

Development Plan Narrative

5846 & 5850 Dahlia Street, Commerce City

1. Use and Scope of Project:

The applicant wishes to subdivide the existing I-2 lot into two lots with a zone change to C-3 for the 12,571sf 'Lot B' to the south west (5846 Dahlia Street) and a zone change to I-1 zoning for the remaining area of 40,855sf 'Lot A' to the north and east (5850 Dahlia Street).

The proposed I-1 zoning for 'Lot A' is a suitable mix with commercial zoning and also a suitable transition to neighboring I-2 zoning along the east property line. The applicant will retain the current uses that occupy the existing structure: 3,541sf of retail and office at the west end of the building and 5,999sf of light industrial for the east portion of the building. Currently, a PCS Metro store occupies the storefront space, the property owners, San Souci Enterprises, use the offices and the light industrial space is rented by a design-build construction company for fabricating custom building components. Other potential light industrial uses include a network cable contracting company.

The proposed C-3 zoning for 'Lot B' is consistent with zoning districts to the north on Dahlia Street and shares its south property line with the recently rezoned C-3 lot at the corner of Dahlia Street and East 58th Place. The applicant proposes to construct a 32' tall two-story building on Lot B. The first level will be retail with related office and storage to support the primary retail use. The retail will have a storefront facing Dahlia Street. The second will be office space for lease with stair and elevator access from the west end of the building.

2. Site Layout and Circulation:

The primary shared access drive enters and exits the site off Dahlia Street. A secondary shared access drive enters and exits the site off East 58th Place and can take vehicle pressure off Dahlia as needed.

The proposed off-street parking layout requires a minimum of 36 spaces based on Table VII-3 of the Commerce City Land Development Code. We have provided 36 spaces, which anticipates the requirements for both the existing building and the new building and their respective uses on their respective sites. See the attached "Program Summary and Parking Analysis" and "Circulation Plan." At this time both lots are owned by the same entity, San Souci Enterprises. Access drives and emergency access for 'Lot A' and 'Lot B' shall be shared and as such emergency access easements are provided.

The parking layout includes four spaces at the east end of the existing building. The intention is to separate these parking spaces and informally dedicated them to the light industrial uses in the east end of the existing building. This will provide a

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separation between pick-up trucks and other small trucks typical for the light industrial uses from the parking areas used by customers and employees for the retail and office uses. Also, the existing “wash bay” that is internal to the east end of the existing building will be renamed “delivery bay” and will be used for all deliveries related to the light industrial use to further separate different types of vehicle users on the site. This will create safe access for all users of the parking areas. See the attached Circulation Plan.

Pedestrian sidewalks are provided from the public right of way, parking areas and around the existing and new buildings per the LDC requirements to provide clearly defined and safe access for pedestrians to all buildings. See the attached Circulation Plan.

3. Anticipated Number of Employees:

The proposed retail space will have two shifts of 4 employees.

The proposed retail office will have 2 employees.

The proposed second floor office will have a total of 2 employees.

See the attached “Program Summary and Parking Analysis.”

4. Hours of Operation:

The retail space will have posted hours from 9am to 10pm.

The retail office will be in use from 8am to 5pm.

The second floor office will be in use from 8am to 6pm.

See the attached “Program Summary and Parking Analysis.”

5. Anticipated Number of Vehicles and/or Truck Deliveries / Traffic:

The first level retail/office space deliveries are anticipated to be 3 van deliveries per day on Mondays and Thursdays.

The upper level office space anticipates 3-5 FedEx-type deliveries per week.

For the existing building, anticipated deliveries are unscheduled and infrequent although a dedicated ‘delivery bay’ will receive all light industrial use deliveries.

The number and intensity of general visitor vehicles to the site each day will vary throughout the day.

6. Buffering for Neighboring Land Uses:

Existing fencing along the north will remain as a buffer to neighboring lots. The existing fencing along the south and west property lines that abut the property at 5844 Dahlia Street will remain as a buffer. The fencing along the south property line abutting East 58th Place will be removed and trees and shrubs shall be planted per Commerce City’s landscape requirements at shared property lines, right of way, detention areas and around parking areas to provide buffering to the south and west. New fencing will be constructed along the east property line between the proposed I-1 lot ‘A’ and the existing I-2 lot. Also, a 15’ landscape buffer will be

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planted along the east property line of the proposed I-1 lot 'A.' Dahlia Street to the west and East 58th Place to the south are also buffers to the neighboring land uses.

7. Other Operating Characteristics of the Site:

There is no signage proposed at this time.

The existing fencing that surrounds the site will remain except in two locations. The fencing will be removed and not replaced along the Dahlia Street frontage and along the East 58th Place frontage. As previously mentioned, new fencing to match the existing fencing is proposed along the east property line between the proposed I-1 lot and the existing I-2 neighboring lot.

Located at one of the gateways to Commerce City, this exciting project will activate and extend the commercial zoned districts directly to the north, is consistent with the Commerce City Comprehensive Plan and will generate tax revenue for the City.

New Building at 5846 & 5850 Dahlia Street - Program Summary & Parking Analysis

Location	Function	Net SF	Gross SF	Notes
Retail & Office - 1st Floor	Public Customer Service & Restricted Employee-only Rooms	2888	3480	Parking: 1 space per 300 sf* Retail Hours: 9am-10pm Shift 1 Staff: 4 Shift 2 Staff: 4 Office: 2 (9am - 5pm)
Offices - 2nd Floor	Public / Private Offices	747	900	Parking: 1 space per 300 sf* Hours: 8am - 6pm Staff: 2
Total Building Gross SF:			4380	Parking: 4380sf / 300sf = 14 spaces

* Commerce City Land Development Code, Table VII-3 "Off-Street Parking Requirements"

Existing Building at 5850 Dahlia Street - Program Summary & Parking Analysis

Location	Function	Net SF	Gross SF	Notes
Retail / Office - 1st Floor	Public Customer Service / Private / Public Offices		3541	Parking: 1 space per 300 sf* Retail Hours: 10am-7pm Shift 1 Staff: 3
Light Industrial / Manufacturing - 1st Floor	Employees Only		5999	Parking: 1 space per 500 sf* Office Hours: 8am-5pm Staff: 5
Total Building Gross SF:			9540	Parking: 3541sf / 300sf = 11 spaces • 5999sf / 500sf = 11 spaces Total Parking = 22 spaces

* Commerce City Land Development Code, Table VII-3 "Off-Street Parking Requirements"

Total Parking for 5846 & 5850 Dahlia Street = 36 Spaces

SHELTERBELT DESIGN		Date: 17 November 2016
Circulation Plan		EX-02 scale: 1" = 50'
Job Site: 5846 Dahlia Street Commerce City, CO 80239		
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