

Zone Change
Request
4850 E. 60th
Ave.
from C-3 to I-2



Introduction



History of Colorado
Scaffolding



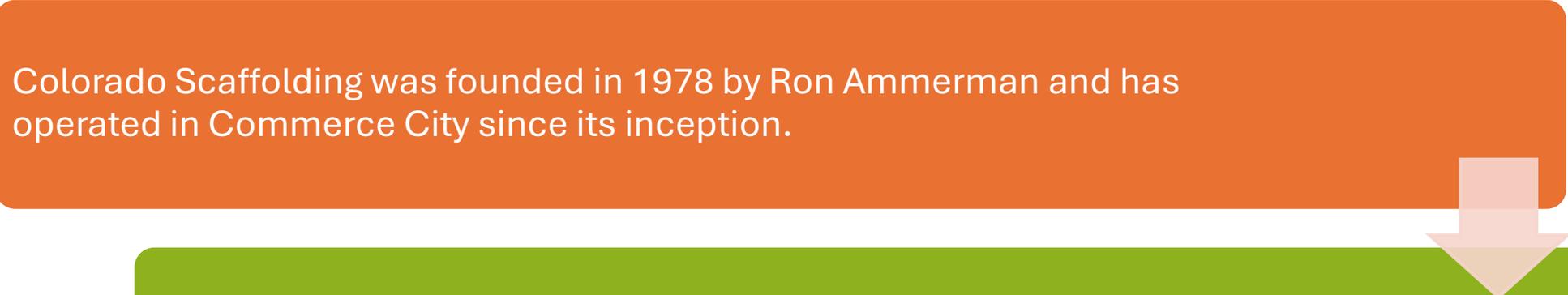
Recent Growth



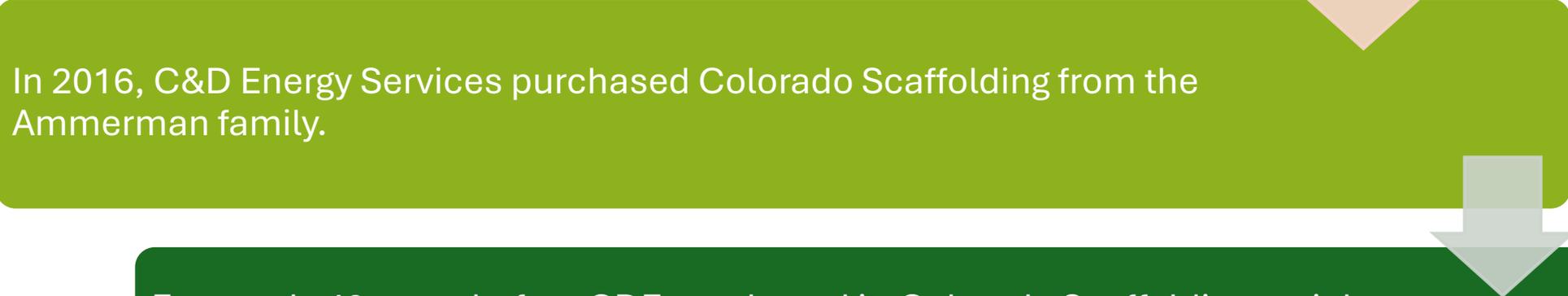
Evaluation of City Codes
and Standards

Our Story

Colorado Scaffolding was founded in 1978 by Ron Ammerman and has operated in Commerce City since its inception.



In 2016, C&D Energy Services purchased Colorado Scaffolding from the Ammerman family.



For nearly 40 years before CDE purchased it, Colorado Scaffolding mainly serviced the masonry business, providing scaffold rental and sales generating \$2-\$3MM in annual revenues and employing 20-25 people.



Growth of the Business

CDE/Colorado Scaffolding has grown immensely since the purchase of the business, land, and building in 2016.



Some major projects include The Gaylord Hotel and Conference Center, The Zuni Power Plant, Basin Electric and Pacificorp Power Plants as well as many others around the region.

