

## **Project Narrative for Land Use Plan Amendment & Zone Change Track A & B Gruenewald Filing No. 1, Commerce City**

### **1. Project Description:**

- a. Huntington Industrial requests the City of Commerce City change the plan map designation for Tract A Derr, Gruenewald Land, from Residential-Medium to Industrial/Distribution. The zoning will in turn change from R-1 Single Family Residential District to I-1 Industrial Park District. The subject property is on the south side of 108<sup>th</sup> Avenue and east of Havana Street. The property consists of a single parcel which is currently unoccupied land and is accessible by 108<sup>th</sup> Avenue. The property is bordered to the south by interstate 76, to the west by a property that is currently designated R-1 (see item B below) and to the east by a property designated PUD. Huntington Industrial does not currently have the property under contract but at the request of the City and as agreed to by the adjacent property owner has decided to request a Plan Amendment and Zone Change for Tract A.
- b. Huntington Industrial requests the City of Commerce City change the plan map designation for the property they currently have under contract to purchase, located on Tract B Derr, Gruenewald Land, from Residential-Medium to Industrial/Distribution. The zoning will in turn change from R-1 Single Family Residential district to I-1 Industrial Park District. The subject property is on the south side of 108<sup>th</sup> Avenue and east of Havana Street. The subject property consists of a single parcel which is currently unoccupied land and is accessible by 108<sup>th</sup> Avenue. The property is bordered to the south by interstate 76, to the west by a property that is designated I-1 and to the east by a property designated R-1 (see item A above).

### **2. Applicant Approval Requests**

- a. The applicant requests the following approvals with this application
  - i. Plan use Amendment
  - ii. Property Re-zone

### **3. Items submitted with this application**

- a. Development Review Application

- b. General Warranty Deed
- c. Certified Boundary Survey
- d. Exhibit showing existing zoning, acreages and comprehensive plan categories
- e. Development Plan/ Concept plan
- f. Oversized plans
- g. Electronic copy on CD-ROM

#### 4. Review of Applicable Approval Criteria

Zone change applications are required to meet the following criteria:

##### a. Consistency with City Comprehensive Plan

The re-zoning of the subject parcel along with the future re-zoning of the parcel to the east will create consistency along 108<sup>th</sup> Avenue.

Master Improvement Issue #6 (page 7): Improving physical buffers between residential neighborhoods and industrial areas

*Creating a single block of industrial use south of 108<sup>th</sup>, will effectively use 108<sup>th</sup> as a buffer between the Residential and Industrial areas. Currently these uses are not separated by an arterial road.*

##### b. Compatibility of the proposed zone change with the surrounding land

The change of the subject parcel to Industrial will match the parcel to the east, and to the south.

##### c. Impact of proposed change on providing public services

Changing this land to Industrial will not affect the provision of public services.

1. Traffic will not be adversely affected by the new Industrial Development. Per traffic report "No changes to the current traffic control are necessary to accommodate the additional traffic".
2. Utilities will be added as required for the industrial park.

##### d. Community's Need

The proposed re-zone will increase local job availability and tax revenue for the community.

##### e. Public Interest

The proposed re-zone will bring development to a previously underused area, which could spur additional development on the adjacent properties.