



8/19/2019

Zoning Narrative

Re: Alsup Elementary, Adams SD 14

To Whom It May Concern,

We are requesting that the city of Commerce City approve rezoning parcels H,I,J, and K on the attached exhibit from Commercial to Public. The school district intends to obtain a clean title commitment consolidating all parcels for future planned development.

The school district is requesting this rezoning due to planned developments on the site. The district plans to have two educational facilities operating on these parcels within the next five years. The elementary school is currently in the design phase, and the potential future middle school will be built pending an award from the state for capital improvements. These two facilities will have separate addresses, but it is the districts intent to locate them on the same contiguous parcel under one clean title commitment. The district has contracted a licensed land surveyor to prepare plats according to state and local requirements. This proposed rezoning is consistent with the specific zoning districts in which it's located, and the school district has no plans to develop commercial properties on this land. Rezoning these select parcels from Commercial to Public will also help ensure that our proposed location promote safe and convenient pedestrian access to and from surrounding residential areas.

The school district feels our request aligns with Commerce City's Comprehensive Plan which indicates a city-wide policy to coordinate with our district on the location of new schools. As one of Commerce City's three largest employers, we feel this rezoning will help the entire community. This site is located within the core of neighbor hoods and will have a large field for soccer and baseball to be utilized as a neighborhood park when school is not in session. These facilities and their accessibility will all help contribute towards fostering a stable neighborhood which has been noted as a best practice on the C3 Vision Plan. As indicated on the C3 Station Area Master Plan there is currently a lack of destination places in the station area. This area has been lacking an anchor since the relocation of Adams City High School and the district feels that our new facility will serve the entire Station Area community through use of both our community meeting space and our athletic fields. These additional resources are vital to the surrounding residential developments that are currently lacking in any near by recreational facilities or cultural amenities. The district also feels that the additional parking lot lighting and other associated security features will help neighboring residents feel safer and more comfortable walking around this proposed development.

The district can confirm that this subdivision complies with city standards and will not impede compliance with any city needs. Time has been taken to ensure our entry points to the site will be in places that minimize the impact of the new facilities while also allowing convenient access to the parcel. As noted under Section F. describing the Adams City Focus Area, on page 72 of the C3 Vision Plan, the

city is committed to partnering with the school district to evaluate future development and redevelopment of this site. These proposed schools will honor the heritage of old Adams City, while improving the area and surrounding property values with new capital investment initiatives in schools, playground, and fields.

To comply with the City requests, a Right of Way Application and Subdivision Application has also been filed in conjunction with this rezoning request.

Please review and provide feedback at your earliest convenience.

Thank you for your assistance,

Steven Mumblo

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