

4850 E 60th Ave

Zone Change: Z25-0004

March 2, 2026 City Council

Presentation by Nic Berry, Planner II



Aerial

Code Year: reviewed under the 2009 LDC – application received prior to 2025 Code adoption

Site size: 1.50 acres

Concurrent Cases: None currently

- C&D Energy Services (Colorado Scaffolding) owns this site and the site to the west
- Colorado Scaffolding is a 40-year Commerce City business and wishes to expand operations to the subject property



Zoning Map

Site shown in hatch marks
with existing C-3
zoning designation

**Proposed zoning is I-2
Medium-
Intensity Industrial**



Site History

- Zoned I-3 (Heavy-Intensity Industrial) in 1964 (City's first zoning map)
- In 1998, Zone Change to C-3 (Regional Commercial)
 - This zone change supported the development of the Arby's and a Taco Star (now Starbucks)
- Only development on site has been the detention ponds along 60th Avenue.

Project Analysis

- Site Overview
 - I-3 properties surround the site, except commercial properties to the east.
 - All properties in the area were developed between 1975 and 2000.
 - Additional restaurant / retail development unlikely
- Road Network Impacts
 - Outdoor storage and employee parking, minimal expected traffic impacts.
 - CDOT intersection improvement project.
 - Final design is not yet known.

Current Conditions

1. View from East 60th Avenue facing south (taken December 2025)
2. View from internal roadway facing west (taken December 2025)

