

# Pease Civil Consulting

25252 Pelican Creek Circle #101  
Bonita Springs, FL 34134  
303-709-4679

City of Commerce City  
7887 E 60<sup>th</sup> Ave  
Commerce City, CO 80022  
Attn: Planning Dept.

8/14/17

Re: Zone Change Request  
Lots 15-24 Block 29, etc of the Irondale Subdivision Plat #735 Rec#186399

This is a request for zone change for:

Lots 15 through 24 of Block 29,  
The West ½ of Wabash street adjacent thereto,  
The West ½ of the East alley adjacent thereto,  
Of the Irondale Subdivision, comprising approximately 0.938 acres more or less.

The Parcel numbers impacted by this zone change request are:  
172128106006, 172128106002

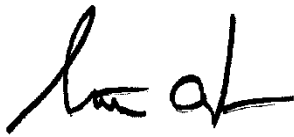
The property is currently zoned “AG”.  
The property is requested to be zoned “I-2”.  
Comprehensive Plan zone designation – “General Industrial”

- The requested zone change to I-2 is compatible with the comprehensive plan designation of “General Industrial”
- The property to the East of this request is currently zoned “AG” but is identified by the Comprehensive Plan as “General Industrial”.  
The same is true for the property to the North.  
The property to the West is owned and operated by the Applicant and is zoned I-2.  
The property to the South is 86<sup>th</sup> Avenue.
- The Applicant proposes that the property will be utilized for construction and vehicle storage, which is the similar use of the Applicant current property located immediately to the West. As a construction and vehicle storage facility the property will have no increased demand on the water, sewer and street system. The property will be provided with the necessary storm drainage storage requirements.

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- The proposed zone change will have no additional impact on parks, schools, and open space or any other public facilities.
- The proposed zone change to I-2 corresponds to the City's future land use plan for this area, as identified on the Comprehensive Plan. It is the City's long range goals to see this area developed as General Industrial.
- The City has identified this area as becoming a "General Industrial" area by the Comprehensive Plan. The Applicant's proposed use of the property as construction and vehicle storage has no impact on density or public facilities in the area.



Scott A Pease PE  
Pease Civil Consultants