areas used by customers and employees for the retail and office uses. Also, the existing "wash bay" that is internal to the east end of the existing building will be renamed "delivery bay" and will be used for all deliveries related to the light industrial use to further separate different types of vehicle users on the site. This will create safe access for all users of the parking areas. See the attached Circulation Plan.

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Pedestrian sidewalks are provided from the public right of way, parking areas and around the existing and new buildings per the LDC requirements to provide clearly defined and safe access for pedestrians to all buildings. See the attached Circulation Plan.



Dahlia Street

East 58th Place

SHELTERBELT DESIGN

Site Plan Diagram Exhibit for
Subdivision & Zone Change

Date: 17 November 2016

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Job Site:
5846 Dahlia Street
Commerce City, CO 80239

EX-01

scale: 1" = 50'

