



Case # Z-983-22

Zone Change from AG to I-2

Location: 4800 Ivy St (NEC Ivy St and E. 48th Ave)
Applicant: Starboard Realty/48th & Holly LLC
Request: Zone Change

Case Summary

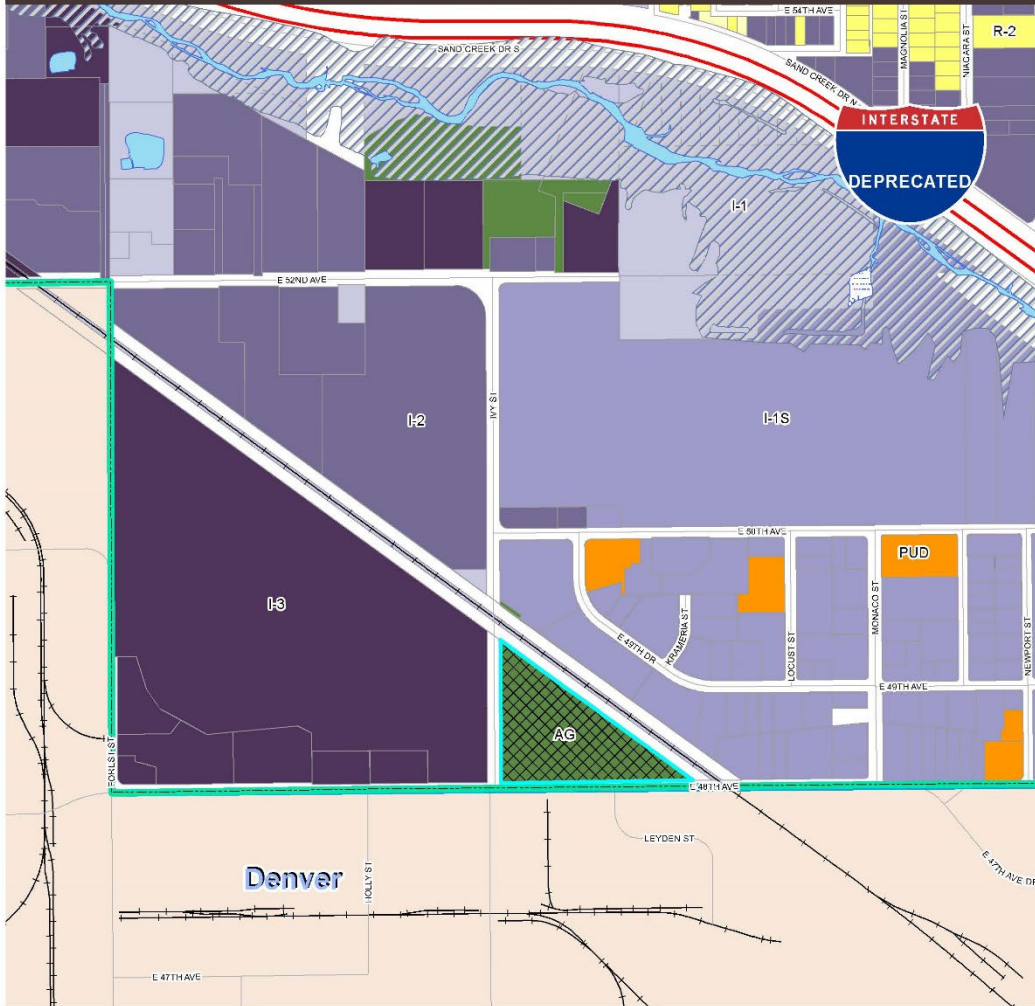
- 4800 Ivy St (north side of E. 48th Ave, east of Ivy St)
- Request: Zone Change
- Current zoning: AG (agricultural)
- Proposed zoning: I-2 (medium-intensity industrial)
- Future land use: General Industrial



Vicinity Map

Case: Z-983-22

V-Map



Zoning District

- AG - Agricultural District
- I-1 - Light Intensity Industrial District
- I-1S - Industrial Park Storage District
- I-2 - Medium Intensity Industrial District
- I-3 - Heavy Intensity Industrial District
- PUD - Planned Unit Development District
- R-1 - Single-Family Detached Residential District
- R-2 - Single-Family Attached Residential District

