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Memorandum

To: City of Commerce City
Planning Division

From: Project Team

Date: September 8, 2023

Re: 6601 Colorado Boulevard – Zone Change
Neighborhood Meeting Summary

Pursuant to City Staff direction, the Owner's and their consultant team held a Neighborhood Meeting on Wednesday, August 30, 2023 at Eagle Pointe Recreation Center. Approximately fourteen (14) area residents attending the meeting; of which consisted of a presentation by the Applicant and their representatives.

The presentation included the rationale for the Zone Change request with the City and the intended uses, or potential uses of the property if the Zone Change is approved by the City. It was stated in the presentation that the Zone Change request was to amend the City's zoning maps from the existing Agricultural (AG) and Industrial-One (I-1) zoning classification, to Industrial-Two (I-2) zone district to further comply with the City's Comprehensive Master Plan recommended land use. Historically, the property had not been zoned and portions of the property were defaulted to AG, while other portions were part of a prior rezoning effort to I-1.

Much of the feedback received from the attendees was concern for additional outdoor storage that would be allowed under the proposed I-2 zoning; which in the opinion of those in stated concerns would cause increase crime, trash, debris and traffic issues. Other issues raised by residents in attendance was related to watershed issues, drainage, costs to them for development and screening of the property.

The applicant team documented efforts made by the Owner's to maintain the property in compliance with City code as well as further compliance with City standards and regulations as it relates to the Zone Change application process and supplemental plans, reports and documents that are made part of the record.

CC:

File Code: