

9/27/24

Mr. Dalton Guerra, City Planner
Community Development Department
City of Commerce City
7887 E. 60th Avenue
Commerce City, Colorado 80022
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303.227.8853

RE: Zone Change Narrative 6981 & 6925 E. 54th Pl., Commerce City, CO

Dear Dalton,

We are pleased to present our narrative for a request for a Zone Change on behalf of Matheson Holdings for the properties located at 6928 and 6981 E. 54th Place, Commerce City Colorado. Our intent is to petition the city to re-zone 6928 and 6981 E. 54th Pl. from R-2 Single Family Attached zone district to I-2, Medium Industrial zone with an Industrial Outdoor Storage Use.

- **Consistency of the proposed Zone Change with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;**
 - The proposed zone change is compatible with the policies and goals of the Comprehensive Plan, which indicates that the future use will be I-2, Medium Industrial. There are no adopted area plans or community plans in this district.
- **Compatibility of the proposed Zone Change with surrounding land uses and the natural environment;**
 - Each of the adjoining properties on all site boundaries are currently zoned I-2 Medium Industrial. The use of Industrial Outdoor Storage is also consistent with several properties in the vicinity.
- **The impact of the proposed Zone Change on providing efficient and adequate provision of public services, including, but not limited to, water, sewerage, streets, and drainage;**
 - As there is no proposed building construction on the property, some of the impacts to public services will be minimal. In terms of water, the only water that is needed is for irrigation of the proposed new landscape area, which will be drawn from the adjacent building which has an existing 1" water service tap. The proposed project re-zoning and use as Industrial Outdoor Storage does not impact the public service of sewerage. The traffic analysis that our engineer presented indicates that they expect the site to receive approximately 3 average weekday vehicle trips, which does not present an undo burden to the public street. We have included a storm drainage retention area in our proposed design to address the previous storm drainage runoff potential of the undeveloped site.
- **The impact of the proposed Zone Change on efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;**

- The general neighborhood surrounding the property is a mosaic of predominately light and medium industrial zoning and development. The future intended use as indicated in the Commerce City Comprehensive Plan is I-2, which is aligned with our re-zoning proposal. The neighborhood does not have a lot of parks and open space, but there is an open space greenway that runs along I-270, which is adjacent to Sand Creek several blocks away. This greenway runs Northwest to Southeast and has trails and bike paths. In addition, and there is a small pocket park called Manoco Park less than ½ mile away to the North. There are two schools about a ½ mile away from the site, Rose Hill Elementary School and Victory Preparatory Academy. Beginning about ¾ of a mile to the East and continuing Eastward is the Northfield (Denver) neighborhood which is planned with a nice compliment of parks, open space and schools. The industrial neighborhood where the property is located begins on the West side of Quebec Street and travels westward, roughly aligned with I-270. We do not expect this re-zoning to adversely impact any parks, schools or open space.
- **The community's need for the zoning district in the proposed location and the need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and**
 - The current zoning of R-2 seems a little out of place given the directly adjacent context which is very industrial. It appears that many years ago there was a single-family home on one of the lots, which was demolished. So, there are no residential inhabitants being displaced as a result of our proposed re-zoning. And, given the context, we would not recommend that a new single-family home be constructed in this location, as there are other areas in Commerce City that are more appropriate for residential construction, while the lots in question are appropriate for industrial development.
- **The area for which the Zone Change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.**
 - We are not familiar with the historical evolution of the neighborhood. But the site has been used in the same manner for many decades. And the site has become, as the City began the process of incorporating zoning districts, a grandfathered legal non-conforming use. We are also aware that the City has indicated that their desire for the property 'future use' is I-2 Medium Industrial, which we agree with.

Thank you for giving us the opportunity to submit our re-zoning proposal with your Department of Community Development. Please let us know if additional information is needed to process this request.

Respectfully,
Jennifer Grant, AIA
Principal Architect
Quintessence Design Group, LLC

