



Diversified Consulting Solutions, Inc.

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November 19, 2019

Matthew Post
City Planner
City of Commerce City
Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022
(303) 289-3670

Re: South Adams County Fire Department – Zone Change Narrative

Dear Matthew,

On behalf of the South Adams County Fire Department, we would like to thank you for taking the time to review our The proposed rezoning application should be an administrative process as it is consistent with the Comprehensive Plan and necessary given the applicability of the Public zone designation for Fire facilities. As you know, the existing site (Fire Station #4 & Fleet Maintenance) is zoned Public and the Tract A property that is being consolidated will be upgraded to Public. This rezoning application is being submitted simultaneously with Development Review and Replat applications.

1.0 Consistency of the proposed Zone Change with the policies and goals of the comprehensive plan, any applicable adopted area plan or community plan of the city

The existing Fire Station #4 and Fleet Maintenance property is zoned Public. This new property that is being consolidated will then match the existing site with the approval of this zone upgrade.

2.0 Compatibility of the proposed Zone change with surrounding land uses and the natural environment

The proposed Zone Change is consistent with the surrounding land use that is largely commercial as well as the existing fire station property that is Public. Since the replat will add property to the existing connected Public use it is wholly appropriate to grant the zoning upgrade.

3.0 The impact of the proposed Zone Change on providing efficient and adequate provision of public services, including but not limited to: water, sewerage, streets, drainage

The subject site will have little to no impact on the provision of public services and infrastructure as it will be connected to the existing site. All existing services and infrastructure, including vehicular access will remain the same.

4.0 The impact of the proposed Zone Change on efficient and adequate provision of public uses including but not limited to parks, schools and open space

The subject site will have no impact on public uses such as parks, school and open space.

5.0 The community's need for the zoning district in the proposed location and the need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use

As stated earlier, the proposed land use is consistent with the Comprehensive Plan and as an expansion of the vital public safety services it will only enhance the surrounding area.

6.0 The area for which the Zone Change is requested has changed or is changing to such a degree that is in the public interest to allow a new use or density

South Adams County Fire acquired the subject property with the express intent of expanding the fire and life safety support services already located at the Station #4 and Fleet Maintenance complex. The Intsel Steel West Subdivision “carved out” the subject property, designated as Tract A, in support of the greater public interest that would be served by the expansion of the fire departments maintenance facilities.

Sincerely,
Diversified Consulting Solutions, Inc.



John H. Sattler, LEED™ AP
President



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Re: South Adams County Fire Department Fleet Maintenance – Development Plan - Operations Narrative

Dear Matthew,

On behalf of the South Adams County Fire Department, we would like to thank you for taking the time to review our non-PUD Development Plan Application. This Development Plan is for the construction of a new building addition for the South Adams County Fire Department (SACFD), Maintenance Facility which will be located directly east of the existing SACFD Fire Station #4. The physical address of the Maintenance Facility is 8598 Rosemary Street. The project will add 3 additional large-vehicle service bays to the existing facility. We are aiming to start construction in Spring 2020 and have an anticipated completion of November 2020.

1.0 Use and Scope of Project

The expanded fleet service bays will accommodate the growing fire apparatus (heavy apparatus) fleet of the Department. Since the completion of the original fleet building more than 20 years ago, the dimensions of apparatus have increased and the number of apparatus in services has doubled. The new facility will allow the Department to maintain their fleet to ensure reliable performance of their apparatus and maintain response times.

2.0 General Site Layout and Circulation

The enlarged maintenance facility will remain located adjacent the existing fleet maintenance building near the intersection of 86th and Rosemary Street. All landscape and site development will comply with Public Zone District Guidelines and City Standards. At this time we do not anticipate requesting variance to any of the current City Standards.

3.0 Anticipated Number of Employees

This project will result in 2-3 additional full-time employees for the combined Fire Station and Maintenance Facility. Currently, the Fleet Maintenance Building employs 3 FTE and Fire Station #4 employees 6 FTE per shift. It is anticipated that a total of 12 employees will be assigned to site upon completion of the project.

4.0 Hours of Operation

The Maintenance Facility operates Monday through Friday 7:30am – 4:30pm. The Department however, is manned 24/7. It is possible that fleet maintenance activities may be required on an emergency basis outside the normal business hours. The building is closed on all major Holidays and weekends.

5.0 Anticipated Number of Vehicles and/or Truck Deliveries/Traffic

The combined Fire Station 4 and Maintenance Facility will provide parking for 23 vehicles include 3 ADA stalls. We anticipate staff and visitor parking required for 15 vehicles. Based on the nature of emergency services shift work, the majority of vehicle trips in and out of the site is limited to emergency vehicles responding to calls. On average they will respond to 3-4/day. The balance of vehicle traffic is the maximum of 6 maintenance employees that will make 2-3 round trips/day. Delivery frequency will remain largely unchanged at 3-4 deliveries/week. The majority of those vehicles will be parked temporarily in the available area in front of the service bays.

No other impacts are anticipated with the only addition to the site being 3 FTE.

6.0 Buffering for Neighborhood Land Uses

Because the site is contained within the Irondale area of the City, the neighboring uses are commercial/industrial development. The expansion of the maintenance building will have minimal to no impacts to the surrounding neighborhoods. Each of the surrounding land uses is compatible.

7.0 Discusses any phasing of the project, construction timelines and the anticipated time frame for opening the development

The project is planned for construction in 2020. While the project is planned as a single phase and the development plan shows the full buildout, there is a bid alternate that could reduce the size of the initial project and preserve a future addition. The difference would be 3 bays at full buildout and only 2 bays at initial buildout.

8.0 Any Other Specific Operating Characteristics of the Site

The operating specifics of the site are intended to remain largely the same with the minimal addition of staff and the proposed service bay addition.

If you have any questions, or if any aspect of this Operations Narrative Letter is unsatisfactory, please contact me so that we may discuss and make corrections or adjustments.

Sincerely,
Diversified Consulting Solutions, Inc.



John H. Sattler, LEED™ AP
President