

## **Zone Change Narrative**

### **Landing Place Church**

The Landing Place Church property is located at 11555 Chambers Road, Commerce City, Colorado. The property is on the west side of Chambers Road between 114<sup>th</sup> and 116<sup>th</sup> Avenue. The existing property is vacant land. The proposed use is a church building in the easternmost 5 acres of the property. The property is currently zoned A-1. The proposed zone change is to C-1 commercial. The proposed church building will be approximately 34,000 square feet.

The Landing Place Church property is currently undeveloped. It is surrounded by new residential neighborhoods. This area along Chambers Road is being developed from rural farming to more urbanized residential and commercial neighborhoods. Existing utilities (water, sanitary sewer, communications, power, etc...) can be found within the Chambers Road ROW.

The Landing Place Church will be located in the Northern Range of the City of Commerce City Strategic Planning Areas. Part of the Landing Place Church project includes construction of a local road off of Chambers Road to the west along the northern property line to provide access to the Church property (instead of directly off of Chambers Road) and to also provide access for future development further west on the site. This will aid in portions of the transportation needs as part of the City of Commerce City's Comprehensive Plan. Also, there are several new residential developments surrounding the Landing Place Church property. The Church will provide a balanced mix of land uses in the area along Chamber Road and also aid in the neighborhood feel. Also, the Landing Place Church will provide open space and cultural benefits to the surrounding community.