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To: Commerce City Planning Dept.

From: Langan Engineering & Environmental Services, Inc.

Info: Zone Change Narrative

Date: February 16, 2023

Re: Zone Change Narrative: Case Z-977-22
8780 Rosemary Street
City of Commerce City, County of Adams, State of Colorado
Langan Project No.: 620023001

PROPERTY USE AND PROJECT SCOPE

First Industrial Realty Trust, Inc. is proposing to develop a multi-tenant warehouse building approximately 80,500 square feet in size located at the 8780 Rosemary property. The site is bounded by E 88th Avenue (minor arterial roadway) to the north, an undeveloped lot to the east, Rosemary Street (major collector roadway) to the west, and the Ministerio Palabra De Vida and Municipal Service Center to the south. The property is approximately 6.45 acres and is currently zoned as PUD – Planned Unit Development, of which warehousing is not a permitted use. A Zone Change Application will be submitted to rezone the site from PUD to I-1 – Light Intensity Industrial. The existing site is currently in use as a drive-in movie theater, with an existing two-story building located in the southwest portion of the site of the site and a single-family house and shed located in the southeast corner of the site. The proposed project will include the demolition of the existing buildings and associated utilities, site clearing and grubbing, site grading, and the construction of the proposed 80,500 square foot warehouse building and associated site features.

SITE IMPROVEMENTS & CIRCULATION

Proposed site improvements include car parking along the west building faces, trailer loading docks along the eastern building face, concrete sidewalks for pedestrian access, and site landscaping. A proposed infiltration basin will be located in the landscape area between the northern drive aisle on site and E 88th Avenue and will serve as the stormwater management facility for the site. Two rain gardens are proposed, one along Rosemary Street and one on the northeast corner of the site, to detain off-site runoff. The retention basin and rain gardens have been designed to detain the 100-year storm event plus a 100-year surcharge. The rain gardens are intended to be connected to the proposed storm sewer in Rosemary Street once it is constructed. The proposed primary vehicular entrance to the site will be located in the southwest corner of the site off of Rosemary Street. This entrance will be a full movement driveway entrance for both cars and trucks, with an exit lane each for right and left turns out of the site onto Rosemary Street, and one lane providing right or left turn entrance access off of Rosemary Street. A secondary right-in/right-out driveway entrance will be located in the northwest corner of the site, providing right in entrance access off of E 88th Ave for trucks only.

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In regards to vehicular circulation, cars will enter the primary driveway entrance as mentioned above and will continue east, the north, to the proposed car parking located along the west face of the proposed warehouse building. Since the warehouse will be a multi-tenant building, multiple building entrances have been spaced along the western building face for pedestrian access from the car parking areas.

Truck traffic will be able to enter the site through the primary driveway entrance and will continue east through the site to the loading dock spaces located along the eastern building face.

The proposed drive lanes through the site were designed to be wide enough to allow for emergency vehicle access around all sides of the building and within 150 feet of the building for fire access purposes. Emergency vehicles will enter through the primary driveway entrance and can continue either to the north or east of the entrance, complete a full loop around the proposed building, and return back to the primary entrance/exit. Emergency vehicles may also enter and exit via the right-in/right-out entrance on 88th Avenue.

BUILDING OPERATIONS

The proposed warehouse will be a multi-tenant building with approximately 85 anticipated employees. The facility will operate 24 hours a day, 7 days a week, with employee shifts determined by each individual tenant.

REZONING

First Industrial Realty Trust, Inc. is requesting the approval of a zone change for the property. The property is currently zoned PUD. We are requesting the zone be changed to I-1, light intensity industrial. The surrounding area currently consists of industrial, commercial, and public uses. Section 21-4350 of the Commerce City Land Development Code states "The purpose of the light intensity industrial district (I-1 district) is to provide a general commercial and restricted industrial district designed for a variety of compatible business, warehouse, wholesale, office, and limited industrial uses." The proposed use, warehousing, is consistent with the intent of the I-1 district by providing an industrial use combatable with the vision of a general and restricted industrial district. The zone change contributes to a mix of uses by adding complementary warehousing use to the industrial, commercial, public, and other surrounding businesses. This site will provide a convenient distribution center in close proximity to I-76 and CO-2.

The proposed Future Land Use Plan shows the current site and surrounding area are intended to be zoned as Industrial/Distribution and General Industrial. The proposed multi-tenant warehouse complies with this vision and will accommodate current and future uses. This development will serve as an amenity to surrounding uses by providing a convenient distribution center with the capability to house multiple tenants. The lot will be improved with landscaping, attractive architecture, and a stormwater detention basin that captures on-site runoff. This development will be a fantastic addition to the city and the Irondale neighborhood.

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NEIGHBORING LAND USES & BUFFERING

The neighboring land uses and zones to the site include an undeveloped parcel zoned as PUD to the east, a second undeveloped parcel zoned as AG to the west, a church zoned as C-1 and a Municipal Service Center zoned as PUBLIC to the south, and a distribution center zoned as I-2 to the north. Per the Commerce City Land Use Standards Section 21-7516, the I-1 zoning district does not require a landscape buffer when the neighboring land use is C-1. A 20-FT landscape buffer is required along right-of-ways, therefore a 20-FT landscape buffer will be installed along Rosemary Street and 88th Avenue.

CONSTRUCTION TIMELINE

The construction for the proposed project will be completed in one phase. Anticipated start of construction will be June 2023, and the target time frame for opening the proposed building will be Q2 of 2025.

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