

Rezoning Request & Site Plan

6540 Highway 2, Commerce City, CO 80022

Parcel Description:

Lot 2, Sharpless Minor Subdivision, County of Adams, State of Colorado



Project:

Galatians Commons: A Visionary Affordable Multifamily Housing Development

Current Zoning: C-2: General Commercial District

Proposed Zoning: R-3: Multi-Family Residential District

Zone Change Submittal Requirements

Property Owner Authorization:

This property is owned by Jonathan C. Trull and Katheryn D. Boyd dba Galatians Enterprises LLC. The owners authorize this zone change and are submitting this request.

General Warranty Deed with Complete Legal Description:

Uploaded into eTRAKiT

Certified Boundary Survey

Uploaded into eTRAKiT

Description of the proposed Zone Change and development.

The property is currently zoned C-2: General Commercial District. We are proposing a new zoning designation of R-3: Multi-Family Residential District. The property currently has two multi-family units located on it: (1) Single-story, attached fourplex of studio living units, and (2) Attached duplex of one-bedroom living units.

Image of Existing Fourplex



Image of Existing Duplex



Adjacent to the fourplex to the east is an undeveloped lot approximately **11,340 square feet** in size. It is on the undeveloped lot that we propose to build new multi-family housing units to be known as Galatians Commons.

Description of Galatians Commons

Galatians Commons is an affordable multifamily housing development that reimagines urban infill development with both modern designs and community centric living. Galatians Commons aims to provide a nurturing environment and affordable, single-story condos for individuals and families, fostering a sense of belonging and revitalization.

Galatians Commons stands firmly committed to providing affordable housing options without compromising on quality or accessibility. By offering smaller units and keeping the structures to one-story, construction costs are significantly reduced, allowing for affordable rental rates for residents. The development collaborates with local nonprofit organizations to ensure affordable and safe housing options for those not yet capable of home ownership.

Galatians Commons embraces sustainability as a core principle, implementing innovative features to minimize its environmental footprint. Each unit is outfitted with energy-efficient systems and appliances, reducing electricity consumption, and lowering utility costs for residents.

Consistency of the proposed Zone Change with the policies and goals of the comprehensive plan.

Galatians Commons is meant to address the following components of the city's existing comprehensive plan.

Goal HN 3 Increased Range of Housing Prices

HN 3b Affordable Rental Options

Continue support for all housing agency efforts to provide quality, affordable rental properties dispersed in different parts of the community (including subsidized housing).

Problem Statement: Housing Affordability: Compared with other cities in Adams County, Commerce City offers affordable homeownership options, **but has more limited affordable rental options**

Community and Social Issues

17. Providing housing to accommodate a diverse population and life-long living in the city

Guiding Principles

1. Land Use and Growth. Grow Commerce City in a balanced and **compact pattern of neighborhoods and commerce centers**, where residents have access to employment, services, and shopping. **Promote infill** and phase new growth to avoid inefficient and costly leapfrog development.
4. Housing/Neighborhoods. Provide multiple types of housing serving a range of current and future residents and incomes in vibrant neighborhoods where people want to live.
5. Redevelopment/Reinvestment. Promote new centers while maintaining the integrity of existing districts **by continually renewing and reinvesting.**

Goal LU 2 – Phase growth in an orderly, compact manner

The city will phase future growth in tiers so it is contiguous with existing urban areas or infill locations that can be efficiently served; **avoids leapfrog development**; and is generally beneficial to the city overall.

LU 3.1—Quality Design for Neighborhoods

Ensure new neighborhoods are well designed; pedestrian-oriented; can be served by transit; and contain a mix of housing types, amenities, and centers. New neighborhoods should connect with surrounding areas through streets, parks, and bicycle routes. Infill development

Approval Criteria

(a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or

Not applicable

(b) The zone change meets all of the following:

(i) The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city.

Galatians Commons development and the requested zone change are in direct harmony with the policies and goals of the Commerce City comprehensive plan. One specific goal of the comprehensive plan is to prevent leapfrog development and instead drive infill, urban development. Galatians Commons will make use of a lot that has sat unused and unproductive and turn it into an infill, urban housing development designed to provide rental options that are affordable for residents. Second, the comprehensive plan states that the city needs affordable rental units. Galatians Commons is focused on providing affordable, modern, and safe rental units at a monthly rental rate of between \$1,200 - \$1,800. In addition, Galatians Commons will incorporate energy efficient appliances to reduce the cost burden on residents.

