



**Owner's Representative:  
Bruce C. O'Donnell**

**STARBOARD Realty Group  
1115 Acoma Street, Suite 107  
Denver, CO 80203**

**CASE # Z-983-22      48<sup>th</sup> & Ivy  
Adams County Parcel No. 01822317300029  
Proposed Zone Change Application  
From AG to I-2**



# Proposed Zone Change

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- This application proposes to change the zoning for the approximately 8.79-acre property located at the NEC of approximately 48th Avenue and Ivy Street from AG to I-2 (the “Property”) to facilitate use of the Property that is consistent with the recommendations in the Commerce City Comprehensive Plan.
- The request is to rezone the Property to the I-2 Zone District, a Medium-Intensity Industrial district, to facilitate the development of a logistics and distribution project. The successful rezoning will blend in with, support, and sustain the existing industrial character of the neighborhood.

# Existing Context

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- Today the Property is zoned AG, an agricultural zone district allowing production of agricultural crops and livestock.
- Existing context surrounding the Property is heavily industrial and surrounding zoning includes: I-3, I-1 and I-2.
- The Property was previously a landfill that has since been capped and filled over and has remained vacant and undeveloped for 40 years.



# Existing Conditions

- Today the Property a blighted vacant unproductive site.
- The Commerce City Urban Renewal Authority has made a determination of Blight and approved an Urban Renewal Plan for the Property.
- Rezoning will implement Comprehensive Master Plan recommendations and prepare the site for redevelopment, attracting private investment and putting the land to productive use.
- The Property is within the Triangle Logistics Center Commercial Metropolitan District.



