

CES Consultants, LLC

RONQUILLO ZONE CHANGE APPLICATION WRITTEN NARRATIVE

January 31, 2019

APPLICANT: Saul Rodriguez Ronquillo

PROPERTY ADDRESS: 10560½ Brighton Road
Commerce City, CO 80604

PARCEL IDENTIFICATION NUMBERS: 0172109400010
0172109400011

PROPERTY SIZE: 3.52 Acres

EXISTING SITE ZONING: Adams County AG (Agricultural)

PROPOSED SITE ZONING: Commerce City AG (agricultural)

PROPOSED LAND USE (per Commerce City Comprehensive Plan): Low Density
Residential

PROPOSED SITE DEVELOPMENT:

The proposed site consists of two (2) existing parcels located within Adams County. One site is approximately 2.0 acres and the other parcel is approximately 1.5 acres. The existing parcels are zoned AG (Agricultural) in Adams County. At this time, the site is undeveloped open land that is not located within any mapped FEMA Floodplain. The site does not include any oil & gas facilities, wetlands, bodies of water, or irrigation ditches. There is an existing irrigation well located on the site that will be used by the applicant to irrigate the proposed site landscaping. The total site (both parcels) is owned by the applicant and will remain so.

Currently, there is a submitted application to annex the site into Commerce City. The owner is also requesting that the site be zoned AG (Agricultural) once it is annexed into Commerce City.

Per the Zone Change Approval Criteria noted in Article III – Development Review, Section 21-3223 5(b), the zone change meets the following criteria as shown:

1. The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, and applicable adopted area plan, or community plan of the city.

The proposed development of the site after annexation is to construct two (2) Single-Family Residential homes on the two parcels. The homes will access Brighton Road by a combined single access drive between the two parcels. Per the site Land Use shown on the current Commerce City Comprehensive Plan, the site falls within the Low-Density Residential designation. The proposed development is consistent with this designation.

2. The proposed zone district and allowed uses are compatible with the proposed development, surrounding land uses and natural environment.

The surrounding land uses are Low to Medium Density Residential and the proposed development of the two (2) single-family residential sites is consistent with the surrounding development.

3. The proposed zone district will have, or future development can provide efficient and adequate provision of public services. Including but not limited to, water, sewerage, streets, and drainage.

The proposed residences will be serviced by existing South Adams County Water and Sanitation District water and sewer main lines located within Brighton Road. The site is also petitioning for inclusion into the Northern Infrastructure General Improvement District.

4. The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to parks, schools, and open space.

The proposed residences are located within the Brighton School District 27J. The two homes are projected to generate 4 to 6 school students.

The site is also located within the Service Boundaries of the following Districts:

- South Adams County Water & Sanitation District
- South Adams County Fire Protection District
- Brighton School District 27J
- Central Colorado Water Conservancy District
- Rangeview Library District
- RTD
- Urban Drainage and Flood Control District

5. There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of proposed use and,
6. The area for which the zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

The requested annexation and zoning change for the site, and the proposed development of the two (2) single-family residences maintains the proper mix of uses anticipated in the Comprehensive Plan.

The site is surrounded by existing low-density residential development, and approval of the applications are in the public interest for the residents of Commerce City.