



# Matheson Holdings

Application Number Z24-0006;  
Request for Zone Change

*6981 & 6925 East 54<sup>th</sup> Place, Commerce City, Colorado*

*PIN: 182317101023, 182317101024*

*04.01.25*

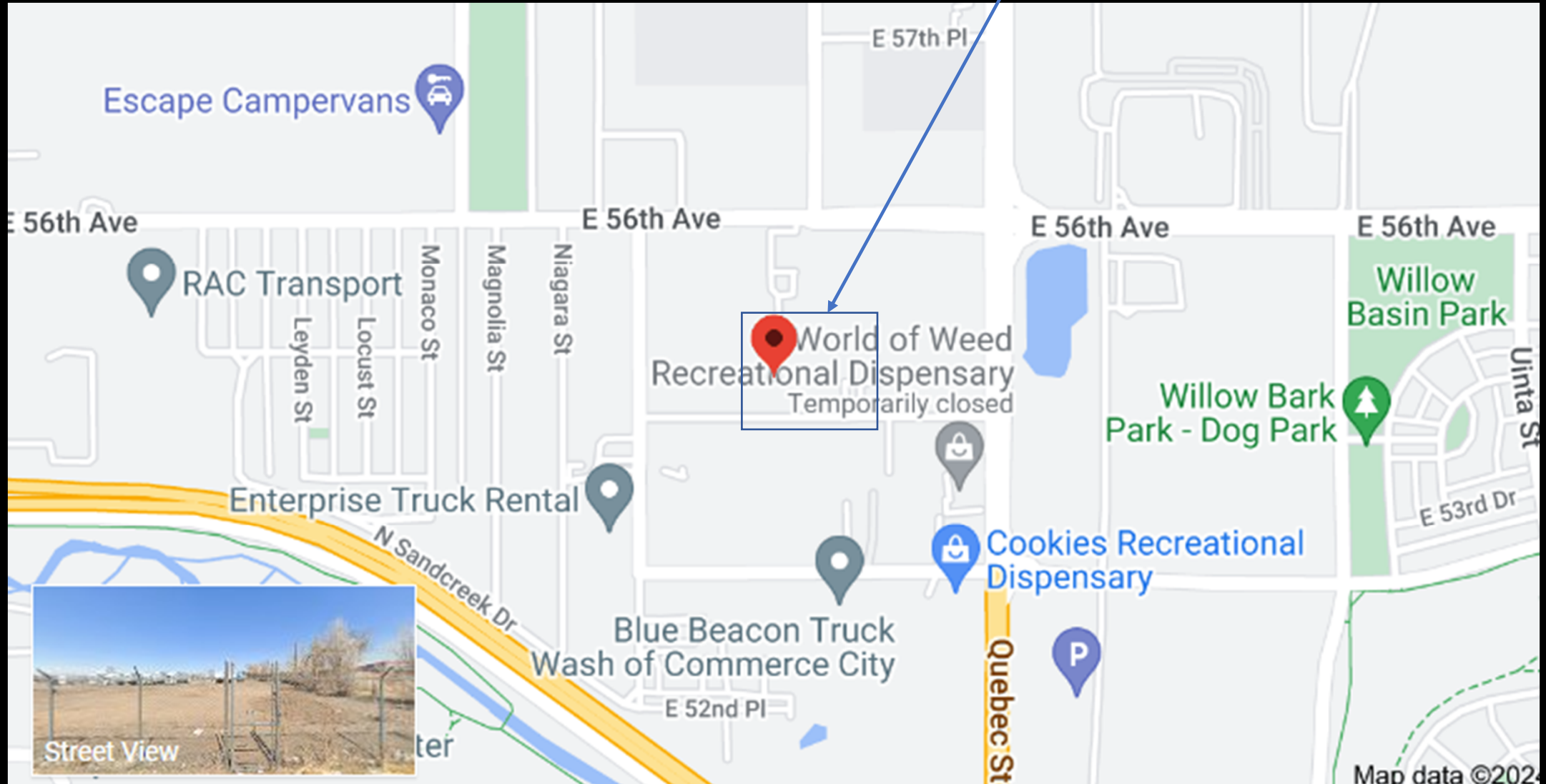


*Matheson*



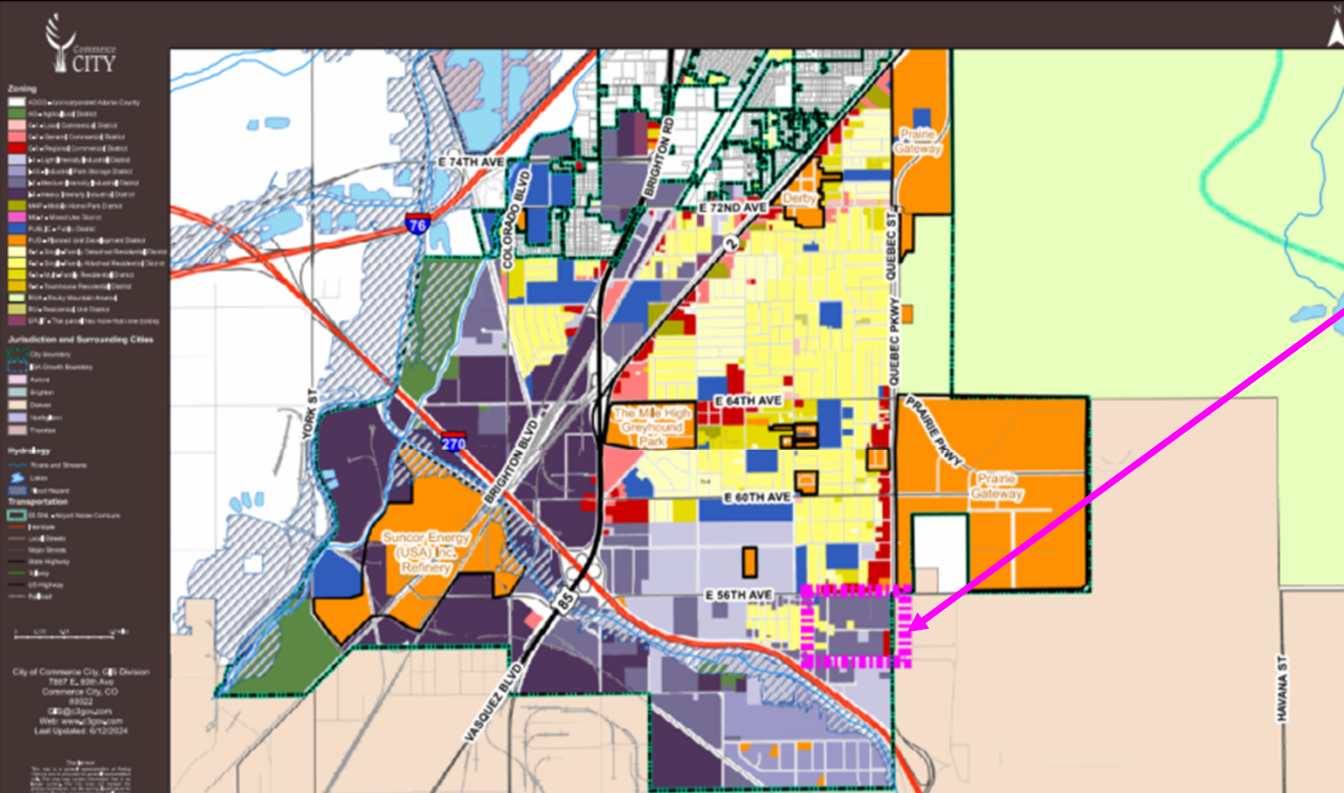
# LOCATION of PROPERTY

6981 & 6925 East 54<sup>th</sup> Place,  
Commerce City, Colorado  
PIN: 182317101023, 182317101024



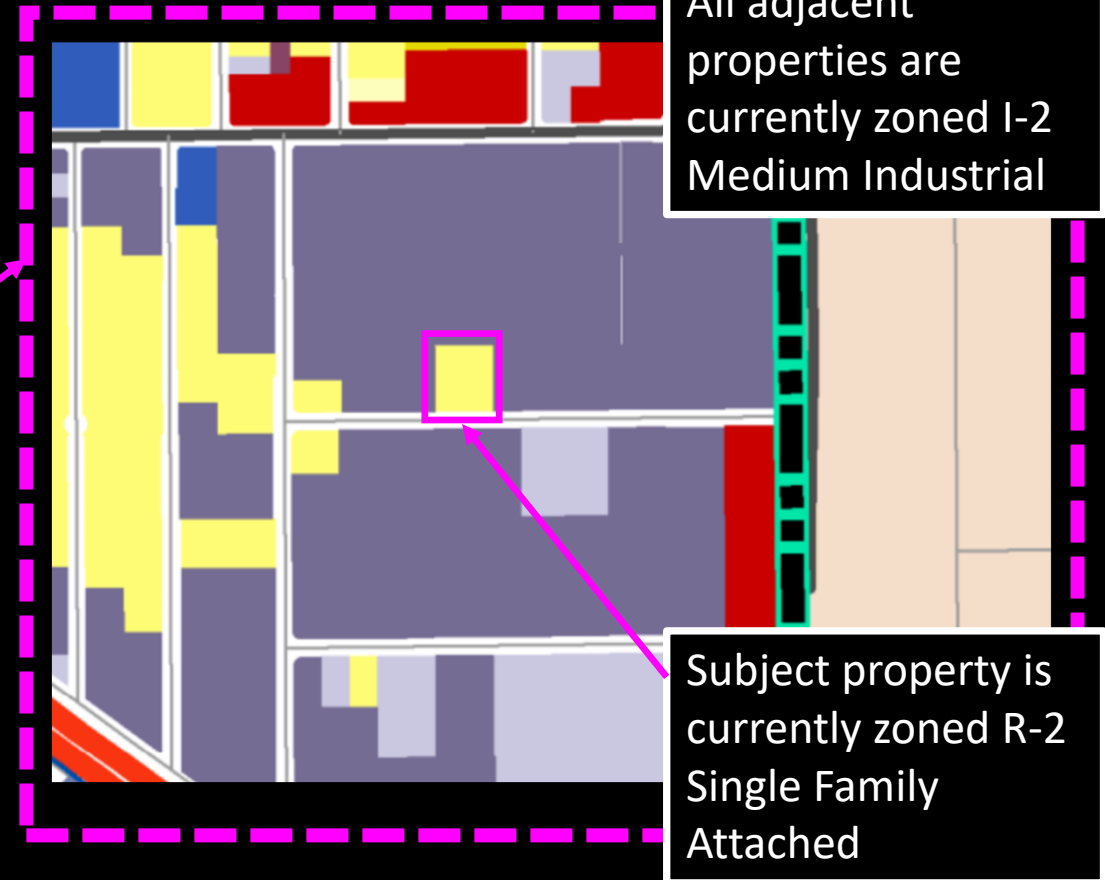
# REQUEST at HAND

**Zone Change:** The applicant requests that their properties located at 6981 & 6925 East 54<sup>th</sup> Place, Commerce City, Colorado be revised from R-2 zoning to I-2 Zoning, in keeping with Commerce City Comprehensive Plan