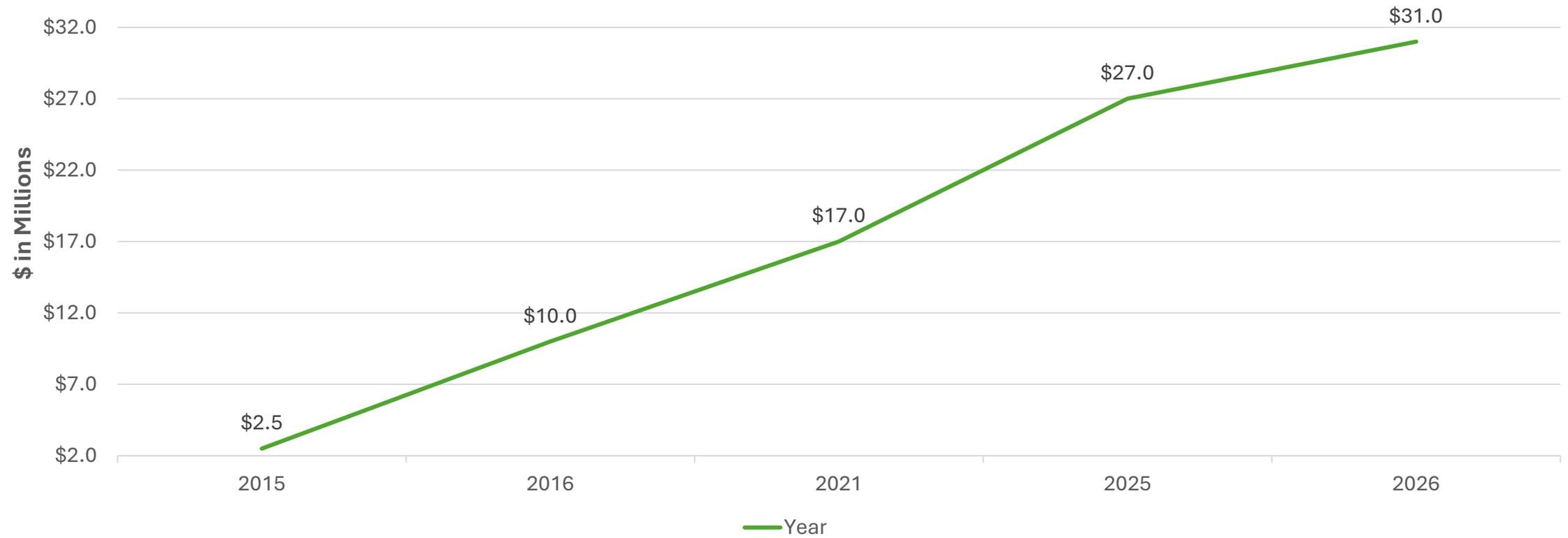


Growth requires more space to operate the business. Over 120 truckloads of equipment have been purchased since 2016.

