

October 3, 2023
10/3/2023

City of Commerce City Planning Department
7887 E 60th Ave
Commerce City, CO 80022

RE: 6601 Colorado Boulevard Zone Change – Project Narrative

This project narrative has been prepared to address the PUD Development Permit requirements set forth by the City for a zone change to the subject property located at 6601 Colorado Boulevard. Through the Zone change and the PUD DP processes, the team aims to update the current zoning on the 11.55 Acre site from Agricultural (AG) and Industrial-One (I-1) to Industrial-Two (I-2) zone district for compliance with the City's Comprehensive Master Plan land use recommendations.

The property is currently being used primarily for vehicular storage. In addition, there are two single family residential buildings and small storage buildings on the property. A majority of the site is either open field area or gravel covered storage areas. Trees, shrubs, and other landscaped areas can be found throughout the site.

Adjacent properties to the north and south are zoned as various density industrial areas (I-1 through I-3) and the agricultural zoning limits the usability and value of the site. Per City GIS, the future land use for the site is noted as general industrial. As such, the property owner intends to complete a zone change to enable the future construction of a trucking terminal.

The Development Permit provides a generalized industrial building adhering to setback, sizing, and height requirements as laid out by City development code. West of the building and the paved parking areas, a gravel storage yard that can facilitate a variety of industrial uses is proposed. Two access points are shown along the Colorado Boulevard frontage. Of the entry points, the larger, 30 ft wide access path along the south property edge serves as the main means for truck and trailer circulation on the site to the gravel lot. No specific truck maneuvering pathways or parking are proposed for the gravel lot since specific uses of the site aren't known at this time.

Given no current arrangements for a future tenant, no anticipated vehicular/delivery activity has been estimated. Furthermore, no anticipated employee count or hours of operation are proposed under the Rezone or Development Permit. The aim of this permit is to enhance the value of the site by having an approved Development Permit in hand to enhance the speed and ease in which an industrial tenant can begin construction and occupy the site.