Zoning Map - South of 72nd

Commerce City  
2024

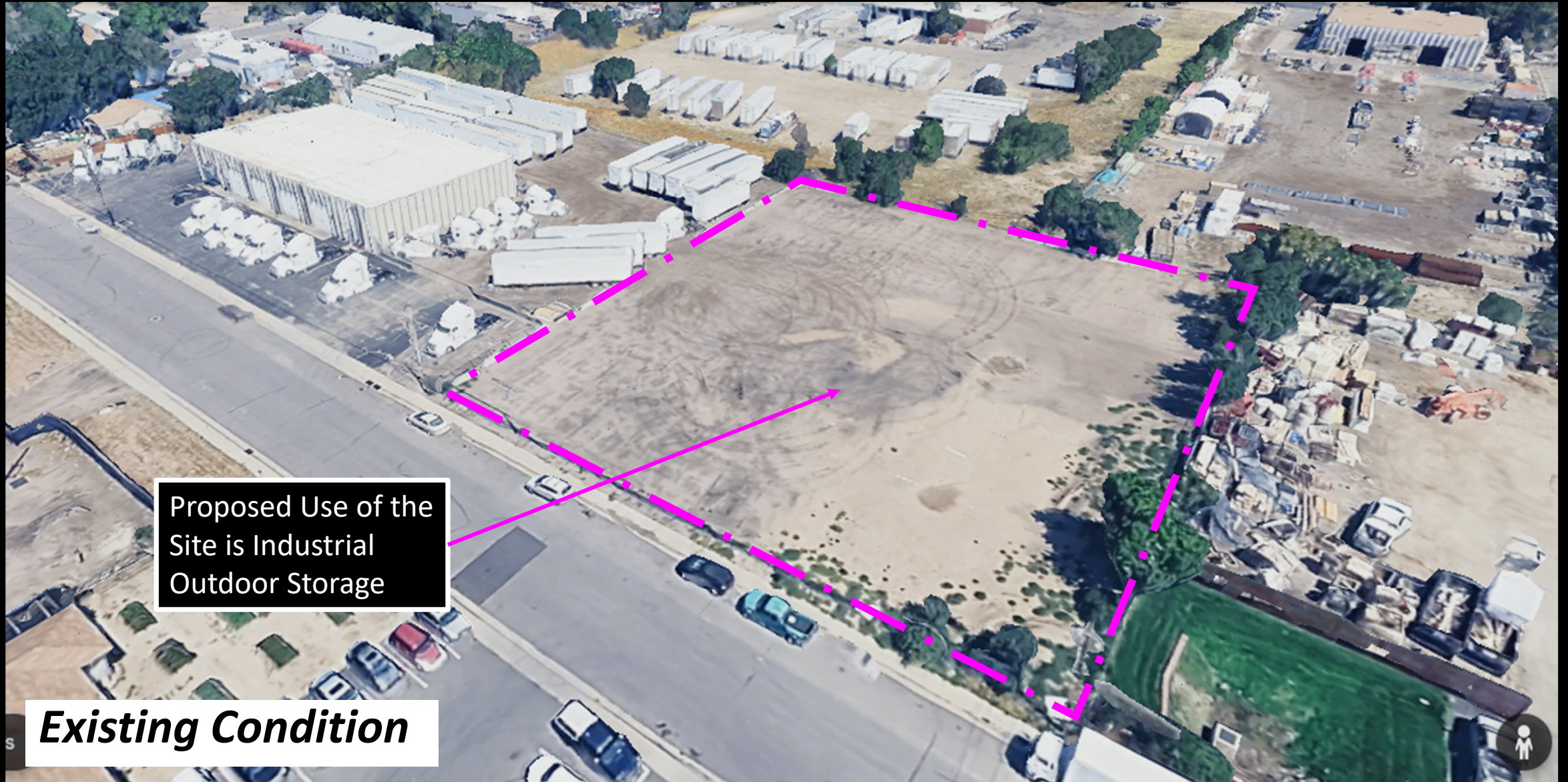


All adjacent properties are currently zoned I-2 Medium Industrial

Subject property is currently zoned R-2 Single Family Attached



# PLANS for DEVELOPMENT of PROPERTY



Proposed Use of the  
Site is Industrial  
Outdoor Storage

***Existing Condition***



# BUSINESS OPERATIONS

- Matheson Holdings intends to utilize the adjacent site (with the building) for its currently entitled use: Service Garage under I-2, Medium Industrial.
- Matheson Holdings is a logistics provider based in Sacramento, California and provides mail sorting, loading and hauling services nationwide. The building on the adjacent site has historically been used by Matheson Holdings as a facility to service their local hauling fleets.
- Matheson Holdings employed 8 people at this site, during normal business hours of 8am-6pm.

# Approval Criteria

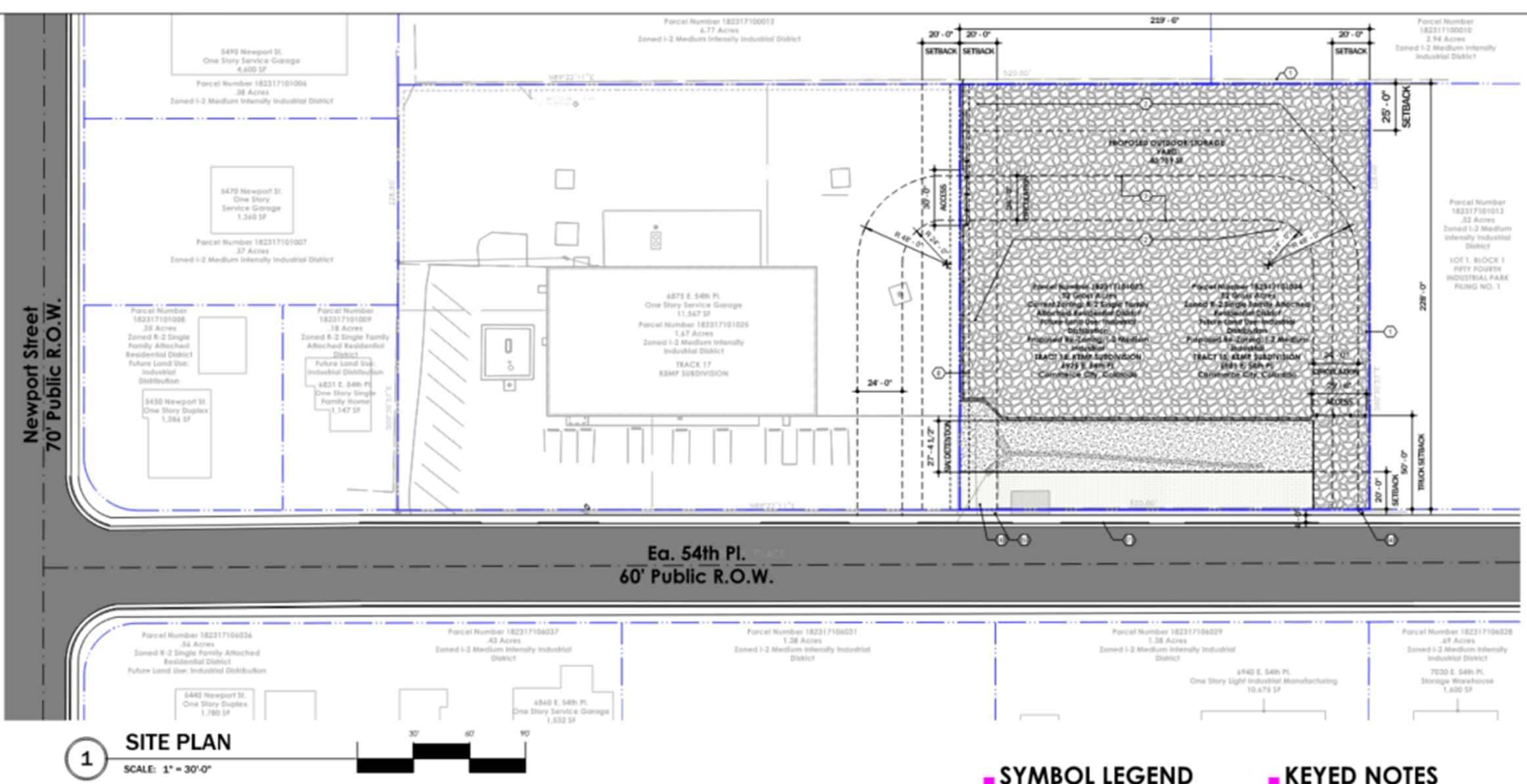
- The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or
  - *No technical mistake is apparent, but the proposed plan supports the City's desired future land use*
- The zone change meets all of the following:
  - The proposed 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;
    - *Per the Approved Commerce City Comprehensive Plan, Chapter 5 Character Areas, the proposed development satisfies the intent and location of the proposed Character Area of 'Industrial District'*
  - The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
    - *Industrial Outdoor Storage is allowable by right under the I-2, Medium Industrial zoning code, pursuant to Community Development Approval and Industrial Outdoor Storage design regulations, as reflected in the design.*
    - *Surrounding land uses are consistent with the proposed development.*
    - *The proposed sidewalk replacement, storm drainage and landscape features will be a functional and aesthetic improvement to the existing condition at the right-of-way.*