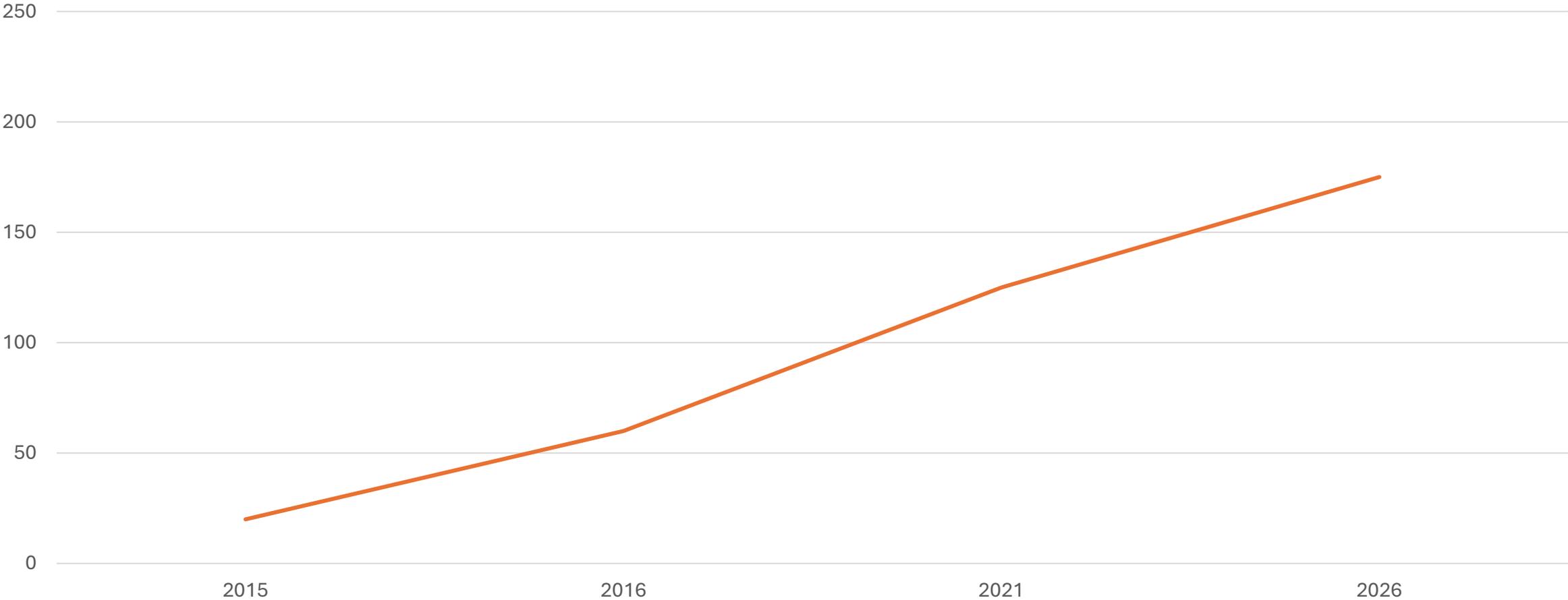


Opportunity arose to purchase the lot next door (4850 E. 60th Ave).

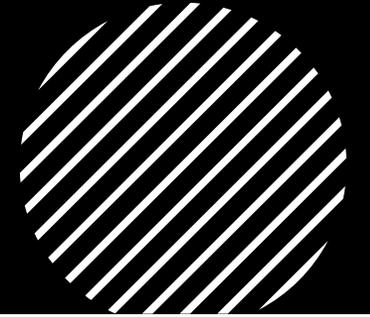
Revenue Growth



Employee Growth



Timeline



Land Acquisition and Challenges



Making the Case

- The property has not been used, sitting vacant for almost 50 years, generating zero revenue or benefit for Commerce City, its residents, or those employed within the city limits.
- The owners of the land are requesting a zone change from C-3 to I-2 and need the city's support to grow its business land for employee and customer parking as it employs an annualized average of 175 people, many of whom reside in Commerce City.
- Land to the West, North, and South are all designated I-3. 4850 which falls between the I-3 properties and the C-3 properties would make for a nice transition if rezoned to I-2
- Zone change allows the business to grow, generating more tax revenue for the city, while also allowing CDE to employ more people which benefits commercial businesses in the area.
- Upon approval, the owners would make a significant capital investment in the property to include grading, paving, lighting, and fencing.