# Overall Triangle Logistics Center Master Plan

SITE PLAN

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	60,480	28'	70

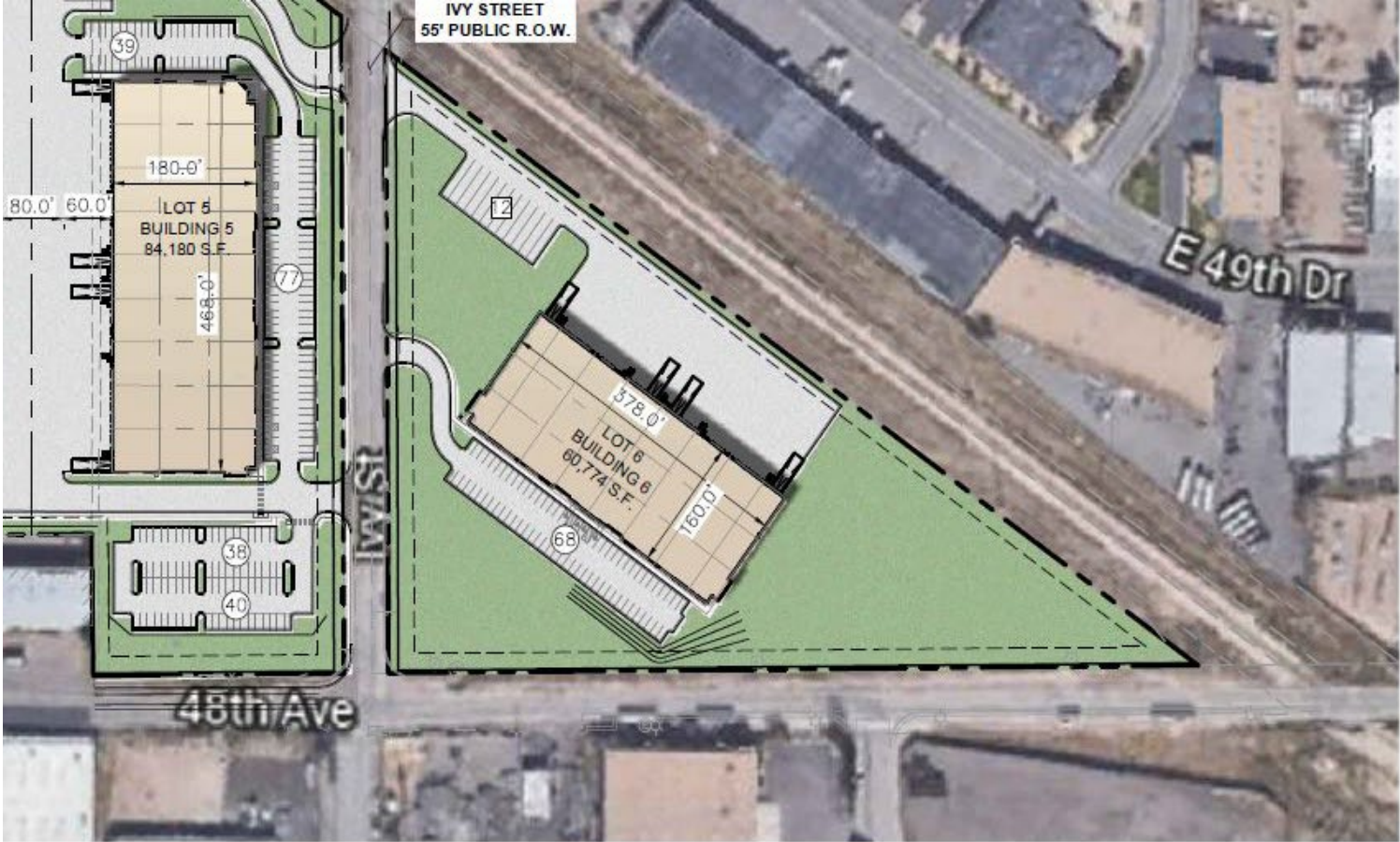
**AG to I-2 Rezoning Property**

**PARKING TOTALS**  
TRAILER PARKING: 99  
AUTO PARKING: 841

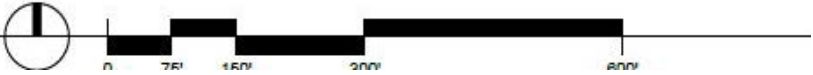
NORTH  
GRAPHIC SCALE IN FEET  
0 100 200  
TLC SITE PLAN  
02/02/2021

- The Property is a portion of the larger Triangle Logistics Center Redevelopment
- Proposed 840,000 SF of Class A Industrial and Distribution Buildings

# Site Plan

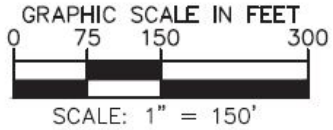
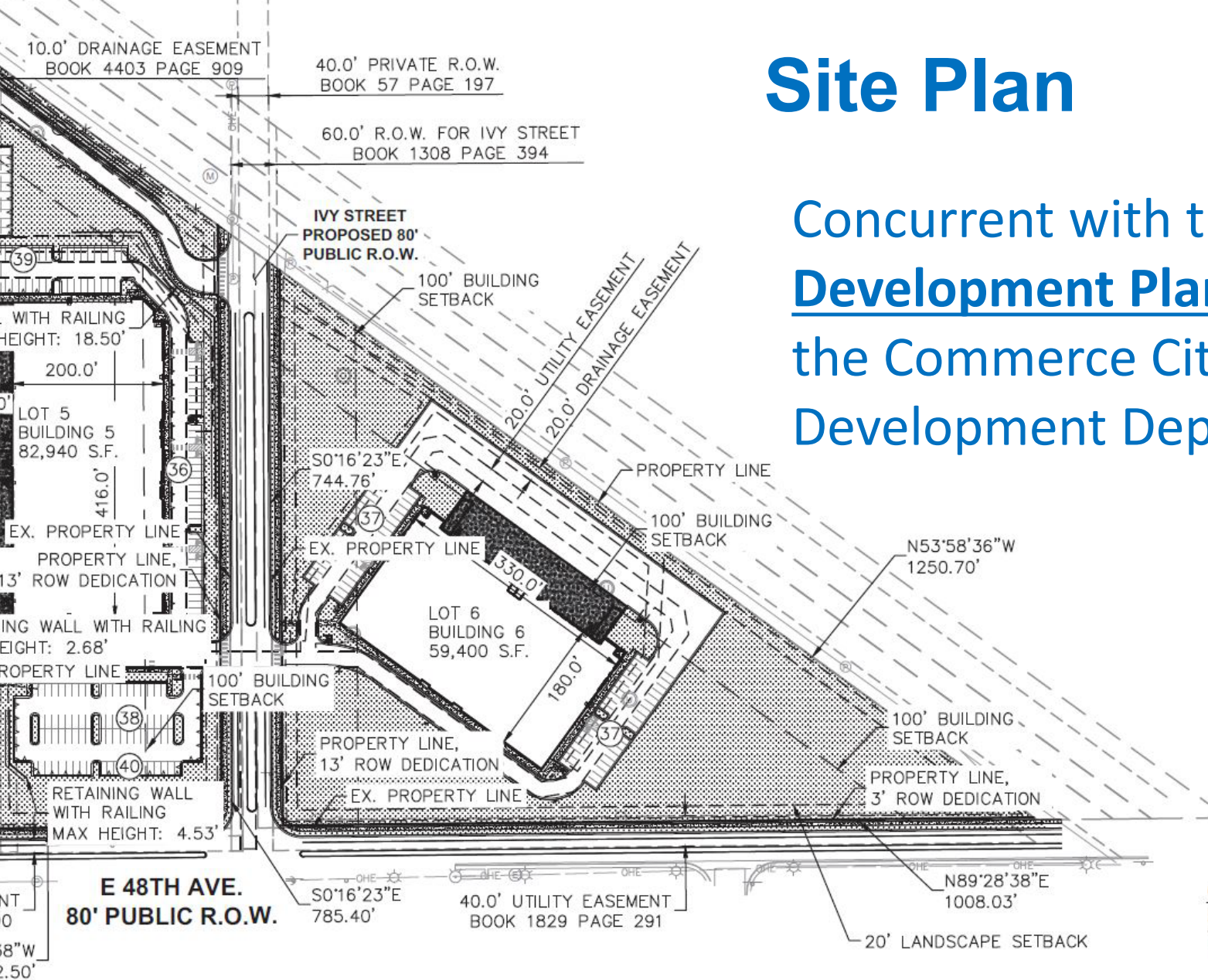


