
Galatians Enterprises

6540 Highway 2

Aerial View of 6540 Highway 2



Panoramic View of 6540 Highway 2 Side

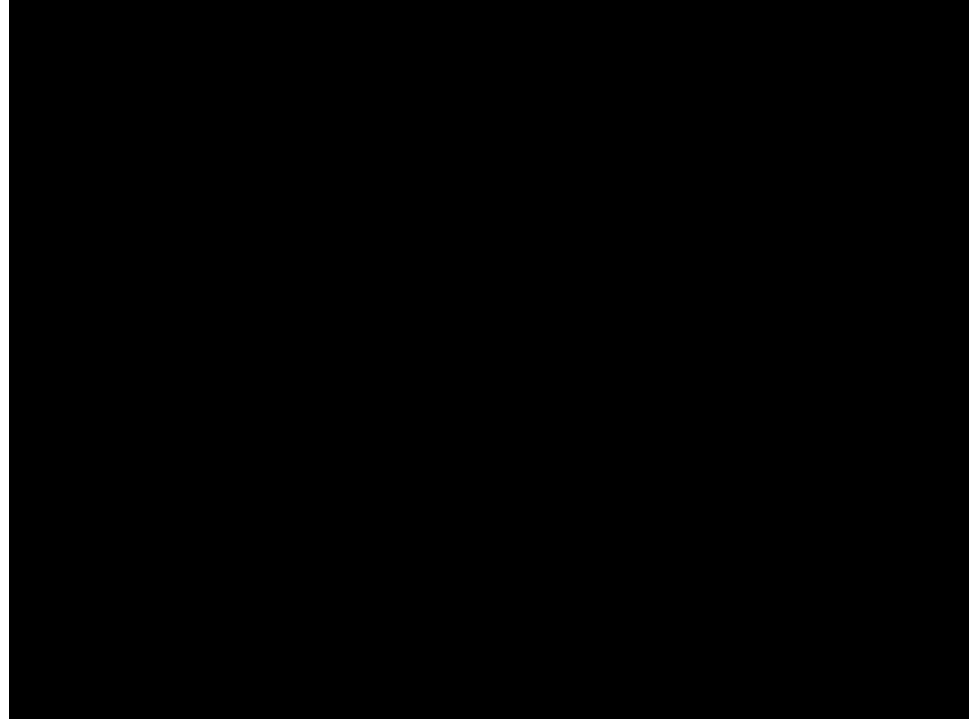


Panoramic View across the road of 6540 Highway 2



Video of 6540 Highway 2

This video shows the existing residential dwellings location on this road. The views up and down the road show this is predominantly a residential street. A commercial location on this road would have very limited exposure.



Preliminary Design



History/Property Information

- **Property has had residential dwellings on it since 1950**
- **Known to date, there has been no commercial on the site.**
- **An existing quadplex is on the site**
- **An existing duplex is on the site.**
- **Remainder of the parcel is raw land.**

Galatians Enterprises

Galatians Enterprises is an LLC formed by the owners of the parcel, Kathryn Boyd and Jonathan Trull. Creating clean and affordable housing for everyone is the purpose of the company.

Kathryn Boyd and Jonathan Trull are also the owners of a non profit called YHC Clinic. YHC clinic provides free medical care to those who have housing insecurity in Adams County.

Providing affordable housing is in line with the property owners mission to provide services to the impoverished and those transitioning from homelessness in Adams County.

Goals of Zone Change Request

The goal desired in requesting the zone change is to obtain the proper zoning of the property to build additional affordable housing on the raw land portion of the existing parcel. The property is currently zoned for commercial.

Comprehensive Plan

- Goal HN 3 - Increased Range of Housing Prices
- HN 3b Affordable Rental Options
- Community and Social Issues
 - 17. Providing housing to accommodate a diverse population and life-long living in the city
- Guiding Principles
 - 1. Land Use and Growth. Grow Commerce City in a balanced and compact pattern of neighborhoods and commerce centers, where residents have access to employment, services, and shopping. Promote infill and phase new growth to avoid inefficient and costly leapfrog development.
 - 4. Housing/Neighborhoods. Provide multiple types of housing serving a range of current and future residents and incomes in vibrant neighborhoods where people want to live.
 - 5. Redevelopment/Reinvestment. Promote new centers while maintaining the integrity of existing districts by continually renewing and reinvesting.

Comprehensive Plan

- Goal LU 2 – Phase growth in an orderly, compact manner
 - The city will phase future growth in tiers so it is contiguous with existing urban areas or infill locations that can be efficiently served; avoids leapfrog development; and is generally beneficial to the city overall.
- LU 3.1—Quality Design for Neighborhoods
 - Ensure new neighborhoods are well designed; pedestrian-oriented; can be served by transit; and contain a mix of housing types, amenities, and centers. New neighborhoods should connect with surrounding areas through streets, parks, and bicycle routes. Infill development