

September 26, 2017

**City of Commerce City  
Community Development Department  
7887 East 60<sup>th</sup> Avenue  
Commerce City, CO 80022**

**RE:               Risas Dental  
                    6091 Dexter Street  
                    Zone Change Project Narrative**

**Attention:   Caitlin Hasenbalg Long**

Existing condition:

The site is Lot 2 of the Dexter Street Addition and is located near the NW corner of East 60<sup>th</sup> Avenue and North Dexter Street. The property is a vacant lot and is undergoing a concurrent subdivision plat to split the existing 1.167 acres (50,825 square feet) into two lots. The project is also undergoing a concurrent development plan application for a proposed 3,750 sf Risas Dental and Braces facility. The lot for the proposed development, Lot 2 Dexter Street First Addition, is 0.62 acres (27,065 square feet).

Zone change:

Currently the site is zoned I-3 (Heavy Intensity Industrial District). During our Pre-Application meeting with the city, we were advised that a zone change to C-3 (Regional Commercial District) would be required. The future land use for the property is designated as commercial in order to match surrounding existing uses. Existing adjacent properties to the south include Walgreens and Wendy's.

A dental office is a use allowed by right within the C-3 zone and is compatible with the other existing commercial uses in the Dexter Street Addition. There is an existing detention pond to the west of the property, which is sized to include drainage for this property. The proposed parking lot will drain to an inlet on the SW corner of the site and existing drainage patterns will be maintained in the new landscaped areas. There are existing public utilities (water, sewer, and electric) surrounding the site. No additional streets or other public services are needed for the proposed development.

The proposed development / zone change will have no impact on public uses, including parks, schools, and open space.

The zone change is needed in order to bring the property into compliance with the city's Future Land Use Plan (FLUP) and to match the commercial nature of the existing uses within the Dexter Street Addition. It is in the public's interest to allow the zone change to C-3 as the city has requested. The proposed dental facility does not exceed density requirements and is a desired use for the area. Risas Dental and Braces is a community based, affordable dental practice and



**M.J. Cassutt Architects, P.C.**

this site presents an ideal location for their services and market clientele.

Please contact our office with any questions regarding the zone change submittal. We look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Cassutt". The signature is stylized with a large, looped "M" and a cursive "Cassutt".

**Michael Cassutt, A.I.A.**  
**President**  
**M.J. Cassutt Architects, P.C.**

Encl: Zone Change submittal  
CC: File