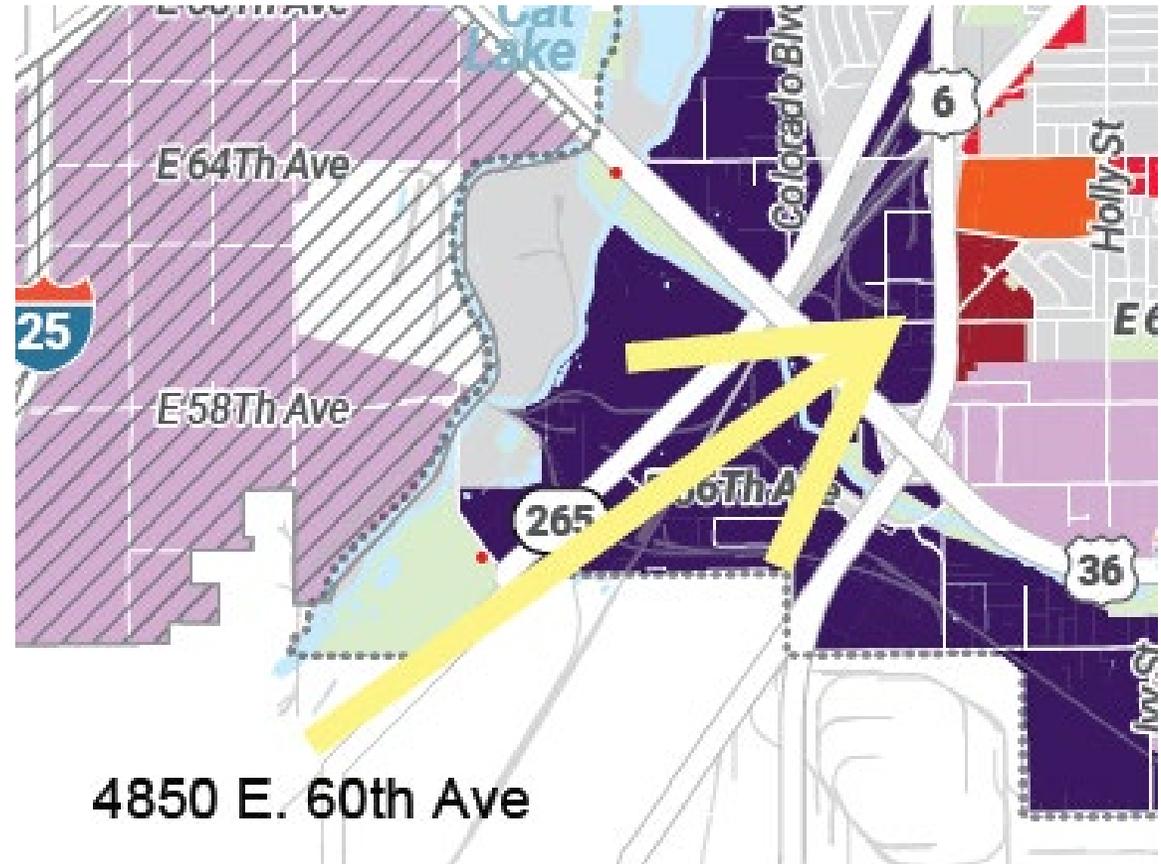
REASONING / City's Perspective

From Page 122 of City's 2045 Comprehensive Plan – Economic Development and Framework

Rezoning 4850 E. 60th Ave. from C-3 to I-2 fits perfectly within the scope of Commerce City's 2045 Plan. The parcel falls in the "heart" of the 270 Industrial District and a zone change fulfills the City's Economic Development Framework. According to the Plan, primary uses for the 270 Industrial District include Employment, Industrial, and Warehousing and Distribution...exactly what this zone change would promote.

Legend

 Mixed Commercial	 Airport Employment Areas
 Northern Range Commercial	 Business and Employment Parks
 Transit-Oriented Development	 Irondale Neighborhood
 Commercial Reinvestment	 Derby
 Regional Commercial	 Dick's Sporting Goods Park
 270 Industrial District	 E-470 Influence Area





COMMERCE AND EMPLOYMENT

GOAL 1

Fully utilize the community's human resources and talent through a high level of employment.

1. Update the Economic Development Strategic Plan.
2. Support and encourage an educated and skilled workforce.
3. Strengthen the talent resource pool.
4. Entice and retain a young and talented workforce.

GOAL 2

Promote a healthy, progressive, and competitive local economy.

1. Update the City's retail attraction strategies and incentives.
2. Plan for and encourage a large-scale medical center or hospital campus.
3. Pursue a community college campus in Commerce City.
4. Continue to recruit primary employers that meet the City's vision for the community.
5. Enhance support for local entrepreneurs.
6. Continue to develop programs that attract and retain artisans.

