

7001 Colorado Community Meeting

April 12th, 2022, 6:00pm

Zoom Webinar [VIDEO RECORDING LINK :<https://youtu.be/0-KnV6JXcek>]

Meeting Minutes

Panelists: Prospect (Scott) , The Pachner Company(Marcus), Kimley Horn (Randall) , and Commerce City Staff representative (Anita)

Attendees: 5 Virtual and 2 phone attendees

1. Introductions

Marcus from The Pachner Company introduced the team and explained that the goal of this meeting is to focus on the applicant request.

2. Project Update

The applicant is requesting an annexation and rezoning of the 7001 Colorado property. The following highlights were mentioned for each request:

ANNEXATION:

The subject property is generally surrounded by commerce city annexed properties. The annexation of the subject property fits the existing annexed properties.

REZONING:

The applicant is rezoning from Agriculture (Adams County) to R-3 (Multifamily). Regarding the rezoning there were two main documents that lead to this decision. The first document that the developer looked at was the Commerce City's Comprehensive Plan. In the comprehensive plan, it discusses goals and objectives of the city for future land use development. Furthermore, the applicant discussed that this project will feed into the City's comprehensive plan's big idea of " Maintaining a balanced mix of land uses"

The second document known as the STAMP (Commerce City Station Area Master Plan), which focuses more on the east 72nd ave and colorado blvd area. In the STAMP plan, there is a map that projects that the future land use is to be designated as "RESIDENTIAL HIGH". This category allows for higher-density multi-family residential and is appropriate near commercial centers and along major corridors or arterial streets.

3. Questions and comments

Many of the questions and comments received from the residents were focused on the Height, Timeline, project vision and parking impacts. Of these concerns the main issues are listed below with team responses:

- With the rezoning to R-3 what is the maximum heights that the buildings could be built to?
 - The buildings may be 3-4 stories, with a maximum building height of 50 ft.
- When was the rezoning application submitted and what is the timeline of the project
 - The rezoning application was submitted in January of 2022 and the project will have to undergo the annexation and rezoning before the applicant may submit a site plan.
- How many units are projected for this site.
 - The project will have better numbers as the applicant flushes out details during the site planning process. The developer has committed to follow all guidelines of the R-3 zoning as it relates to the number of units allowed for that zoning.
- How many parkings spaces will there be?
 - The developer has committed to adhere to city code for all parking regulations. City staff also added that parking will be based on the number of bedrooms that are proposed.

After the Q&A, The applicant mentioned that they will follow up with those who provided their contact information to have one on one conversations.

Additionally, any interested parties who would like to rewatch the meeting may view the here: <https://youtu.be/0-KnV6JXcek> and will be uploaded to the website here: www.t.ly/a8GjP

Meeting adjourned at 6:45 PM