

September 13, 2024

To: Whom it May Concern
City of Commerce City Planning Department
7887 East 60th Avenue
Commerce City, CO 80022

Address: 7390 Hwy 2, Commerce City, CO 80022

To Whom it May Concern:

I am writing today to describe our proposed change of use for the property located at 7390 Hwy 2 – the existing property is a 0.33 acre, 14,525.32 square foot lot that houses an existing Restaurant-Bar called “Werthwhile Sports Bar”. The Address Feature Classification is Business (commercial/industrial), and the Address Use Type is Commercial-Restaurant. We are proposing to change the use of this existing building to Events Center. The property is also located within the Derby Sub-Area.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates Derby Sub-Area as an Activity Center – a place for socializing, civic events, and community life. A change in use from Restaurant-Bar to Event Center would still align with this designation.

The Derby Strategic Planning Area notes three main issues with the area, two of which apply to this proposed change in use: Historic Value – sites in need of maintenance and recognition, Highway 2 – in need of coordinated access and higher quality development. We are proposing landscaping be added to the property, which would comply with the city’s landscaping requirements and also increase the curb appeal.

Additionally, the proposed use does not violate any federal, state, or local laws or requirements.

Compliance with the Derby Sub-Area Master Plan

The existing building will remain as is, so it will still comply with the design guidelines of the Derby Sub-Area and surrounding area.

Community Need for a Small Event Center

There is a community need for this proposed use in this neighborhood. There is only one other Event Center within the Derby area that is meant for larger gatherings like weddings or quinceañeras. Whereas the proposed use for this property is a space for 50-80 people that

could be rented out for smaller celebrations/events like baby showers, birthdays, graduations, or studio use for Zumba classes. The facility is an appropriate size for a small event center and is well-sited for this proposed use – there are two event centers within 2,000 ft of the property, but both are intended for larger gatherings.

Property Improvement – Parking, Landscaping & Maintenance

We are proposing to repaint the existing asphalt parking lot to rework the parking lot by eliminating the non-compliant spaces and maximizing the number of spots for the area. In total, there will be 14 parking spaces with one being handicap van accessible. There are also proposed landscaping improvements to occur on the site that would comply with the landscaping requirements per the Commerce City Municipal Code.

In addition, the owner and operator of this facility owns multiple other businesses in the area, and has an excellent reputation for maintaining their properties and businesses.

Expected Effects on Adjacent Properties and City

The proposed use of this facility is expected to greatly reduce impacts to adjacent property compared to its original use. There are increased restricted hours of operations that will eliminate late night hours – the nature of events is such that patrons will depart on time, as they will rent out the space for a certain block of time for their event. It is likely that the facility will not be in use continuously, compared to the constant hours of a sports bar. No significant noise is anticipated from the proposed use, and no additional noise mitigation is planned. In addition, the proposed use will generate additional traffic compared to the vacant building that we have planned for with our parking plan. The change from a vacant building to an in-use building will also help mitigate the effects caused by having a vacant building on that lot. Our proposed use, and addition of landscaping to the property will bring life back to the corner of Hwy 2 and Magnolia St.

The proposed use will not require any additional infrastructure or services that are not already provided to this site. In addition, the proposed use of this facility is expected to reduce the water usage of this facility due to the removal of the bar from the property. The events hosted at this center will be catered, if necessary. Waste generation and power use is expected to be similar to the previous use of this property.

Thank you for considering this change in use for this property.

Sincerely,

Rebecca Aldaco