Once rezoned to I-2, the site will be capable of supporting approximately 60,000 SF of Class A Industrial, distribution and logistics space with the Triangle Logistics Center Master Plan



# Site Plan

Concurrent with the rezoning, a Development Plan is being processed with the Commerce City Community Development Department.



CITY STAFF CERTIFICATE:  
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT  
THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

# Conceptual Renderings



\*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. \*RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO-REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.  
\*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

**TRIANGLE LOGISTICS PARK**  
A PROJECT FOR  
**CA VENTURES**

DENVER

11/19/21

COLORADO

Author 204573

POWERS  
DROWN  
ARCHITECTURE



# Zone Change Criteria:

Per Staff Report  
**RECOMMENDING**  
**APPROVAL**, All  
Zone Change  
Criteria are met.

- ✓ *A. 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;*
- ✓ *B. The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;*
- ✓ *C. 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;*
- ✓ *D. 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;*
- ✓ *E. 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*
- ✓ *F. 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.*

# Commerce City Comprehensive Plan

- The Commerce City Comprehensive Plan designates the future land use for the Property and surrounding area as General Industrial. Related zonings for these areas are I-2 and I-3.
- Successful rezoning will implement the Comp Plan Future Land Use goals for the Property and this area.
- Policy LU 2.1—Infill Development Promoted



## Future Land Use

	Residential - Low
	Residential - Medium
	Residential - High
	Mixed-Use (Corridor and Commercial)
	Commercial
	Industrial / Distribution
	General Industrial

# Commerce City Comprehensive Plan: Land Use and Growth Goals and Policies

- **Goal LU 4—Retain existing industrial areas and land for future jobs**
- **Policy LU 4.2—Historic City and Irondale Industrial Areas Strengthened**

Promote and strengthen industry and jobs where they are currently located in the Historic City and Irondale, particularly in the following locations: **Southern Industrial Area**

- **Southern Industrial Future Area policies:**
  - ❖ Retain the general industrial use of the area;
  - ❖ Encourage environmental clean up of some properties.

The Property is located in the Southern Industrial Area (Sub focus area of Historic City Focus Area), which the plan highlights as a focus area. The proposed I-2 zone district will allow and promote the industrial land use that is prominent in this area. The proposed project will retain the general industrial use of the area, improve access and connectivity, and encourage environmental cleanup.



**Figure 4.5: Southern Industrial Focus Area**

## Property is in Comp Plan's Southern Industrial Focus Area

**The Applicant requests that  
the Planning Commission  
recommend approval to City  
Council of Case # Z-983-22,  
rezoning the 48<sup>th</sup> and Ivy  
Property from AG to I-2.**