

April 18, 2012

Commerce City Community Development  
Planning Division  
7887 East 60th Avenue  
Commerce City, Colorado 80022

**RE: Zone Change Narrative  
Dahlia Marketplace Filing No. 1**

The proposed redevelopment of Tract 19, Hinchman-Renton Garden Tracts will require rezoning to meet the desired use of the property. The property is currently zoned PUD and is used for commercial purposes. It is desired to rezone the property to C-3 Regional Commercial District. Rezoning the property to C-3 will remain consistent with adjacent property, intersection and the area as a whole, and remains consistent with the City's Future Land Use as defined in the Commerce City Comprehensive Plan.

The surrounding zoning and land use is almost entirely commercial, with a few residential properties existing across Dahlia Street. The area around the site is predominantly developed with limited open space. The proposed zoning change is to allow for a convenience store with fuel canopy, which will enhance the site from its current use as a truck sales facility, thus the zoning change would be consistent with the surrounding land use.

The proposed zoning change will have no impact on providing public services, whether it be utilities, streets, drainage, parks, schools or open space, as the proposed zoning will not increase impacts and is in line with the current PUD use.

The proposed rezoning of the site adheres to the City's Comprehensive Plan and will provide the impetus for additional redevelopment within the area. The proposed high-quality use at the site will be a welcome upgrade and serve as an amenity to the surrounding residents.

This immediate area of Commerce City has not changed, or experienced much redevelopment, for quite some time. The closing of Adams City High School presents an opportunity for the redevelopment of the site along with the planned redevelopment of the Mile-High Greyhound park which will facilitate additional development sites in the area. This zone change will allow much needed redevelopment and enhancement of retail services to occur for the subject site.

Sincerely,

**MVG DEVELOPMENT, LLC**



Greg Moran  
Development Director, Western Region