1



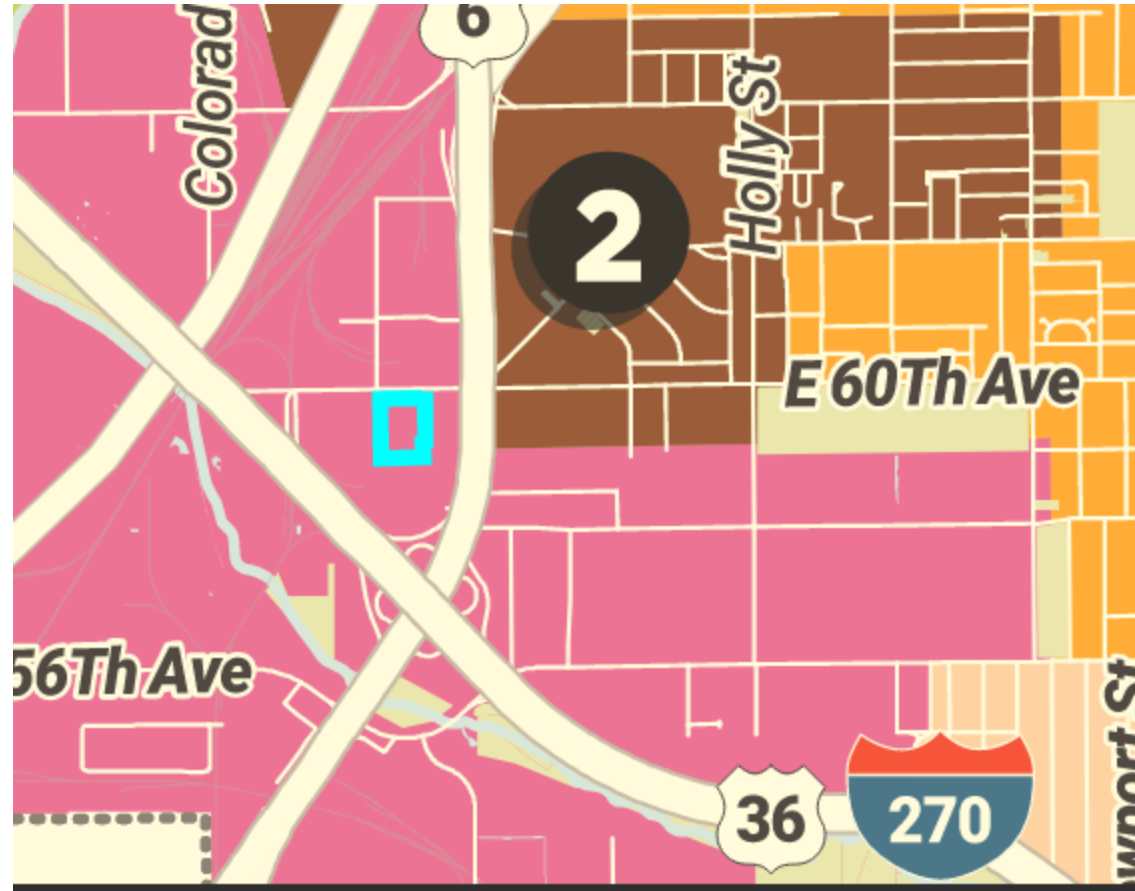
2



Character Area

270 Industrial

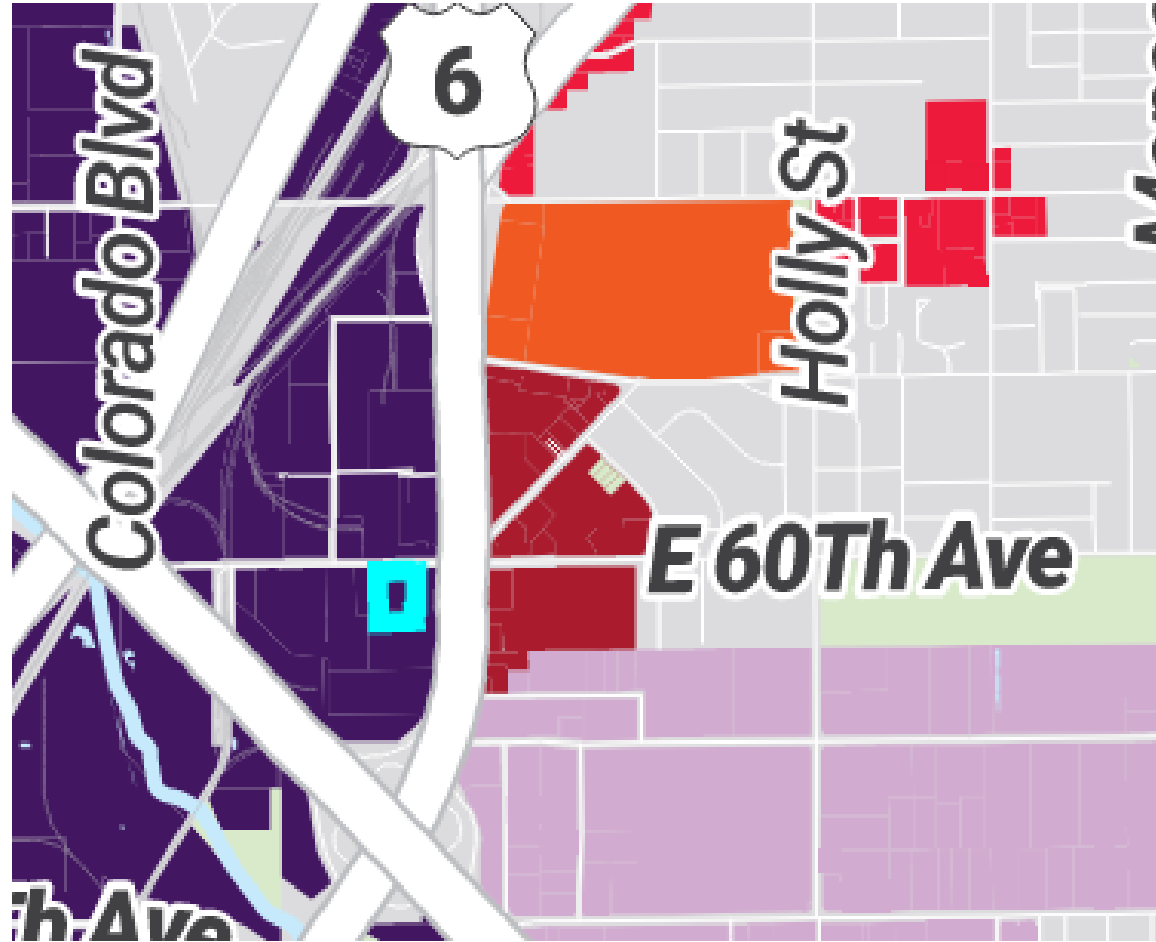
- City's heavy industrial area
- Development should transition to nearby commercial areas.



