



# City Council Communication

**AGENDA DATE:** June 1, 2026

**LEGISTAR ITEM #:** Z25-0006

**PRESENTER:** Allyson Olson  
Development

**DEPARTMENT:** Community

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Public Hearing
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## REQUEST

Good Investment Partners is requesting a Zoning Map Amendment to change the zoning of the property located at 8025 Pontiac Street from the Light-Intensity Industrial zone district (I-1) to the Medium-Intensity Industrial zone district (I-2) to allow outdoor storage on the property.

All rezoning requests made since the adoption of the 2025 Land Development Code are processed using the criteria of the 2025 Land Development Code, and if approved, will make the 2025 Land Development Code effective on the property ahead of an anticipated legislative rezoning of the city. The applicant is aware of these stipulations.

## BACKGROUND

The subject property was annexed into Commerce City in 1985 and received Agricultural (AG) zoning as a holding zone. In 1994, the subject property, along with three neighboring properties, requested a rezoning from AG to I-2. At the direction of Council, the neighboring properties were rezoned I-2, and the subject property was rezoned to I-1 to create a graduated intensity of uses northward from East 80<sup>th</sup> Ave.

Since the development of this site in 2000, the property has been used as an Industrial warehouse. Should this zoning map amendment application be approved, an application for a minor site development for outdoor storage will follow.

On April 7, 2025, the Planning Commission held a public hearing for the proposed rezoning. Following the hearing, the Commission voted unanimously to recommend Council approval of the rezoning request.

# CITY COUNCIL COMMUNICATION CONTINUED

## JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	The applicant, consistent with their ability as stated in the City of Commerce City Land Development Code Section 21-7120 (C), has initiated this Zoning Map Amendment through the public hearing process.		

## BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
Recommendation	5-0 for Approval
Date of Recommendation	April 7, 2026

## PUBLIC OUTREACH

On March 4, 2026, the applicant held a neighborhood meeting for the requested rezoning. No one attended the meeting. All required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested Zoning Map Amendment were given, including by publication in the newspaper, flyer mailing and posting a sign on the property.

## AVAILABLE ACTIONS

- Available Action #1: Approve Ordinance Z25-0006, to rezone the property at 8025 Pontiac Street from I-1 to I-2.
- Available Action #2: Deny Ordinance Z25-0006 to keep I-1 zoning in place for the property at 8025 Pontiac Street.
- Available Action #3: Continue the matter to a date certain and request additional information from the applicant, staff, or both.

## STAFF RECOMMENDATION

Staff recommends Available Action #1, Approve Ordinance Z25-0006 based on the finding that the proposed Zoning Map Amendment is supported by the goals and objectives of the Comprehensive Plan and meets the approval criteria listed in Sections 21-7220 (C) and 21-7140 of the 2025 Land Development Code.