



Variance Report

Case #AV25-0007

Board of Adjustment Date: January 13, 2026

General Information

Project Name	5200 Oneida Street Second Freestanding Sign Variance
Location	5200 Oneida Street
Site Size	3.81 acres
Current Zoning	Light-Intensity Industrial (I-1)
Applicant	Yesco LLC
Case Planner	Nathan Chavez

Request

Yesco LLC, on behalf of the property owner of 5200 Oneida Street, is requesting a variance to allow for a second freestanding sign on the site, where only one is allowed.

Background and Case History

5200 Oneida was home to a single-family residence until around 2024, when it was demolished. A Development Plan (D23-0004) received approval in August 2024 for a 58,412 square foot industrial flex building, which is currently under construction. There is one Comprehensive Sign Program (DS25-0001) under review for the site, as well as a variance for a taller freestanding sign along I-270 (AV25-0006) scheduled for the January 13, 2026 Board of Adjustment. Four Minor Modification applications received approval for the site including decreasing setbacks for freestanding signs on the site by 25% (MM25-0012), increasing the number of tenant panels for the Joint Tenant Sign along east 52nd Place (MM25-0013), increasing the sign area of all freestanding signs by 25% throughout the site (MM25-0014), and increasing the sign height for all freestanding signs by 25% throughout the site (MM25-0016). The proposed subject sign is 10 feet tall, 87.7 square feet large, and located at the northwest corner of the site.

Project Analysis

Site Overview & Overall Analysis

The site, which is located along I-270 to the south and at the southeast corner of Oneida Street and East 52nd Place, is zoned Light-Intensity Industrial (I-1) and is surrounded by other Light-Intensity Industrial (I-1) and Medium-Intensity Industrial (I-2) zoning districts to the east, west, and north. While much of the area is industrial or commercial in nature, there are six residences to the west of the site. Per Table VIII-6 b. Freestanding Signs - Commercial/Industrial Use Standards within [Sec. 21-8425. – Freestanding Signs](#) of the Land Development Code, a total of one freestanding sign is allowed for a 2-10-acre industrial site. The applicants are seeking a variance to allow for an additional freestanding sign at the northwest corner of the site at the

East 52nd place and Oneida Street intersection. The sign is proposed at the primary entrance of the site with the purpose of advertising future tenants and site identification for motorists. There is an additional sign proposed along I-270 (Figure 2). Although the site has frontage along I-270, the only access is from Oneida Street or East 52nd Place. There is no access to the site from I-270.

Comprehensive Plan Consistency

The variance will allow for the appropriate advertising of an industrial flex building currently under construction. Per the [2045 Comprehensive Plan](#), the site is within the South Rose Hill Fusion District Character Area (Figure 5) which designates office, industrial, and warehousing and distribution/logistics as a primary land use meant to play a pivotal role in characterizing the placetype of the area. The Economic Development Framework map (Figure 4) designates the site as a Business and Employment Park which calls for enhancement of the character of industrial and employment areas. Lastly, the I-270 Connected Corridor map (Figure 6) designates the site as Business and Employment which calls for continued support for redevelopment and employment uses with a focus on quality development. In three different maps the subject site is designated for business and employment, meaning the character of the area is planned for similar uses and development. The proposed Variance allows for the appropriate advertising of the development which is attractive to prospective tenants and adds to the economic base including new jobs the City of Commerce City seeks.

Public Comment

City Staff provided public notice concurrent with the Land Development Code Standards, including publication in the Commerce City Sentinel, posting of two signs on the site, and mailing of fliers to all property owners within 500-feet of the subject property. No letters, emails, or phone calls from the public were received regarding the proposed variance.

Application Review

The proposed variance was reviewed by all relevant Development Review Team agencies, including the Commerce City Planning Division, Geographic Information Systems Division, Parks, Recreation and Golf Department, Department of Economic and Community Vitality, Engineering Review Division, & Energy, Equity, and the Environment Division, the South Adams County Water and Sanitation District (SACWSD), and Colorado Department of Transportation with no comments or all comments addressed. At this time, there are no outstanding concerns from any of the aforementioned referral agencies related to this variance request.