# Approval Criteria

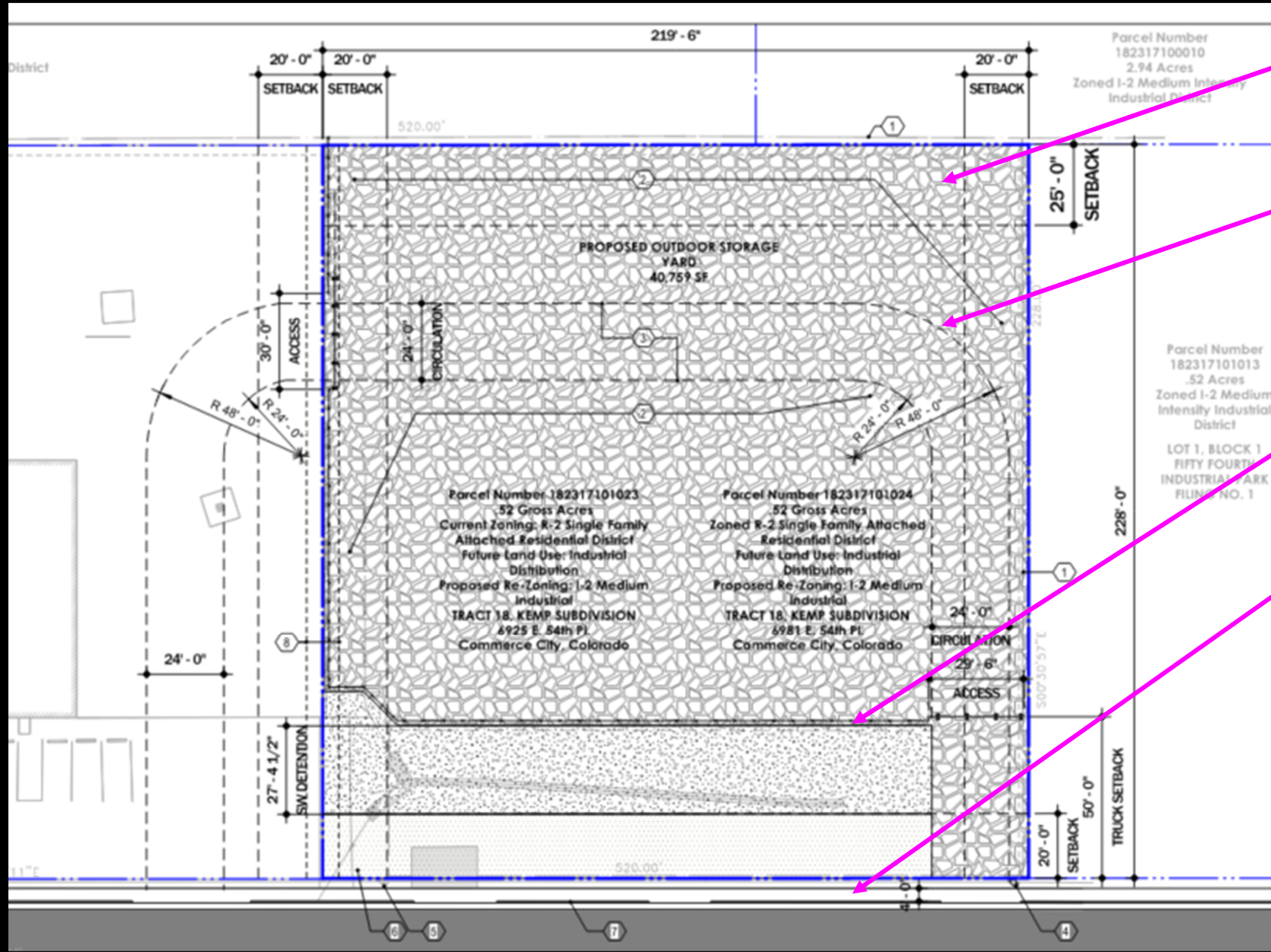
- The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;
  - *Water, New Streets and Sewerage are not currently proposed for the site, but future development could provide these utility services. Proposed Storm Drainage shall improve existing stormwater runoff conditions at the site.*
- 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;
  - *Schools, Parks and Open Space are not currently proposed for the site, but future development could provide these public services.*
  - 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 re-zone supports the Character Area as listed in the Commerce City Comprehensive Plan*
- 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.
  - *All of the surrounding uses in the proposed area are currently zoned as I-2. Re-zoning the proposed sites to I-2 will support the evolution of the district as it has historically evolved, and as the City prefers it to evolve to meet future jurisdictional use needs.*