Other Features:

- City Limit Boundary
- IGA Annexation Growth Boundary

PIN: [182317300029]

Commerce City Planning Division
 Prepared by: PLO/OMA
 Date Saved: 4/17/2020
 Document Path: c:\Users\cpl\OneDrive - City of Commerce

Background and Applicant's Request

- Vacant site, approx. 8.79 acres
 - Incorporation zoning Agricultural
- Proposed use of industrial/distribution
 - Associated development plan D-539-22 and plat S-829-22
- Approx. 28 ft. tall, 60,480 sq. ft. warehousing building proposed on the parcel to be rezoned
- Access from Ivy Street
- New industrial development to Commerce City
- Sand Creek Urban Renewal Area

Developer and Proposed Use

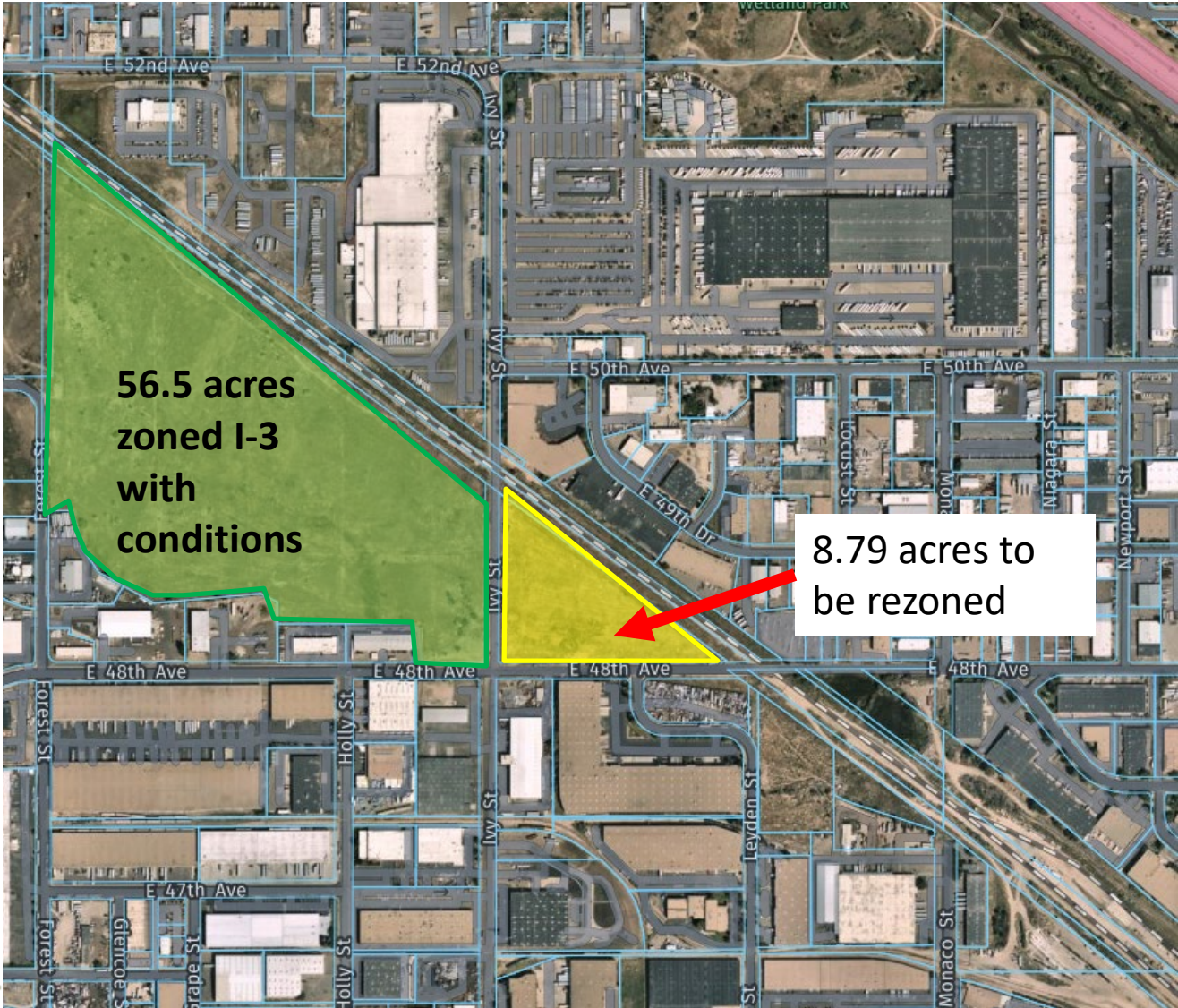
- CA Ventures began in 2004 and has expanded internationally, in commercial, industrial, and residential areas
- Industrial focus on warehousing and distribution, including for e-commerce
- Proposed distribution center will add over 60,000 square feet of distribution space on the site to be rezoned
- Users not identified yet, but will increase employment base



