

Rezoning Narrative

Re: Property located at 104th Avenue and Potomac Street, Commerce City, CO 80022

SUMMARY

The City of Commerce City is requesting a zoning change from the current designation of Agricultural (AG) to Public (PUB) zoning for the property located at 13701 E. 104th Avenue (Northeast Corner of 104th Avenue and Potomac Street). To keep pace with Commerce City's growth, additional police staffing and services are required. Moreover, the current police headquarters in the Civic Center is not adequately sized to accommodate the department's needs. To address these challenges, the Commerce City Police Department (CCPD) plans to expand their current operations by building a new, 43,350 square foot, police substation in the Northern Range. The new facility will increase community accessibility, improve emergency response, and allow for the department to continue to grow with the City.

A rezoning from AG to PUB will allow the City to construct a building with ample space for the current state of the department and to sustain ample space for decades to come. Although the CCPD currently leases space at a temporary substation on Highway 2 and 104th in the Turnberry Marketplace, this current space is not sufficient for the needs of the CCPD. Additionally, due to the headquarters being located at 7887 60th Avenue at the City's Civic Center, there are challenges due to the mileage between the headquarters and the northern range of Commerce City (approximately 8.3 miles), which is cause for concern due to response times. By constructing the new CCPD Northern Range Substation, response times to various types of public safety requests in the northern portion of Commerce City will be significantly impacted due to the centralized location of the proposed building.

OUR STORY

The beginnings of the permanent police substation in the Northern Range of Commerce City started early in 2022 based on resident and City Council comments. During this time, the community, City Council and City staff analyzed the needs for a permanent police substation in Commerce City and began the discussions to plan for the Commerce City Police Department's (CCPD) future.

During the April 24, 2023, regular council meeting, the Commerce City Council entered an executive session to discuss the acquisition of real property for the potential permanent Commerce City Police Department substation. After discussions of property acquisitions concluded in this session, the City utilized the services from HOK, and engineering and architectural design group to complete a feasibility study at the August 1, 2023, Council Meeting to discuss needs of the current state and future needs of the CCPD, stakeholder feedback, potential design plans for the permanent substation and a continuance of the discussion around the property acquisition of said substation.

From that point, during the February 5, 2024, regular council meeting, City Council approved Resolution 2024-001 which authorized the City Manager to negotiate a contract with D2C Architects, Inc. for the architectural and engineering services for the design for the police department substation. At this point,

the project had gained momentum as property acquisition had occurred in mid-Summer 2023, and the permanent architectural and design firm was approved during this Council Meeting.

Since 2022, there have been three additional ordinances related to this project -- Ordinance 2611, Ordinance 2685, and Ordinance 2723. All three were approved to transfer applicable funding from the general fund balance to the capital expenditures account designated for this project. Due to the complex nature of this project, it is vital that the various City departments involved in this project shift quickly to gain movement in progressing with construction of the permanent Northern Range Police Substation, with the immediate request and need to rezone this plot from agriculture (AG) to public zoning.

CONCLUSION AND REASONING

The rezoning for the property of 13701 E. 104th Avenue (Northeast Corner of 104th Avenue and Potomac Street) will allow the City of Commerce City to move forward with the Council goal of Public Health and Safety by constructing a permanent police substation that will allow quicker response times, public visibility, and will allow the currently understaffed department to grow due to increased working space in the new substation.

Currently, when comparing Commerce City's distance between the single substation and headquarters to other municipalities' and their distances between headquarters and substations, there is a stark and concerning difference. The residents of Commerce City deserve a police department where officers are able to respond quicker due to not having to drive approximately eight miles from headquarters to the Northern Range. Additionally, by placing a permanent substation in the Northern Range, the CCPD has direct and closer access to the Adams County Jail and Judicial Center, which is located in Brighton just north of the proposed substation. The City of Commerce City has seen exponential growth in the Northern Range due to the desirable neighborhoods, parks and recreation centers, schools in this area and because of this, population rates will only continue to grow. A consideration to make with population growth is that as population rises in any given area, crime will also increase due to the higher population rates. By approving the rezoning for this police substation, it will allow our Commerce City Police Department to be prepared for the health and safety needs of a rapidly growing community.