Variance Approval Criteria

A decision for this case must be based on the following criteria from [Sec. 21-3222\(3\)](#) of the Land Development Code. An application for a variance may be approved if:

(a) All of the following criteria are met:

- i. The physical character of the property, including dimensions, topography or other extraordinary situation or condition of the property, create a situation where the strict enforcement of the standards in this land development code will deprive the property of privileges generally enjoyed by property of the same classification in the same zoning district (hardship);**

Analysis: The site is located between three street frontages, I-270, Oneida Street, and East 52nd Place, however the only access to the site is from Oneida Street and East 52nd Place. In addition, the building is angled towards I-270 and the side faces the primary intersection (East 52nd Place and Oneida Street). Because there is no access to I-270 it is important to have signage on the primary street frontage which is why two signs are needed. *Therefore, it can be found that this application **meets criteria (i)**.*

ii. The hardship is not self-imposed;

Analysis: Although the subject site has prime visibility from I-270, to access the site, one must exit the interstate and then travel through the City to locate the site. In addition, the Land Development Code does not contemplate properties that front interstates but do not have access to the interstate. An additional freestanding sign is needed for motorists seeking the site location. *Therefore, it can be found that this application **meets criteria (ii)**.*

iii. The variance will not be of substantial detriment to adjacent property; and

Analysis: Directly to the west are single-family residences. While the proposed sign is only 60 feet from a single-family home, it is angled away from the residence and will at most be externally illuminated, meaning there will be no direct light source facing the home. In addition, there are trees on the neighboring property screening the home from any potential glare. *Therefore, it can be found that this application **meets criteria (iii)**.*

(b) One of the following criteria is met:

i. The variance granted is the minimum needed for the reasonable use of the land, building, or structure; or

Analysis: The applicant could instead use their one allotted freestanding sign for the proposed location. *Therefore, it can be found that this application **does not meet criteria (i)**.*

ii. The character of the district will not be changed by the granting of the variance.

Analysis: The 2045 Comprehensive Plan designates the general area for business and employment through lighter industrial and commercial land uses. The character of the area is planned for similar uses and needs proper advertising for the future businesses and development. *Therefore, it can be found that this application **meets criteria (ii)**.*

Staff Recommendation

Planning staff found that the application meets all the approval criteria found within [Sec. 21-3222\(3\)](#) of the Land Development Code, and therefore Planning staff recommends the Board of Adjustment approve case AV25-0007.

Considerations for Discussion

1. The variance is for an additional freestanding sign, from one to two.
2. The additional sign is needed for wayfinding purposes.
3. Neighboring residents to the west were notified about the variance and provided an opportunity to comment and attend the Board of Adjustment.
4. Review of the requested variance revealed limited impacts to surrounding properties.
5. The application meets all the Variance approval criteria.
6. The application was reviewed by all relevant Development Review Team (DRT) agencies and there are no outstanding comments or concerns.

Potential Motions

Approval

*I move that the Board of Adjustment enter a finding that the requested **variance**, for the property located at **5200 Oneida Street** contained in case **AV25-0007**, meets the criteria of the Land Development Code and based upon such finding, approve the **variance**.*

Approval with Conditions

*I move that the Board of Adjustment enter a finding that the requested **variance**, for the property located at **5200 Oneida Street** contained in case **AV25-0007**, meets the criteria of the Land Development Code and based upon such finding, approve the **variance** subject to the following conditions:*

[Insert Conditions]

Denial

*I move that the Board of Adjustment enter a finding that the requested **variance**, for the property located at **5200 Oneida Street** contained in case **AV25-0007**, fails to meet the criteria of the Land Development Code and based upon such finding, deny the **variance**.*

[Insert criteria not met]

