



June 5, 2025

Commerce City Planning Department
7887 E. 60th Avenue
Commerce City, Colorado 80022

Re: Murray Farms (West) Subdivision Plat, Narrative

Dear Ms. Taylor,

Murray Farms is an approximately 153-acre mixed-use development located at the southeast corner of E. 112th Avenue and Havana Street in Commerce City. The land is currently being used for agriculture as part of the Murray Family Farm but includes tracts for future development under the Residential-1, Residential-3, Commercial-3, Industrial-1, and Industrial-2 designations. As part of the future Comprehensive Plan, this property will be split vertically into two (2) character areas: Northern Neighborhoods to the east and Northern Business District to the west.

The property was previously under development review for a collection of land use applications, including a subdivision plat and three rezoning requests. Due to complications that resulted from changed market conditions over time and feedback received from community engagement, the Applicant team, previously led by both the eastern and western landowners, have opted to forego those application in lieu of a more simplified and targeted approach to development.

The application before you proposes that the western half of the Murray Family Farms Filing No.1 be modified into additional tracts and one lot. DRE KCS Murray Farms Land LLC, is requesting the existing 3 tracts be resubdivided into 5 tracts for future development as well as establish one lot and legal boundaries for the existing Murray Family Farm operation. Changes to the plat include:

- Creation of tracts for future development under their current zoning designations (I-1, I-2, and C-3)
- Creation of one tract and one lot which can then be deeded back to the Murray Family for the area encompassing the existing farm operation (as recommended by the City Attorney)

The enclosed application proposes the following strategy to accomplish the above noted goals:

- Subdivide Parcel #172111201003 (currently zoned I-1, Light Intensity Industrial) into three (3) parcels:
 - Tract D (zoned I-1), planned for future industrial development
 - Tract F (zoned I-1), planned to be deeded back to the Murray Family Farms Operation
 - Tract G (zoned I-1), planned for future industrial and/or commercial development
- Subdivide Parcel #17211201002 (currently zoned I-2, Medium Intensity Industrial) into two (2) parcels:
 - Tract C (zoned I-2), planned for future industrial development
 - Lot 1 (zoned I-2), planned to be deeded back to the Murray Family Farms Operation

Approval Criteria

Per the Commerce City Land Development Code, Article III, Division 2 (D), Section 21-3241 (3), the Murray Family Farms Filing No.2 Subdivision Plat is in compliance with the following approval criteria:

- a) The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;

The plat proposed is consistent with the underlying zoning for the property. No changes to the existing zoning is proposed as part of this application.



- b) The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;
There are no proposed changes to the existing land use a part of this plat application.
- c) There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
The proposed plat is in compliance with all federal, state, and local laws applicable.
- d) The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of this land development code;
Changes proposed as part of this plat application are minimal and include the creation of one lot and one tract for the purpose of establishing legal boundaries for land sale to the original land owner for retainment of the existing house and associated accessory structures (Lot 1 and Tract F).
- e) The subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
The proposed plat creates 5 tracts and 1 lot at this time. The conversion of the tracts to "lots" will be coordinated as part of a future Development Permit and Final Plat application, as needed. At that time, additional infrastructure necessary to service further subdivision will be addressed. The one lot proposed with this application meets all City requirements for a "lot" classification and recommended by the City Attorney to proceed as such. Lot 1 and Tract F are intended to be deeded back to the previous land owner to retain the existing house and associated accessory structures under their ownership.
- f) The subdivision:
 - a. Will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city; or
The final plat proposed here does not generate any change to the existing use and thereby does not create an impact of adjacent properties or existing conditions surrounding the property.
 - b. Any adverse effect has been or will be mitigated to the maximum extent feasible;
The final plat proposed here does not generate any change to the existing use and thereby does not create an impact of adjacent properties or existing conditions surrounding the property. No mitigation is necessary at this time.
- g) Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;
The final plat proposed here does not generate any change to the existing use and thereby does not create an impact public safety, transportation, utility facilities and services or other public services provided by the City or its affiliates.
- h) A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and



The proposed plat creates 5 tracts and 1 lot at this time. The conversion of proposed tracts to lots will be coordinated as part of a future Development Permit and Final Plat application, as needed. At that time and as part of a change in land use, a development agreement between the land owner and the City will be coordinated. A development agreement is not applicable at this time.

- i) As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

No changes are proposed as part of this plat application, thereby infrastructure capacity remains unchanged at this time.

Please find enclosed as part of this application submittal materials required for subdivision plat as outlined in the City Code. Please note a traffic impact report has not been provided as part of this application, as no change to traffic is anticipated with this plat modification as development cannot occur under the "tract" designation. Similarly, a Development Agreement has not been provided, as specific development is unknown at this time. A Development Agreement and TIS report will be provided as part of a future Development Permit application.

We look forward to discussing this application further with City staff and working together with the City of Commerce City to set this property up for future development success.

Sincerely,
Norris Design

Samantha Pollmiller
Principal
(Applicant's Representative)