(ii) The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment.

Galatians Commons is compatible with the surrounding land uses as most of the surrounding properties are being used for residential purposes. The undeveloped land proposed for the development is bordered directly to the west by multi-family units as described previously (one fourplex and one duplex) and to the south and east by multi-family and single-family residences. To the north, the lot is bordered by the Ridgeway acute residential rehabilitation center. To the southwest of the lot is an event center primarily used on the weekends. The natural environment is best described as high-density urban living which the Galatians Commons would complement.

Surrounding Land Uses:

- North – 5230 E. 66th Way (Zoned – C-2) Use: Acute Residential Rehabilitation Center
- West Section of 6540 Hwy 2 (Zoned – C-2) Existing Use: Multi-family

- East – 6548 HWY 2 (Zoned R-3) Existing Use: Residential
- East – 6546 HWY 2 (Zoned C-2). Existing Use: Single Family Home
- South – 6530 HWY 2 (Zoned – C-2) Existing Use: Single Family Home
- Southwest – 6496 HWY 2 (Zone – C-3) Existing Use: Event Center
- Southeast – 6534 HWY 2 (Zoned – R-1) Existing Use: Single Family Home
- Southeast – 6538 HWY 2 (Zoned – C-2) Existing Use: Single Family Home
- Southeast – 6542 HWY 2 (Zoned – C-2) Existing Use: Single Family Home
- East – Single Family Homes on Glencoe Street (Subdivision: Memory Lane Gardens 2)

(iii) 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.

We do not anticipate significant impact on public services and utilities as we plan to keep the development to no more than 11 units. Public utilities are already present on the property that could be tapped into for expanded use and a private road exists that is the responsibility of the owners to maintain so no further public funds are needed to provide the necessary access to the property from Highway 2.

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

The proposed property is just a 15 minute walk to Fairfax Park. Prairie Gateway Open Space is approximately 7 miles east flanked by Goods and Beeler Park. A handful of schools reside in the area of the proposed property including Alsup Elementary School, A GOAL Highschool, Kearney Middle School, Arnold and Adam City Highschools, with none being much more than approximately 5 minutes away by car. Eagle Point Recreation Center is nearby and the Commerce City/72nd Train Station is just under 3 miles away from the subject property. Commerce City Plaza is just south of the property providing access to grocery and strip centers.

(v) There is a 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 area of the proposed use.

As noted earlier, Commerce City needs affordable rental units that provide ready access to public transportation and other city services. The current zoning of C-2 is incompatible with the existing use of the property, surrounding lots, and the lack of accessibility from Highway 2 or another major public road.

(vi) 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.

While the current property is zoned for C-2, it is in a community that is almost entirely residential. The C-2 designation is no longer compatible with surrounding uses.

Below is a Commercial Broker Opinion regarding the feasibility of a Commercial tenant building in this location:

Tyler Nelson – EXP Realty – Commercial Broker

For many years the Denver Metro area population has been outpacing many other metropolitan areas throughout the country. Averaging approximately 1.15% annually for the last 4 or 5 years and approaching 3 million residents. Initially the projections were for there to be over 3 million people in the Denver metro by

2030, but if the current trend continues this could occur by the end of 2024, 6 years earlier than anticipated. Along with an increase in population comes increased housing, however, due to many factors such as supply chain, interest rates, and various governmental factors the new construction has not been able to keep pace with the population growth.

Currently it has been determined that Colorado is short over 100,000 homes and apartments with half of the shortage concentrated in the Denver Metro. At the end of 2023 there were 46,000 apartments under construction. Even if all of those were completed today Denver would still be short units. Additionally, many of these units are luxury, or higher income, apartments that will not serve many demographics. Meaning we need additional units in the pipeline to keep up with housing. Especially, middle and lower income housing.

It is my opinion, due to the reasons above, that it is reasonable and beneficial to rezone the property at 6540 CO-2 in Commerce City, CO to R-3 multi-family. There is already residential property in the area and on the same block, which would make a commercial building appear out of place and may also deter investors, leaving an empty lot for years to come. There is also currently multi-family on the same block so there is precedence for this type of building in the area. This area of Commerce City also lends itself to middle and lower income housing currently, which is highly needed in the Denver Metro area.