Figure 1. Aerial Map



Aerial form September 25, 2025

Figure 2. Site Plan

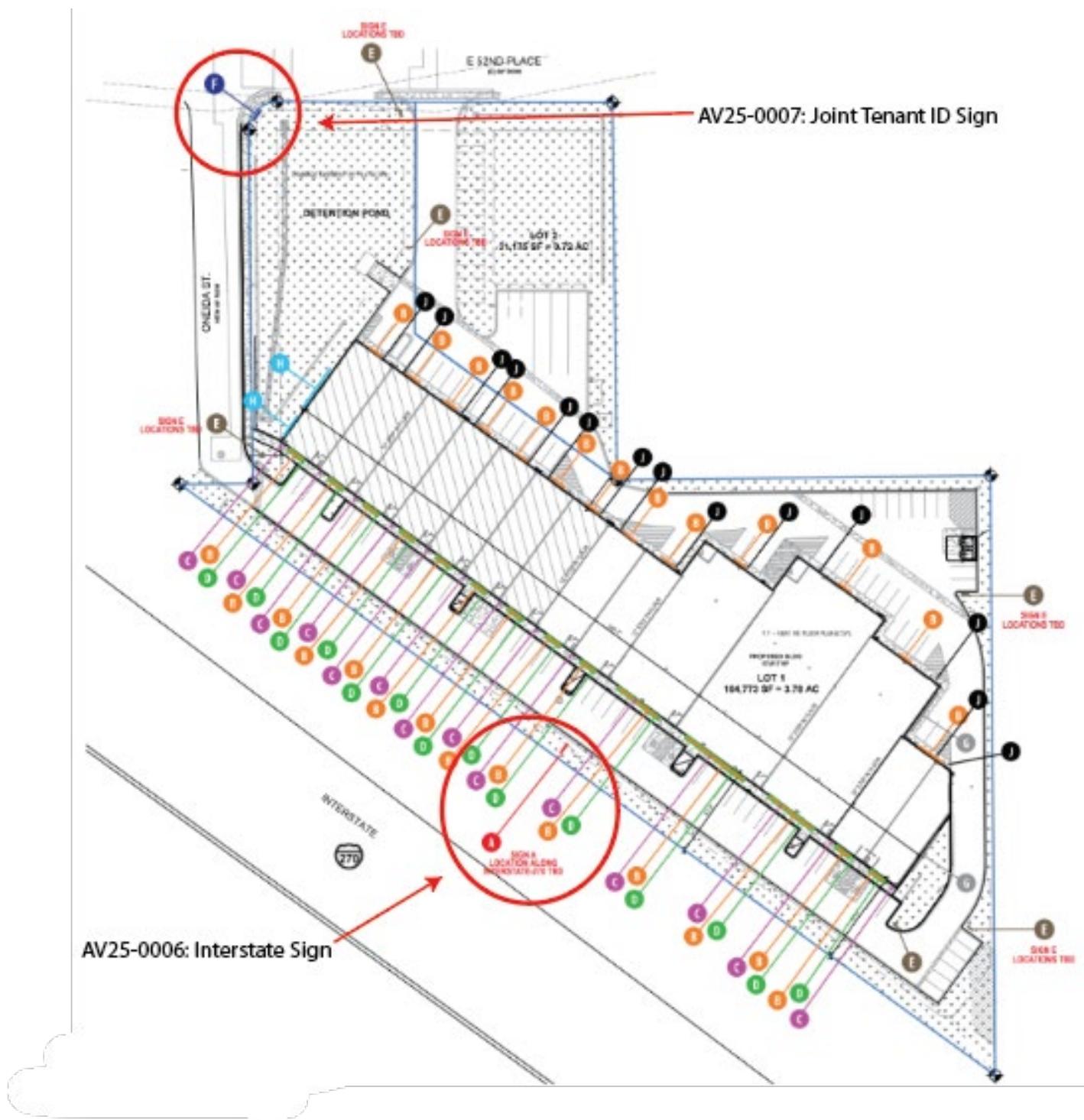


Figure 3. Proposed Joint Tenant ID Sign (AV25-0007)