Proposed Development

- Total site approx. 65 acres
 - 8.79 acres east of Ivy St.: incorporation zoning Agricultural, proposed to be rezoned
 - Approx. 56 acres west of Ivy zoned I-3 via Z-108-75 (primarily allows only I-2 uses plus chemical manufacturing)
- Proposed use of industrial/distribution
 - Associated development plan D-539-22 and plat S-829-22
- Total 6 buildings (5 west of Ivy St) totaling approx. 839,500 sq. ft. overall
- New industrial development to Commerce City
- Newly Formed Commerce City Urban Renewal Area

Current Site



56.5 acres
zoned I-3
with
conditions

8.79 acres to
be rezoned



Site Photos



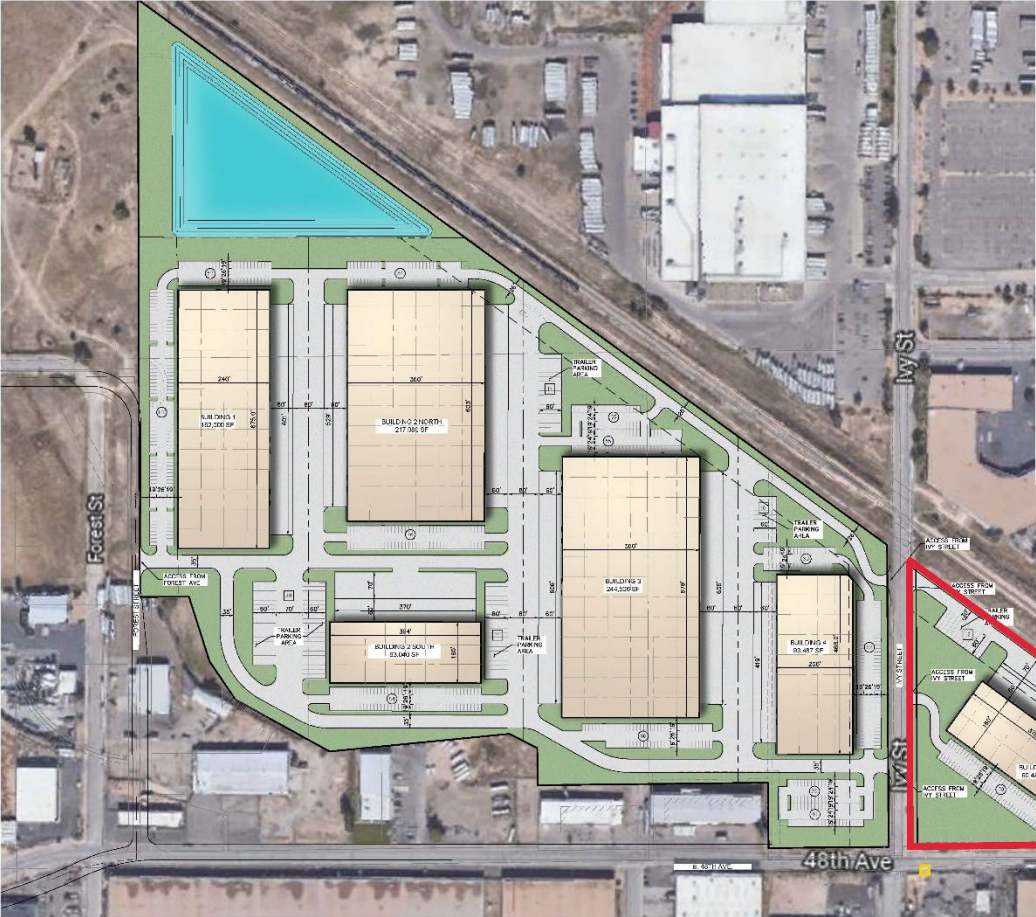
From Ivy Street, view southeast



From E 48th Ave, view northeast

Concept Site Plan

EXHIBIT D

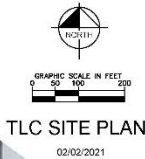


BUILDING NO.	BUILDING SF	CLEAR HEIGHT	PARKING
BUILDING 1	162,000	32'	192
BUILDING 2 NORTH	217,080	36'	140
BUILDING 2 SOUTH	63,040	28'	84
BUILDING 3	244,506	36'	156
BUILDING 4	93,487	28'	199
BUILDING 5	60,490	28'	70

Parcel highlighted in **RED** (containing **BUILDING 5**) is the only parcel subject to a Zone Change.

Development of all other buildings (1-4) located west of Ivy Street are allowed in it's existing zone district of I-3 as a use by right.

PARKING TOTALS
TRAILER PARKING: 99
AUTO PARKING: 841



TRIANGLE LOGISTICS PARK
a project for
CA-VENTURES

02/02/21

30 JULY 2021

02/02/21

powers
brown
and
associates
architecture



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Environmental Topics

- Sand Creek Superfund Site, former landfill
 - National Priority List in the 1980s due to high levels of contamination
 - The responsible parties implemented a Landfill Gas Extraction System and a Clean Soil Cap
 - The previous remediation of the site led to its removal from the National Priority List in 1996
 - Use restrictive covenant in place
- Current developer worked with EPA and CDPHE to develop approved work plan
- Notice of Environmental Use Restriction (NEUR), have been approved and signed by the EPA and CDPHE
- TCHD, CDPHE, EPA all satisfied with remediation



Referral Agency Comments

- No agency review comments remaining or objections for the rezone.
- Tri-County Health and CDPHE comments received were regarding the Superfund site and remediation.
 - Comments satisfied with the environmental use restrictions and EPA approved work plan.

Planning Commission Analysis

- Based on the applicants request, the PC believes the rezoning is justified.
