



5441 & 5451 Quebec St.

Rezoning from I-2 to C-3



# Land Uses

## 5441 Quebec St

- Newly-constructed 2-tenant building with own parking lot and street exposure
- Cannabis dispensary is located in the west space
- East space is perfect for small restaurant, ice-cream shop or retail
- Adjacent to existing restaurant - El Coco Pirata

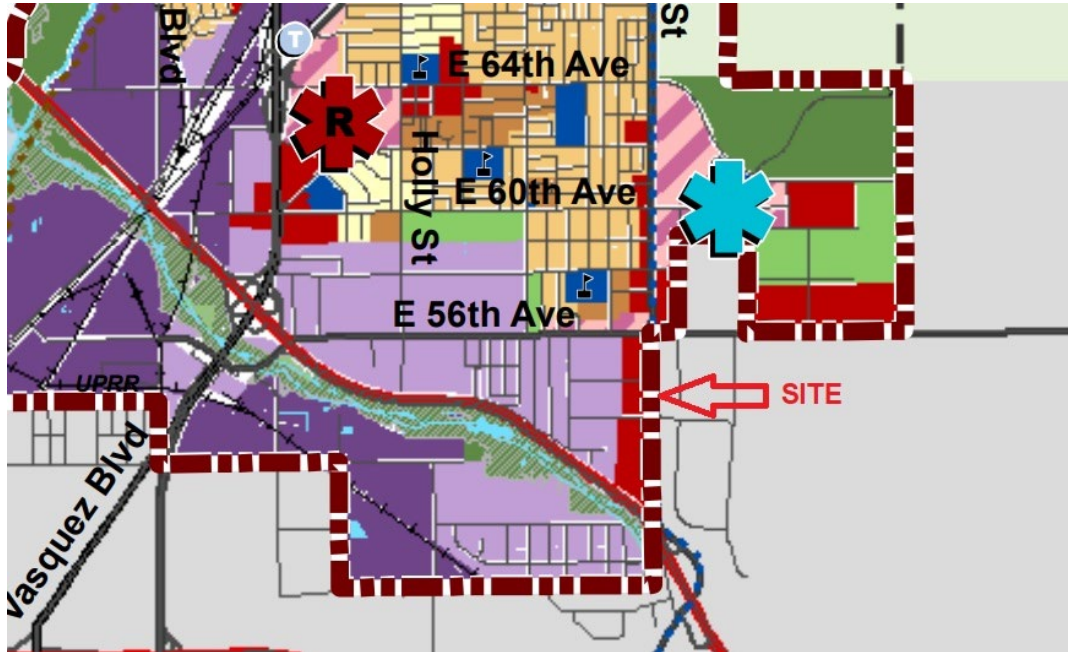
## 5451 Quebec St

- Vacant corner lot @ 54th Pl and Quebec St
- Two street frontages
- Prime candidate for strip center with multiple retail/restaurant uses

# 5441 Quebec St Existing Conditions



# Future Land Use Plan - Commerce City



Based on Future Land Use Plan,  
projected zoning is C-3  
(commercial)

# Benefits of Proposed Rezoning

- Changing 2 small non-conforming lots to conforming
- Aligning development standards with other lots on the same street
- Aligning with zoning of other properties along the same street
- Beautification of the streetscape along commercial Quebec corridor
- Allowing for more commercial uses (2006 Community Needs Assessment calls for more restaurant use)
- Supports pedestrian traffic and use of public transportation
- Provides services to local neighborhoods
- Finalizes Quebec commercial corridor that supports neighboring businesses and creates positive traffic
- Will bring more business to the area and tax revenue to the City
- Serves as buffer between street and industrial uses