

From: Brandy Nicols

Received: October 29, 2025

Please see my written comments below to be provided to both the Planning Commission and City Council for the Southeast Corner of East 120th Ave and Chambers requested Land Use Plan Amendment. I am a homeowner living close by this development off of 119th and Jasper since 2004.

Traffic/Transportation

The increase of traffic is a major safety concern due to the high traffic volume that currently exists without the addition of residential units and commercial development that this amendment is requesting in this area. Further, there is another current land use amendment that is being considered for commercial use on the North side of 120th and Chambers (adjacent to Outlook Neighborhood) that will also impact this same area as far as an increase in transportation/traffic. What is Commerce City's plan to address the increase of traffic in an already very congested area? At our neighborhood informational meeting that was held on October 9, 2025, by the developers representatives, Lokal and Nic Berry, we were told that the traffic is a city issue and nothing is planned to address these concerns. I implore the planning commission, City Council and the city to please plan for these issues proactively vs reactively which has been the case for a number of years. I am personally encouraged by a new light going in on 117th and Chambers sometime in 2026. We are currently trapped and negatively impacted in getting out of our neighborhoods on both the East and West side of Chambers during rush hours, church times, etc. This is a perfect example of not planning proactively. Our overall safety for both residents and those traveling within this area is a significant concern. Perhaps a light at 120th and Jasper is warranted? Several residents at our neighborhood informational meeting requested a traffic light to be installed at this location.

Poor Lighting

There is currently very poor lighting in the area of Jasper and 120th. Please consider adding additional or brighter lighting for safe entrance/exiting. This is a safety issue currently and more so if this amendment is approved, due to an increase in traffic and an already congested area overall.

Parking

Our neighborhood (The Highlands of Buffalo Run, East of Chambers 117th-119th) is jam packed with on street parking of cars outside homes. Some of the streets that are meant for two passing cars cannot be transversed as such anymore due to the narrowing of the

street with parked cars on both sides. Please ensure that if this amendment is approved that the townhomes will have adequate parking for their residents as well as visitors to preclude parking outside of their own development. Lokal stated that each townhome will have a double garage; however, many people fill their garage space with storage and do not park their cars inside the garage. 119th (East and West) is lined up with cars parked from our current and existing residential overflow. Adequate parking is requested to be a high priority. Some neighbors are already having arguments over parking in front of their homes.

Exterior Maintenance

Lokal rep stated that they are not sure who will be responsible (residential owner or HOA) for the exterior such as roof replacement, painting. I request that if the city has any influence in exterior maintenance and upkeep in relation to the townhome buildings that the HOA be responsible for this in order to ensure the neighborhood remains aesthetically pleasing and well cared for.

Poor Drainage

Previously built homes and townhomes within our HOA of the Villages of Buffalo Run that Lokal Homes have already built have had substantial drainage issues. This has caused an unfair and significant financial burden on both the HOA and the residential owners. We request that Lokal redesign their drainage from lessons learned and remediation from previously built homes/townhomes within our area to prevent this from occurring. Additionally, seeking the direct involvement with the HOA Board is requested to ensure an adequate partnership in alleviating these issues.

General Concerns (from past known issues/lessons learned in our area)

How wide are the driveways and/or alleyways?

How wide are the fire lanes?

How wide will the tree lawns be in order to accommodate and support the growth of shade trees specifically?

Are there designated spaces for snow removal?

Is there designated space for trash cans?

Thank you,

Brandy Nichols

11840 Jasper Street

From: Michelle Markley

Received: October 28,2025

Dear Planning Commission and City Council,

I'm writing as a nearby resident to express my opposition to the proposed Land Use Plan Amendment (LUP25-0002) by Lokal Homes at the southeast corner of East 120th Avenue and Chambers Road.

This area is already experiencing significant traffic congestion and overcrowding. Our streets are narrow, and the grocery stores and other amenities are often overburdened because of the existing population density. Adding more housing will only make these problems worse.

Instead of converting this parcel to residential or mixed-use, I urge the City to keep the land zoned for commercial use and encourage development that provides services, shops, and wider infrastructure improvements (roads) to support the community that's already here.

Sincerely,

Michelle Markley

11831 Fraser St

Brighton CO 80603

From: Jacqueline Chouinard

Received: October 29, 2025

No more convenience stores, gas stations or dentists. This area needs to include restaurants and a grocery store to compete with King Soopers. I would like to see a Walmart nearby. We already have traffic problems and don't need more. Please, no more housing.

Jacqueline Chouinard

10283 Norfolk St, Commerce City, CO 80022

From: jhedman7@comcast.net

Received: October 30, 2025

No more convenience stores, gas stations or dentists. If this does not include restaurants and a grocery store to compete with King Soopers, I am not in favor of it. My residence has fallen in resale value by 20% in less than two years. We do not need more residential.

From: Judy Dorris

Received: November 18, 2025

City of Commerce City Planning Commission

Subject: Opposition to Rezoning of Parcel at 120th and Chambers

Dear Members of the Planning Commission,

I am writing on behalf of numerous residents who are strongly opposed to the proposed rezoning and development of the parcel located at 120th and Chambers by Lokal Builders. The recent community meeting did not alleviate concerns; in fact, it highlighted significant gaps in planning, transparency, and responsiveness to stakeholder input.

Key Concerns Raised by Residents

1. Inadequate Summary and Lack of Transparency

The summary provided to Council is insufficient and does not reflect the depth of community concerns. There is an hour-long recording of the meeting that demonstrates unanswered questions and dismissive responses.

2. Infrastructure Deficiencies

Residents already face ongoing challenges due to prior developments without proper infrastructure. Traffic congestion, lack of traffic lights, and insufficient parking are daily pain points. Adding 94 townhomes will exacerbate these issues significantly.

- **Traffic Impact:** At a minimum, 94 homes with two vehicles each will add approximately 188 additional cars to Chambers and 120th. We invite the Commission to observe traffic between 7:00–8:00 AM and 3:00–5:00 PM to understand the current strain.

- **Parking Concerns:** When asked about overflow parking during gatherings, the developer suggested parking on 119th—an area already overburdened.
3. **Dismissive Responses to Community Questions**

Questions about multigenerational households, teenage drivers, and realistic parking needs were met with inadequate or flippant answers. The assumption that families will only have “a couple of kids” is unrealistic and dismissive.
 4. **Ownership and Rental Assumptions**

Presenters claimed these units would not be rented, but there is no enforceable guarantee. Once homes are sold, owners cannot be restricted beyond code compliance.
 5. **Developer Reputation and Accountability**

Residents urge the Commission to review social media and complaint records regarding Lokal Builders’ warranty issues and delayed repairs. These patterns raise concerns about Lokal’s ability to be a responsible neighbor.
 6. **Ethical Concerns and Process Transparency**

The confusion surrounding the public hearing schedule and prior cancellations has limited resident participation. This, combined with the property owner’s questionable actions, has led to distrust in the process.

Our Position

Residents are not opposed to development in principle; we understand growth is inevitable. However, development must be guided by **common-sense planning, adequate infrastructure, and genuine community engagement**. The current proposal fails on all these fronts.

We respectfully request the Planning Commission to:

- Deny the rezoning request for this parcel.
- Conduct a thorough traffic and infrastructure impact study before considering any future proposals.
- Ensure transparency and meaningful stakeholder involvement in all stages of planning.

Thank you for your attention to this matter. We trust the Commission will prioritize the long-term well-being of existing residents over short-term gains.

Sincerely,
Judy Dorris
On behalf of concerned residents
