

8200 E. 84th Ave. – Rezone Request

Project Narrative

Property: A portion of the Southeast Quarter Section 28, Township 2 South, Range 67 West of the 6th P.M., City of Commerce City, County of Adams, State of Colorado.

Currently residing in the Nance Industrial Park PUD; PIN: 172100000025

Rezoning Request to: I-2

Narrative: This request of changing the zone to I-2 is to follow the City's current Comprehensive Plan for this area.

This parcel of land is designated as I-2 within the City's Comprehensive Plan for this area, before it was included within the Nance Industrial Park PUD. With this Rezone, we will be restoring this parcel of land back to its originally planned zoning designation.

Today, the property sits mostly vacant and is surrounded by A-1 zoning to the west, R-1 and R-2 to the north (developed), and the BNSF Railroad directly to the east. With future industrial development to the west and Railroad improvements to the south of our parcel, we believe an I-2 rezone is fitting for this location.

If this request is granted, it will allow for additional industrial type businesses to be incorporated in a mainly industrial area. The property is large enough to accommodate a industrial operation and we believe can bring future growth and livelihood to the area. The growth and any potential impacts of industrial development of this property will be consistent with the City of Commerce City Standards.

Developing this property will bring a new color and livelihood to the area. There has been discussions about adding a railroad spur along the south end of this property to connect the BNSF Railroad to the west for future development. Cutting across this property within the PUD zone is not acceptable and will not allow for the connection of the rail to the west. The addition of this rail will increase industrial development to the west of this site and improve the overall area. With this property being rezoned to I-2 the railroad spur would be allowed with agreements in place between both parties. If the rail is not to be added to the West, the increase traffic along Rosemary St., 83rd Ave., 84th Ave. and Ulster Rd., which frontage portions along these roads are still undeveloped, may bring future developments to the area.

Rezoning this property to I-2 will also allow flexibility in the location of the stormwater Retention Area.

Therefore we are requested approval of this property Rezone to I-2.