GOAL 3

Facilitate intergovernmental and public/private partnerships that foster successful economic development.

1. Promote site design, programs, and development that add to the overall quality of life for Commerce City residents and businesses.
2. Work with major employers and educational entities to create vocational training programs.
3. Develop City beautification and community-building programs with the City's employers.
4. Develop partnerships to land bank property for future projects.

GOAL 4

Reinvest in the City's existing commercial and industrial areas.

1. Promote and strengthen industry and jobs in strategic areas.
2. Incentivize certain site improvements for older industrial businesses, such as storage/parking lot paving or adaptive reuse.
3. Enhance existing commercial developments
4. Utilize and expand the use of Urban Renewal Areas.

✓ Goal 4 from Page 63 of the City's Comprehensive Plan is to reinvest in the city's existing businesses. In fact, subpoint #2 reads "Incentivize certain site improvements for older industrial businesses, such as storage/parking lot paving or adaptive reuse".

From page 57 of Comprehensive Plan

- A zone change to I-2 supports ALL four principles.
- The Economic Development Framework states to “Use the findings from the ongoing environmental assessment to determine strategies to mitigate any adverse health or environmental impacts caused by the refinery and concentration of industrial uses. Ensure sufficient screening, buffering, and distance from lower intensity uses such as residential neighborhoods to reduce environmental impacts.”
- ✓ Storage and parking will not advance any aggravating environmental impacts, and the land is in the “heart” of the 270 Industrial District, away from neighborhoods and other lower intensity uses.

CORE PRINCIPLES

Look for a callout box at the beginning of each of the Comprehensive Plan elements (Chapters 7-12) describing how these core principles apply throughout the plan document. The associated icons for each core principle can be found alongside the Comprehensive Plan’s actions in the Implementation Action Matrix, beginning on page 231.

By 2045, Commerce City will be a...



WELCOMING AND EQUITABLE CITY

Commerce City is already known for its diversity, with nearly half of the population identifying as Hispanic. As a welcoming city, Commerce City will continue on its trajectory of embracing residents from all backgrounds and walks of life. As an equitable city, Commerce City will be known for fairness and inclusion – a place where anyone can succeed regardless of their starting point.



SAFE, HEALTHY, AND LIVABLE CITY

Whether choosing a place to live, finding opportunities to be active, or simply going about a daily routine, Commerce City residents will know their community is safe, healthy, and livable. Citizens will enjoy easy access to the essential services and amenities that make a place home, including healthcare and wellness benefits, fresh foods, and an abundance of active recreational opportunities – making Commerce City a place to put down roots, not just stay for a while.



ECONOMICALLY THRIVING CITY

Commerce City will build a resilient tax base by supporting its businesses, from the smallest startup helmed by a first-time entrepreneur to its oldest, well-established industries. Commerce City will live up to its name, known as a place of thriving commerce and a well-rounded, sustainable local economy.



ENVIRONMENTALLY RESPONSIBLE CITY

Open space is an integral part of Commerce City’s identity, nestled between the expansive Rocky Mountain Arsenal National Wildlife Refuge and the South Platte River in the Rocky Mountain Front Range. Commerce City will take social equity and environmental responsibility to heart with sustainable and prudent efforts to preserve air quality, water resources, and natural areas for future generations.



Vision, Core Principles, Goals, and Objectives
Commerce City, CO Comprehensive Plan

DRAFT

REINVESTMENT IN EXISTING COMMERCIAL AND INDUSTRIAL AREAS

Commerce City's central neighborhoods contain an eclectic variety of older commercial and industrial development, ranging from high-intensity oil refineries and large warehouses to small standalone businesses and concentrations of retail and services. Public and private investments in these areas will be critical in improving their character and function and elevating the overall image of the City. This includes revitalizing older commerce and employment areas to be well-connected and aesthetically pleasing with high-quality site design and architecture. Coordination with existing businesses will be key in improving their property conditions, including reduced visual clutter, façade improvements, screening and buffering, and environmental remediation.