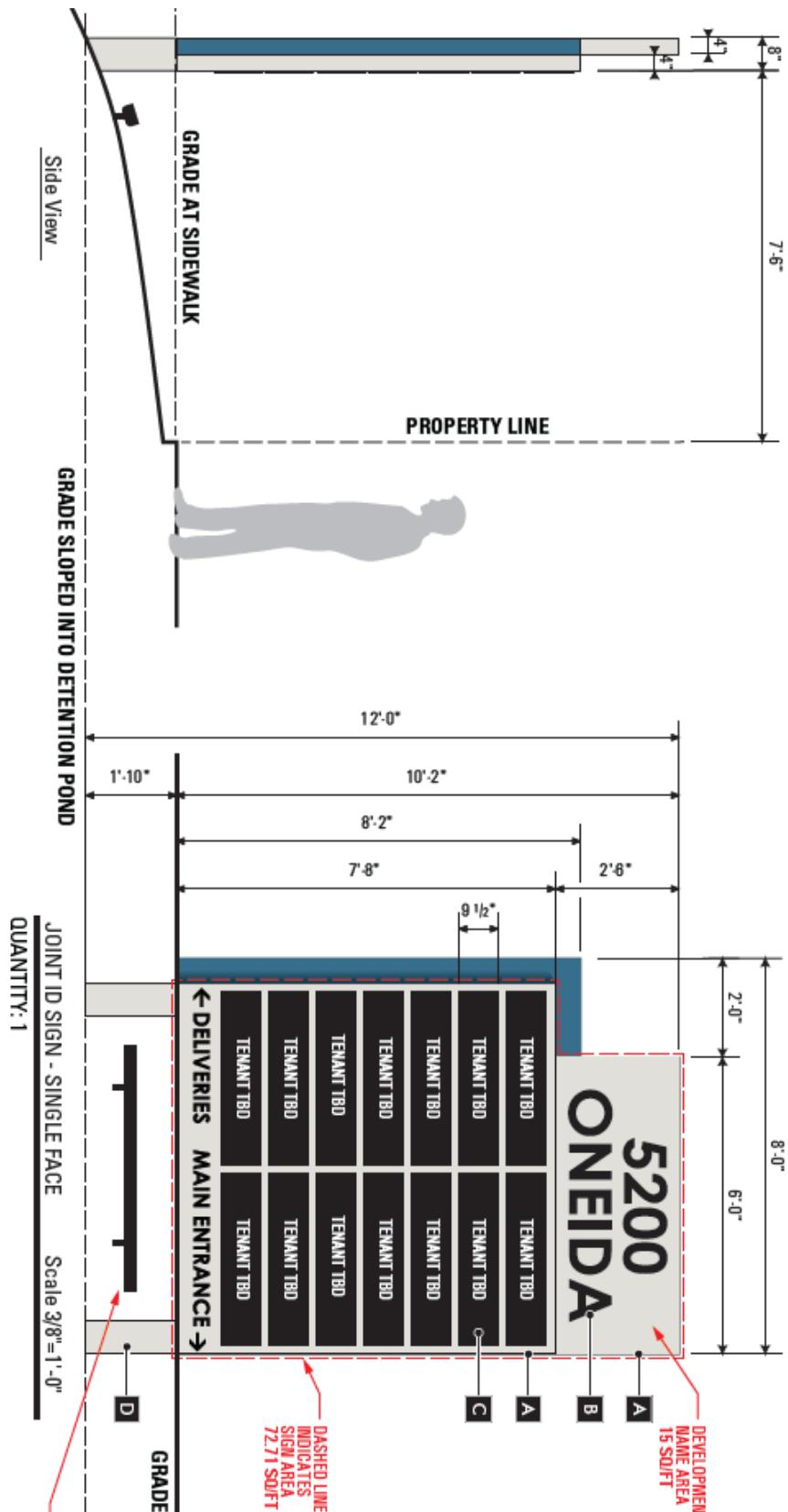


Figure 4. Economic Development Framework Map

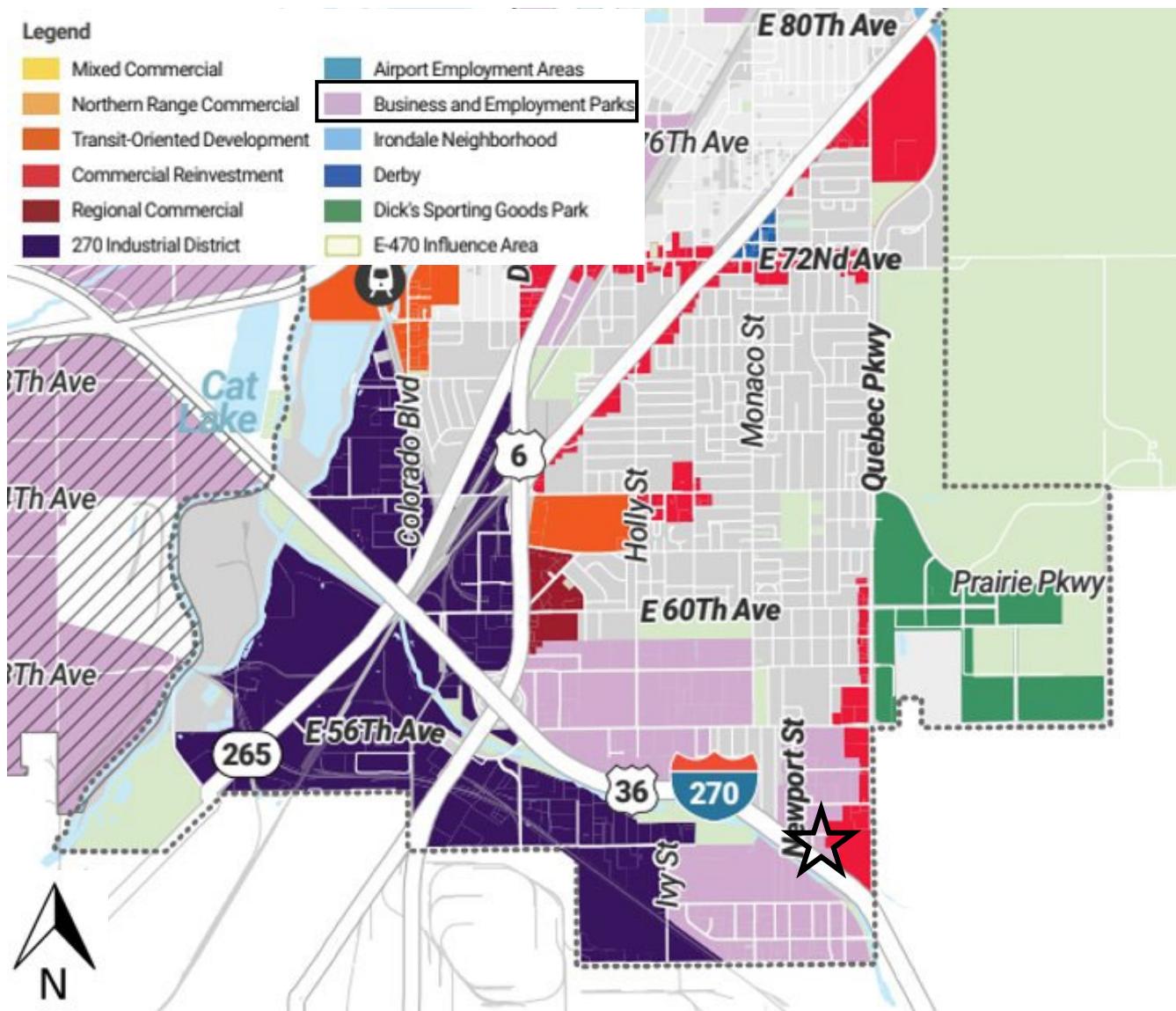


Figure 5. Character Areas Land Use Map

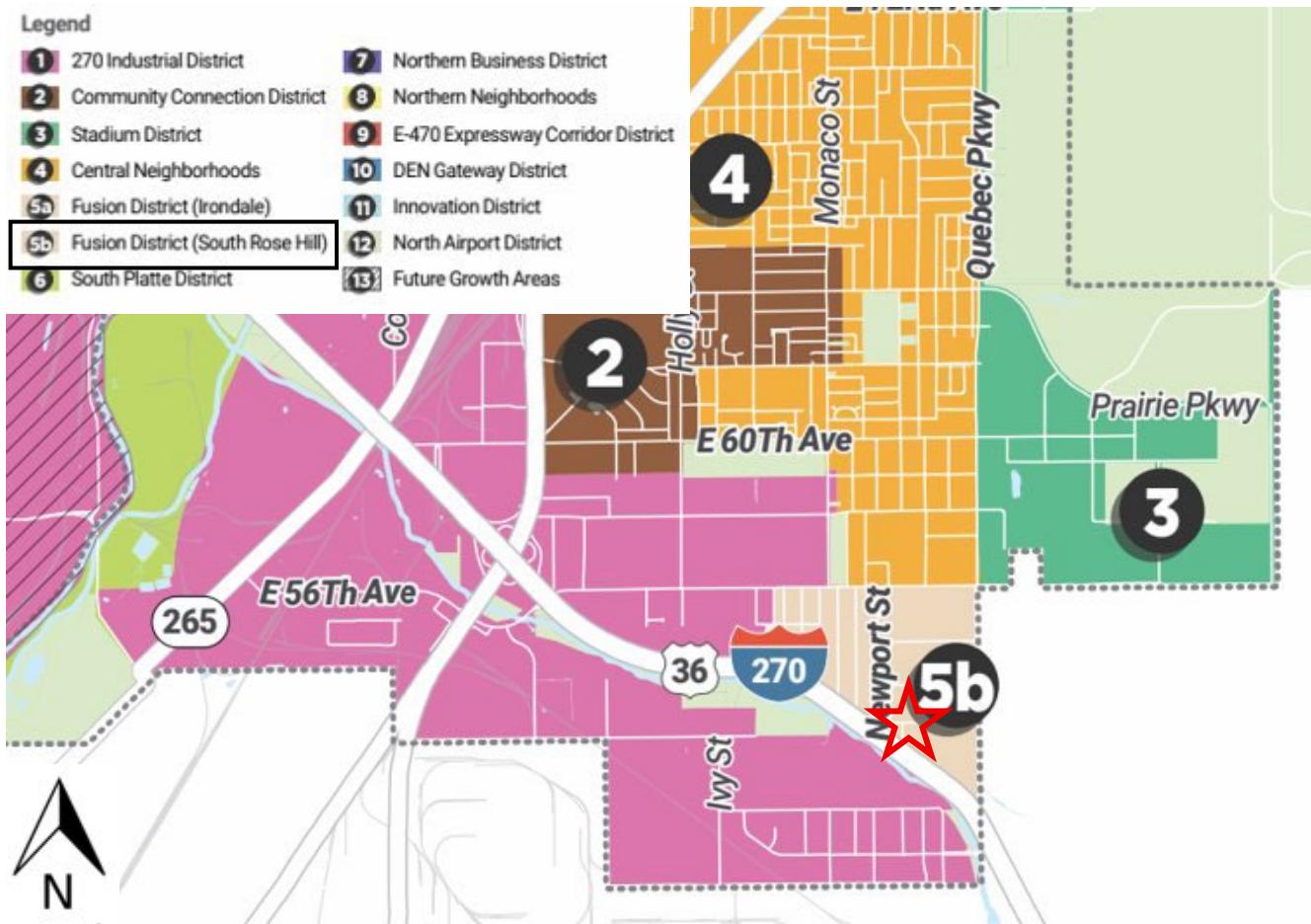


Figure 6. I-270 Connected Corridor

Business and Employment. As redevelopment occurs, light industrial, office, and employment uses should continue to be supported within this area. A focus should be on improving the quality of development, including paved parking areas, sufficient vehicular and truck access management, quality façade designs, internal pedestrian pathways, and perimeter landscaping and screening. Chain link fences should be discouraged.