# PLANS for DEVELOPMENT of PROPERTY





# PLANS for DEVELOPMENT of PROPERTY



New Recycled  
Aggregate Road Base  
Site Finish

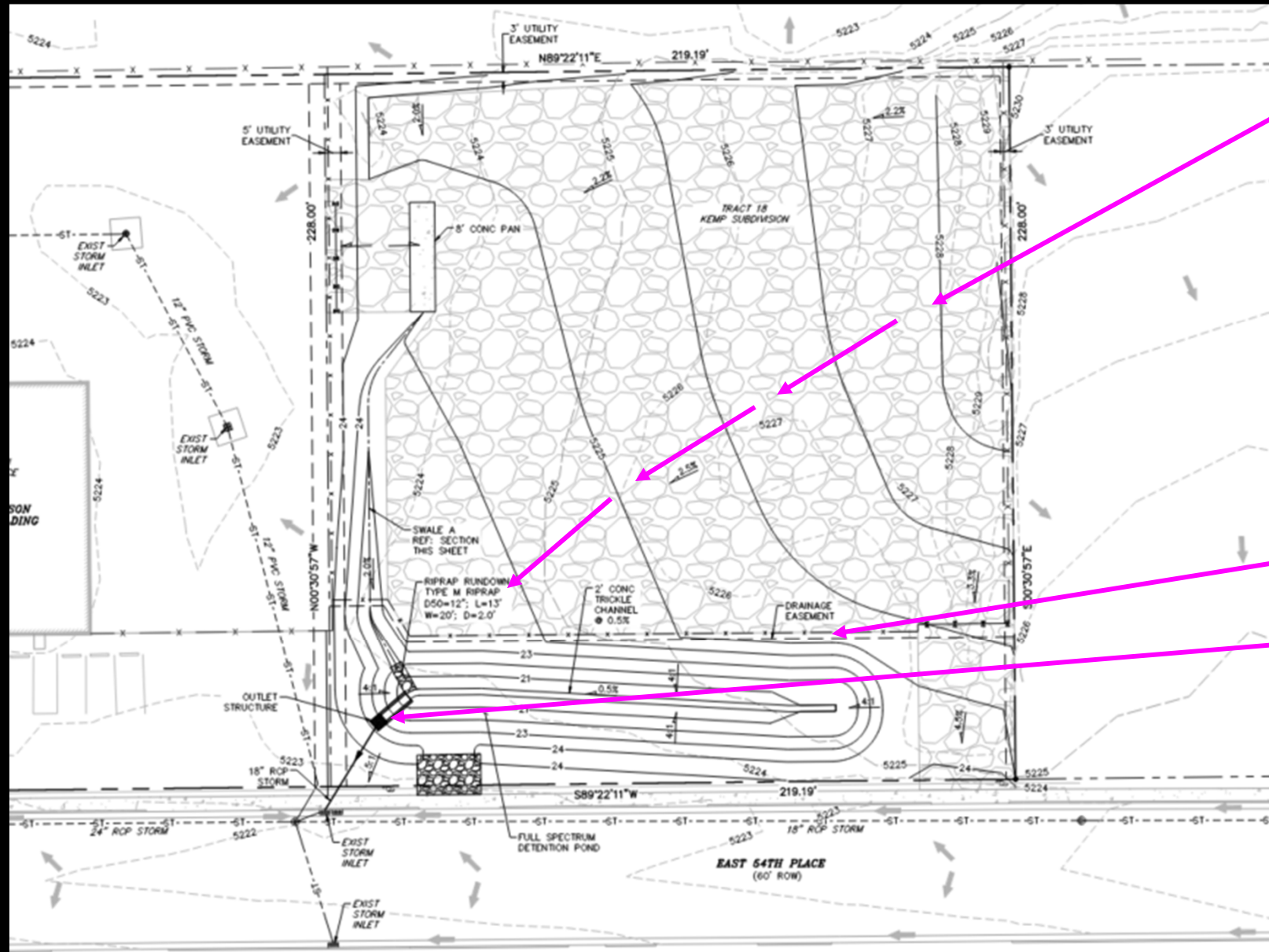
Circulation and Fire  
Service Access Lane

