

February 18, 2021

Commerce City Community Development Department
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RE: South Adams county Fire Station #1 – Zone Change Narrative

Dear Stacy,

On behalf of the South Adams County Fire Department, we would like to convey our appreciation for taking the time and effort to review our Zone Change application. The Zone Change application will be submitted concurrently with a Development Review application and will provide the necessary information needed for staff and council to allow the change in use.

Site Location

The site in focus is located at 4761 E 69th Avenue (PIN# 182306213010) and is currently a maintenance shop for the department. The site is located on the northwest corner of Dahlia Street and East 69th Avenue.

General Description

The goal of this development is to repurpose the existing building and site to create a much-needed fire station that will help to better serve the public in and around that area. A small addition will be added to better serve the department's needs for a station and minor site improvements will take place to improve site circulation and aesthetic appeal. Utility upgrades will also be included to assure uninterrupted service to the station for years to come.

The property is currently zoned C-2 General Commercial District and per Commerce City a Fire Station is not an allowed use. Thus, the property must be rezoned to P Public. A concurrent Development Plan application has been submitted for consideration.

Rezone Applicability

The proposed Fire Station use causes the zone of the property to be modified from C-2 to Public. The following criteria will be adequately met as described below to gain the approval of staff and council:

1. **The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city:**
 - a. The proposed fire station is an allowed use within the P (Public) zoning designation. The construction of a fire station follows a fundamental policy of the comprehensive plan. Commerce City values Safety and Wellness and as stated in the Comprehensive Plan, "Guiding Principle; Increase the health and well-being of residents through healthy living, access to medical facilities, and public safety and hazard planning."

2. **The proposed zone district and allowed uses are compatible with the proposed development, surrounding land uses and the natural environment:**
 - a. The proposed fire station is an allowed use within the P (Public) zoning designation. Public zoned properties exist directly south of the property, while commercial and low density residential fill in the remaining adjacent properties. The property is located in the old "Adams City" and is one of the original blocks. The area was annexed into Commerce City long before many of the progressive planning measures were implemented. Thus, the area contains properties that are highly impervious and often times do not meet current land use goals. The proposed improvements to the property will serve as not only an improvement to the property but a "first step" in the eventual improvement of the general area of the City.
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:**
 - a. The subject site will have very little impact on the provision of public services. The existing site currently is serviced by South Adams County Water & Sanitation District and will continue to be. Minor upgrades to the services are being proposed to assure a reliable public facility.
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:**
 - a. The proposed site will have no impact on public uses such as parks, school and open space.
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 the proposed use:**
 - a. As Commerce City continues its rapid growth, the demand for public safety services inherently grows with it. The South Adams County Fire District has a duty to provide the citizens within its district with adequate protection and the conversion of the maintenance building to a station not only provides the public with an upgraded service but also provides the surrounding community with an improved property that better meets the goals of the comprehensive plan.
6. **The area for which 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:**
 - a. As stated, the goal of the proposed improvements is to provide the public with adequate public safety services. The public will benefit greatly by the proposed South Adams County Fire Station #1 development.

Sincerely,
LAMP RYNEARSON



Gary Floyd, PE
Senior Project Engineer