- The proposed I-2 zoning is consistent with the future land use for the property and Comprehensive Plan goals.
- Will allow for the development of the property in an industrial area.
- Proposed use in concurrent applications is consistent with I-2 zoning.

Approval Criteria

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or:

(b) The zone change meets all of the following:

(i) The proposed zone district and allowed uses are consistent 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 consistent with the future land use designation and the policies and goals of the comprehensive plan. This includes LU 2.1 to promote infill development and ED 1 to increase economic base



Approval Criteria

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(ii) The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;

- Surrounding uses are primarily industrial and the proposed zone is compatible. As an infill site, the proposed development will have limited impact on the natural environment in the area. The work plan and covenants with CDPHE/EPA will effectively mitigate environmental impacts



Approval Criteria

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(iii) The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;

- This infill site has adequate infrastructure and future development will provide any additional or upgraded facilities. The environmental covenant and previous landfill will be addressed per CDPHE/EPA work plan



Approval Criteria

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(iv) The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;

- The proposed zone will not impact public uses directly and adequate open space, parks, and other public uses exist in the area.

(v) There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and

- The proposed zone is consistent with the area and will allow the development of industrial uses in an industrial area.

Approval Criteria

Sec. 21-3232(5)- Rezoning or Zone Changes Approval Criteria:

(vi) The area for which 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.

- This area has been transitioned from original AG zoning to industrial over many years and developments. Allowing this site to be fully utilized for industrial development will help with economic development in the area and city, and benefit the public interest.



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PC Recommendation

- At its September 6, 2022 regular meeting, the Planning Commission voted 5-0 to forward a recommendation of approval





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.