Setback Site  
Screening Fence

Replacement of  
Existing City Sidewalk  
and Curb-Cuts

*Enlarged Site Plan*

# PLANS for DEVELOPMENT of PROPERTY



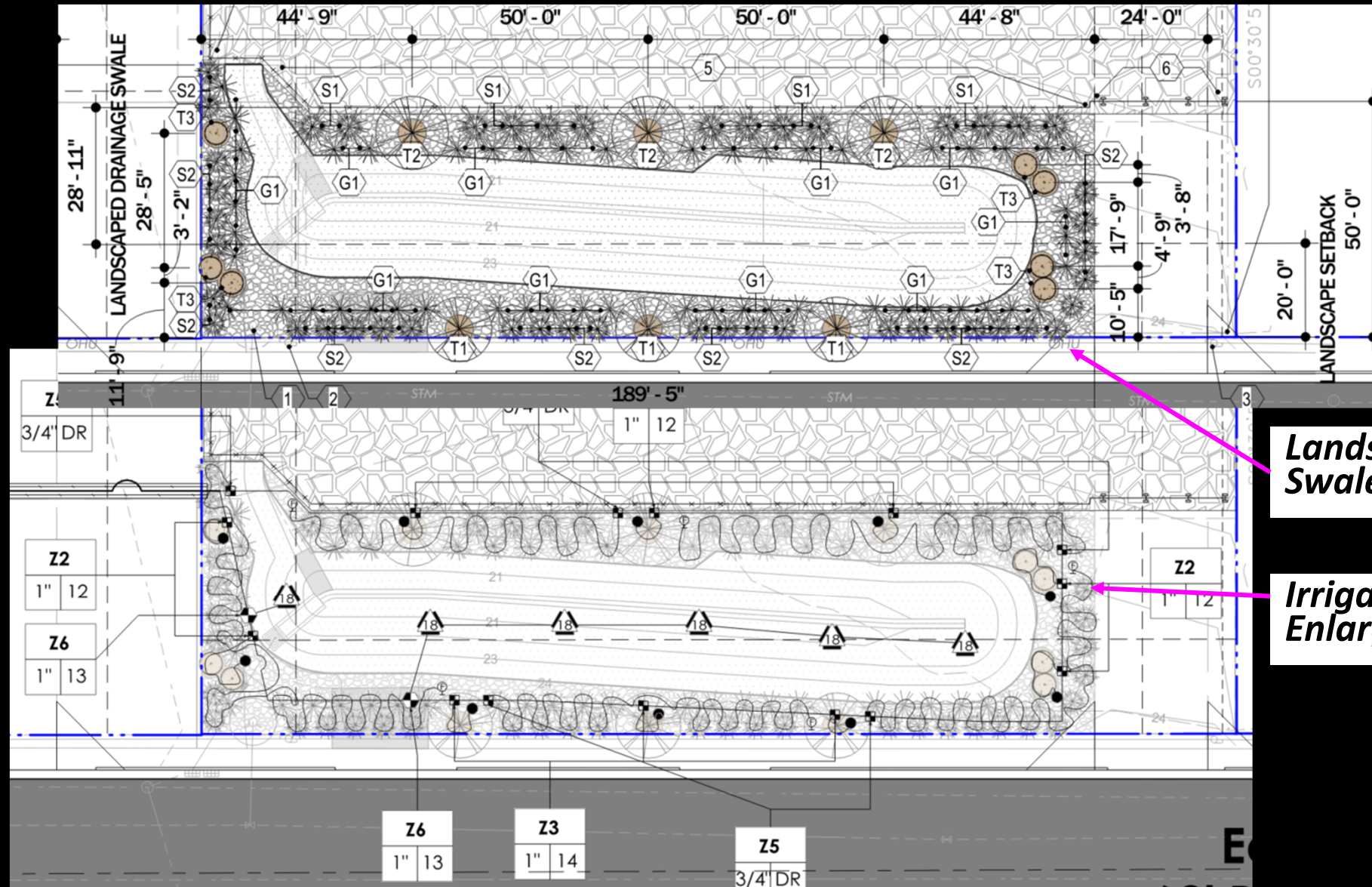
Re-Graded Site  
Draining to Municipal  
Storm System

