

Responses to Comments on the Zone Change

Please provide a separate narrative on the next submittal that addresses the following questions indicated in the Zone Change FTK:

- **Consistency of the proposed Zone Change with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;**

The Comprehensive Plan states that the first Land Use and Growth citywide policy is to have consistency. The Future Land Use Plan Map within the Comprehensive Plan demonstrates that 8546 Quebec St. (the “Property”), which is now an I-1 District, is surrounded almost entirely by lots that are I-2 Districts. Therefore, it would be consistent with the community plan for the Zone Change to occur and for the Property to also be an I-2. The Zone Change will provide consistency and predictability within that area. Furthermore, the Land Use Plan highlights that the area where the Property is located falls in the “industrial” category where I-2 Districts are appropriate.

- **Compatibility of the proposed Zone Change with surrounding land uses and the natural environment;**

As stated above, the surrounding land is I-2 Districts, so it would be consistent and compatible for the Zone Change to occur. The surrounding land is primarily categorized as General Industrial where I-2 Districts are appropriate. Therefore, the Zone Change from an I-1 to I-2 District is compatible with surrounding land uses and the natural environment.

- **The impact of the proposed Zone Change on providing efficient and adequate provision of public services, including, but not limited to, water, sewerage, streets, and drainage;**

The Zone Change will not have an impact on providing efficient and adequate provision of public services.

- **The impact of the proposed Zone Change on efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;**

The Zone Change will not have an impact on efficient and adequate provision of public uses.

- **The community’s need for the zoning district in the proposed location and the need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and**

As the Comprehensive Plan notes as one of the land use policies and goals, it is important for Commerce City to provide its residents and places of business with consistency. The Zone Change will be compatible with the surrounding districts and consistent with the land use of the surrounding area. It would be inconsistent for the City not to grant the Zone Change in the area where the Property is located because the surrounding lots are I-2 districts and the Future Land Use Map notes that I-2 districts are appropriate in that area. The community, specifically the

commercial businesses located or looking to locate in Commerce City, need consistency in the decisions made in conjunction with the Comprehensive and Land Use Plans that the City provides.

- **The area for which the 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.**

As stated above, the area for which the Zone Change is requested is currently an I-1 District in an area where the surrounding lots are I-2 Districts. It would be in the public's interest for the Zone Change to occur because it is consistent with the surrounding land uses and the Comprehensive Plan.