

STUDIO 646

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June 2, 2026

Commerce City Community Development Department

RE: 8151 E. 81st Place Project Narrative

Annexation and Zoning Map Amendment Narrative

The owner of the property located at 8151 E. 81st Place respectfully requests annexation into the City of Commerce City and approval of a Zoning Map Amendment from Adams County A-1 (Agricultural) to I-2 (Medium Intensity Industrial).

The subject property is located within the Intergovernmental Agreement (IGA) growth boundary of Commerce City and is eligible for annexation. The annexation of the above property does not create an unreasonable burden on the City and is in the best interest of the City to capitalize on improving the area through development that matches the long term vision of the City.

The requested I-2 zoning designation will facilitate development of a storage building and associated improvements for an existing concrete construction business. The proposed development will provide operational space for the business while contributing to the orderly development of the surrounding industrial area.

Consistency with the Comprehensive Plan and Intent of the Zoning Ordinance

The proposed zoning amendment is consistent with the City's long-term planning objectives for employment-generating and industrial land uses within designated growth areas. Annexation and rezoning of the property will support economic development opportunities, provide employment within the community, and allow the site to develop under City standards for site design, architecture, landscaping, utilities, and infrastructure improvements.

The requested I-2 zoning district is appropriate for the property's location and surrounding development pattern. The property is situated within an area characterized primarily by industrial and commercial uses and is well-suited for medium-intensity industrial development.

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Compatibility with Surrounding Land Uses

The proposed I-2 zoning designation is compatible with existing zoning and land uses in the vicinity. Surrounding properties are predominantly zoned I-1 (Light Intensity Industrial) and I-2 (Medium Intensity Industrial), with limited pockets of C-3 Commercial, Agricultural, and R-2 Residential zoning districts.

Many of the nearby industrial properties currently operate as outdoor storage yards and contractor facilities. The proposed development represents a higher-quality investment that will improve the visual character of the area through construction of a permanent building, enhanced landscaping, and installation of public infrastructure improvements. The project demonstrates compatibility with surrounding conforming and permitted uses and is consistent with the established industrial character of the area.

Adequacy of Public Facilities and Infrastructure

The proposed annexation and zoning amendment will result in significant infrastructure improvements to the property. Development of the site will include construction of sidewalks, curb and gutter, extension of public water and sanitary sewer services, and installation of stormwater detention facilities. These improvements will enhance public infrastructure and improve service levels within the area.

Water and sanitation services will be provided by South Adams County Water and Sanitation District. Fire protection and emergency response services will be provided by South Adams County Fire Protection District.

The proposed zoning will not create an undue burden on public facilities or services and will ensure that future development occurs in accordance with City standards.

Site Design and Mitigation of Impacts

The proposed development incorporates design features intended to improve the appearance and functionality of the site while minimizing impacts on adjacent properties. Landscaped buffer yards will be installed along property boundaries to provide separation from non-compatible uses, including residentially zoned properties located to the north. Street landscape buffers will be provided along the frontage and side yards, introducing vegetation that will contribute to noise attenuation, visual screening, and an improved streetscape.

The project will serve as an example of how industrial development can incorporate quality architecture, landscaping, and site planning to create a more attractive and cohesive industrial environment.

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Economic and Community Benefits

The proposed building will consist of approximately 5,400 square feet and will support an existing local concrete construction business. The facility will provide storage for vehicles, equipment, trailers, materials, and supplies, while also containing administrative offices, restrooms, and employee break areas.

The business currently employs six individuals and operates a fleet consisting of employee pickup trucks, concrete mixer trucks, dump trucks, and trailers. Development of the site will allow the business to expand and improve its operations while offering employment opportunities within the community. The concrete construction business typically operates Monday-Friday. Employees typically arrive around 7 am, load equipment and supplies and travel to job sites. Employees return around 4 pm to unload equipment. Most of the day is spent at job sites around the metro area. The site would be typically used for loading/unloading and the storage of equipment limiting the amount of visual and auditory impacts on surrounding properties. The business does not offer any hazardous impacts to the area. All concrete is provided by concrete suppliers and is mixed off site. Unused concrete is disposed of off site.

The project supports Commerce City's economic development objectives by fostering investment in industrial land, supporting a locally owned business, and contributing to the City's employment base.

Phasing and Orderly Development of the Area

The owner would like to develop the project as soon as possible. The construction of the building and parking area would be completed all at once. The proposed annexation and rezoning will not impede the normal and orderly development of surrounding properties. Rather, the request represents a logical extension of existing industrial zoning and land use patterns in the area. Development under the proposed I-2 zoning district will occur in a manner that is consistent with surrounding uses while providing upgraded infrastructure, improved site aesthetics, and enhanced public services.

Conclusion

The requested annexation and rezoning of the property from Adams County A-1 (Agricultural) to I-2 (Medium Intensity Industrial) is appropriate, compatible with surrounding land uses, supported by available infrastructure, and consistent with the City's planning objectives. The proposal will improve the appearance of the area, provide public infrastructure enhancements, support local employment, and contribute to the continued

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economic vitality of Commerce City. For these reasons, approval of the annexation and Zoning Map Amendment is respectfully requested.

Thank you,

Andy Stein

A handwritten signature in black ink, appearing to read "Andy Stein". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Senior Project Manager
Studio 646 Architecture