



February 22, 2024

ZONE CHANGE NARRATIVE FOR CARBAJAL AUTO

This letter is to describe in detail the planned development of the 0.451 acre parcel of land located on the southwest corner of the intersection of East 86th Avenue and Rosemary Street within the City of Commerce City in the District of Adams in the State of Colorado. The property is located at 8581 Rosemary Street, Commerce City, CO 80022 and is part of the Irondale Subdivision, Block 46, Lots 43 through 48. The Parcel Identification Number (PIN) for this property is 0172128209002.

Currently, the property is zoned as Adams County A-1 for agricultural and single-family dwelling. Most of the lot surface is dirt and overgrown vegetation with three buildings. The first building is a single-family home (2 bedrooms and 1 bath) covering an area of 736 square feet. This building lies 48 feet south of the north property line adjacent to 86th Avenue and 35.5 feet west of the easterly property line adjacent to Rosemary Street. The second and third buildings within the property are both 26 feet by 30 feet garages covering 780 square feet. The first garage is located 35.5 feet south from the northern property line adjacent to 86th Avenue and 114 feet from the easterly property line adjacent to Rosemary Street. The second garage is located 108 feet south of the northern property line adjacent to 86th Avenue and 109 feet west of the easterly property line adjacent to Rosemary Street. Existing access into the property is on Rosemary Street, about 25 feet south of the intersection.

The desired plan is to first annex the property into Commerce City and concurrently rezone the property to be a C-3 designation which would allow the property to be converted into an automobile dealership under that zoning. The dealership anticipates 2 employees with hours of operation between 10 am and 6 pm, 6 days a week. The proposed plan remodels the single-family home, relocates one of the garages and remodels both garages, re-grades the site, and paves the site and parking access for at least 8 customer designated parking spaces. Primary site access is proposed to be relocated to 86th Avenue from its existing location on Rosemary Street. Secondary site access will connect to Rosemary Street with a gated emergency access, accommodating fire requirements and safety. On-site improvements will start with the single-family home/sales office remodel with new windows and siding as well as several interior improvements including exit signage, fire code requirements, ADA ramp and access, new paint as well the establishment of a sales office that meets city requirements. The existing garage on the north end of the site will be relocated to the south, then both garages will be remodeled for storage, car washing, and vehicle maintenance. Landscaping will be provided for the development that meets the approved Commerce City landscaping requirements and standards. Vehicle service will be restricted to minor vehicle service as defined in the Commerce City Land Development Code:

“(494) Vehicle Repair, Minor shall mean the limited repair of automobiles, motorcycles, and light trucks that may include tune-ups, brakes, mufflers, automobile glass replacement, and other minor repair customarily done in service stations, but in no case shall minor vehicle repair include auto/truck body and fender work or repair of heavy equipment or trucks.”



The proposed rezone seeks to satisfy the zone change criteria as presented in City of Commerce City “Zone Change – Facts to Know” document:

A. CRITERIA: 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.

RESPONSE: The proposed zone district and development would expand commercial use along the Rosemary Street corridor, consistent with the “Irondale Neighborhood & Infrastructure Plan” Future Land Use Plan.

B. CRITERIA: The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment.

RESPONSE: The surrounding land uses along the Rosemary Street corridor consist of a mix of zoning including Commercial C-1, C-2, C-3, Industrial I-1, I-2, and Unincorporated Adams County. The proposed zone district and development is compatible with both the surrounding Commercial zoning, and the Future Land Use Plan incorporating a mix of commercial and industrial uses.

C. CRITERIA: 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.

RESPONSE: The proposed development has adequate access to existing water, sewerage, and street access. Existing water and sewerage are adequate for the proposed use as an auto dealership. A water meter upgrade to ¾” is proposed per SACWSD comments. Rosemary Street provides more than adequate street conveyance to the site, with primary access on 86th Avenue. A proposed detention pond will be on-site and tie into storm sewer infrastructure in the public right of way.

D. CRITERIA: 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.

RESPONSE: The proposed zone district does not provide provision of specific public use, however landscaped space along the frontage of the property serves to increase beauty along the Rosemary St corridor.

E. CRITERIA: 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.

RESPONSE: The proposed rezone meets the “Irondale Neighborhood & Infrastructure Plan” Future Land Use Plan, which indicates a public desire for increased commercial and mixed use



within the neighborhood. This development will increase the commercial development, while removing an agricultural zoning.

F. CRITERIA: 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.

RESPONSE: As with the previous response, the public has indicated interest in a change in use of the neighborhood to a mixed commercial/industrial use. This development will meet the public interest by increasing commercial development and reducing agricultural zoning.

The new development is strictly to be used for commercial purposes only. Once fully operational, the proposed dealership expects to have anywhere from 5-15 cars on display on any given day and are hopeful to have up to 20 potential consumers a day. The development will meet all requirements for the C-3 zoning designation and should have no adverse impacts to the surrounding developments. No phasing is planned with the project and is anticipated to have an opening start date in 2024.