New Drainage  
Easement with Full  
Spectrum Detention  
Pond and Outlet  
Structure

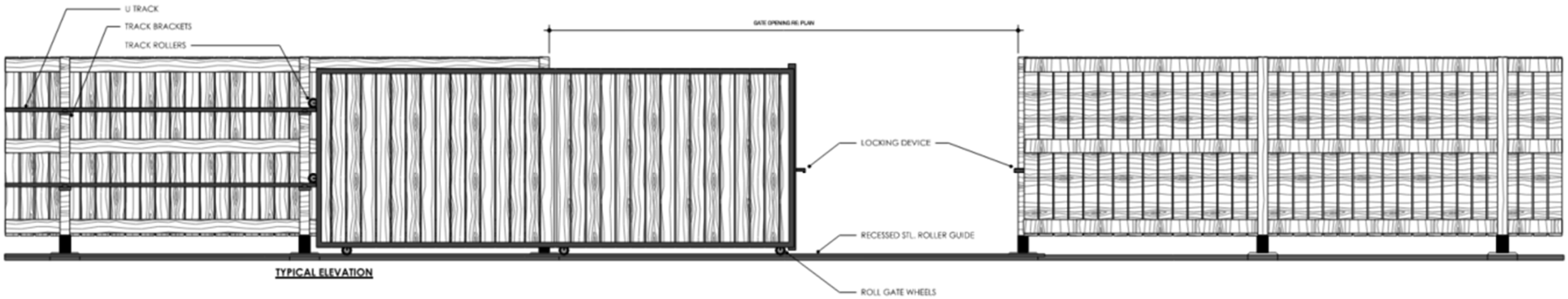
**Grading and Storm  
Drainage Plan**



# PLANS for DEVELOPMENT of PROPERTY



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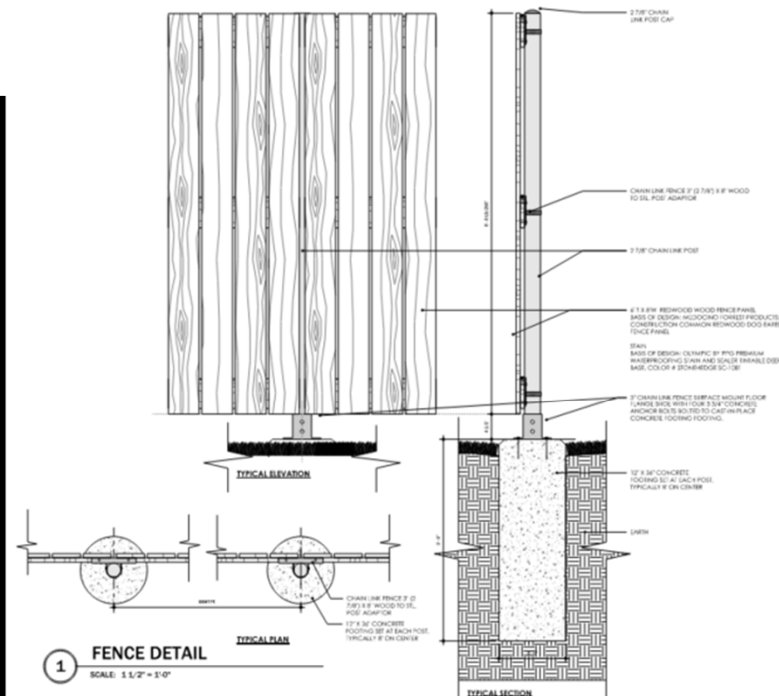
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## ROLLING GATE DETAIL

SCALE: 1/2" = 1'-0"



PROPOSED FENCE FINISH: OPAQUE WOOD STAIN  
OLYMPIC BY PPG  
IN COLOR STONEHEDGE SC-1081



**Screened Fencing  
Material**



# Matheson Holdings

End of Presentation



*Matheson*