CORE COMMERCIAL AREAS IN THE CENTRAL NEIGHBORHOODS

The City should support its historic core commercial areas and existing businesses.

Much of the neighborhood-serving commercial development that exists in the central neighborhoods shows signs of aging and disinvestment, such as along 72nd Avenue and Highway 2. These commercial uses provide surrounding residents with convenient access to day-to-day goods and services and should continue to be supported and enhanced as an important part of the local economy. Aging central neighborhood commercial areas should be improved to meet the development standards of the City, ensuring regulations are in place to guide quality redevelopment. The City should also work with existing businesses to upgrade facades and parking areas to improve their character in the short term. Commercial areas should be activated to enhance their "experience" with public gathering spaces, outdoor seating, and streetscaping elements like planters, street trees, and public art.

Recommendations

- Work with business owners to upgrade facades, internal and perimeter parking lot landscaping, and screening of utility areas.
- Explore lot consolidation opportunities that could support more unified commercial redevelopment.
- Continue to educate and connect business owners with available small business programs and financing resources.
- Ensure high multimodal connectivity between neighborhoods and commercial areas with continuous, wide sidewalks; ADA-accessible ramps; safe and visible crosswalks; pedestrian-scale lighting; and bike parking stations.
- Continue to work with partner organizations, like the Small Business Development Center (SBDC) and Adelante Community Development, to provide workshops, training, and one-on-one counseling to help small businesses grow and monitor their needs.
- Continue to work with the Commerce City Chamber of Commerce to market the local business community and connect them with residents and visitors.
- Target key corridors for burying or moving utility lines to the rear of properties to reduce visual clutter along primary roadways.
- Continually monitor the retail needs of the community and strive to attract and establish retail to meet those needs.
- Ensure the future station area supports a mix of residential and non-residential commercial uses.

“Reinvestment in Existing Commercial and Industrial Areas” in Chapter 7.

- The property is located within the 270 Industrial District.
- Recommendation #1 is to “Work with business owners to upgrade facades, internal and perimeter parking lot landscaping, and screening of utility areas”. The company would work with the city to achieve these goals.

- Within the same chapter the plan discusses “LEGACY INDUSTRIAL AREAS” and states “In alignment with the 270 Industrial District, the City should work to improve the character of its legacy industrial areas and support the long-term transition to new uses where appropriate.”

Section 21-3232 (5b).

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

Analysis: Most of land to the West, North, and South are all designated I-3. This land which falls between the I-3 properties and the C-3 properties would make for a nice transition if rezoned to I-2

- ✓ *(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;*

Analysis: While there is no running water currently, there are available hookups to the city's water supply and sewage. Drainage is a big part of the CDOT project and grading to conform with that project as well as the city requirements would be adhered to before paving the lot for storage and parking.

- ✓ *(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;*

Analysis: The increase in Tax Revenue and Permits because of a zone change will benefit parks, schools and open space. The property has been vacant for 50 years, generating almost zero revenue for the betterment of the city.

- ✓ *(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*

Analysis: Zoning this land I-2 would adhere to the city's comp plan of "Mixed Land Use". This property could serve as a normal progression, a "buffer" from Commercial to the East and Heavy Industrial to the West. It makes sense.

- ✓ *(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.*

Analysis: CDE will be able to employ more people because of the zone change, which will serve as a catalyst for growth. Employment and healthy, thriving businesses within the city limits are in the public's interest.

Closing

- CDE operates in a Legacy Industrial area
- A zone change now would satisfy the city's long-term plan sooner than later.
- The land to the North, West and South is Industrial (I-3).
- There are 2 lots to the east that are commercial where Starbucks and Arby's operate.
- I-2 for this parcel is a natural transition from the Industrial 1-3 lots to its west to the commercial lots to its East.
- To sustain current levels and continue to grow, CDE desperately needs to use the adjacent lot, 4850 E. 60th Ave., for the purposes of outdoor storage and employee parking.
- By rezoning the proposed land, Commerce City would greatly benefit a large employer while bolstering its own vision for the future.