Economic Development Framework Map

270 Industrial

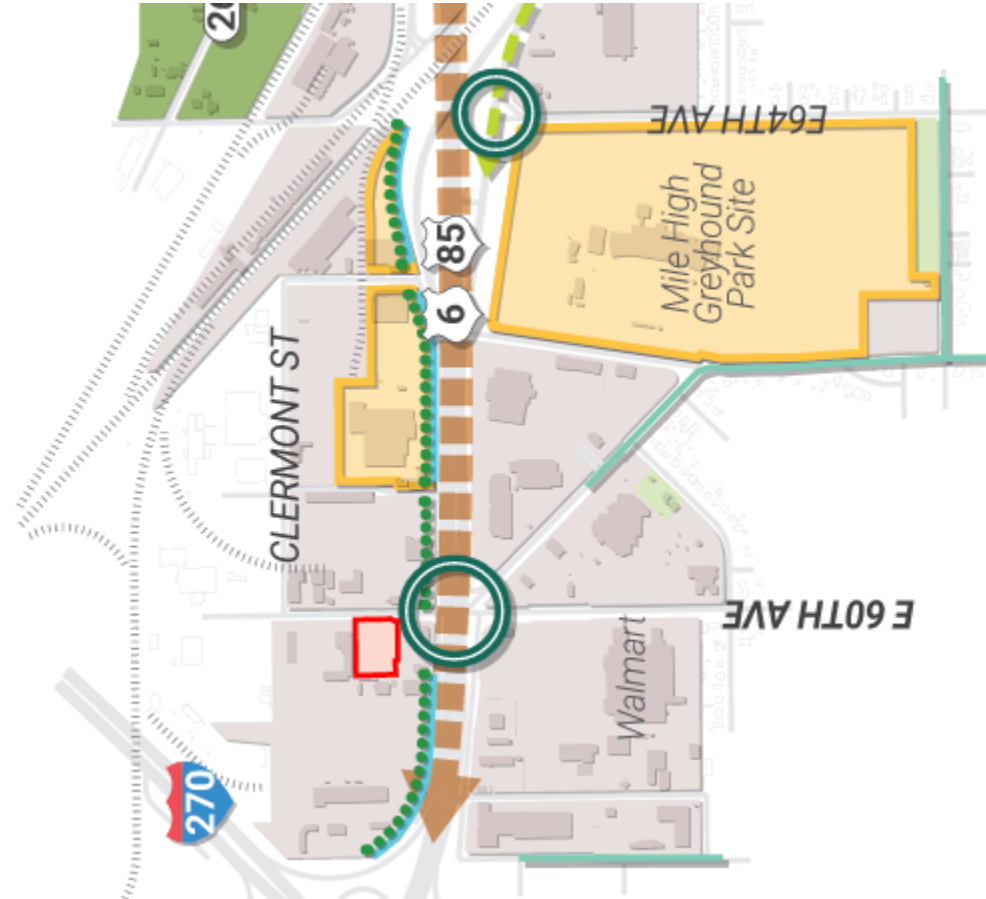
- Allows for industrial development
- Provide sufficient screening, buffering and distance from lower intensity uses.



US-85 Corridor Plan

Community Commercial

- Mix of Industrial and Commercial Uses
- Commercial development in highly visible locations.



Comprehensive Plan Goals and Objectives

Commerce and Employment

- ✓ Goal 2: Promote a healthy, progressive and competitive local economy
- ✓ Goal 4: Invest in the City's existing commercial and industrial areas
- ✓ Goal 4.1: Promote and strengthen industry and jobs in strategic areas
- ✓ Goal 4.2: Incentivize certain site improvements for older industrial businesses, such as storage/parking lot paving or adaptive reuse
- ✓ Goal 7.2: Pursue strong and compatible primary employers in the City's industrial districts

Public Facilities and Infrastructure

- ✓ Goal 6.2: Retain and increase revenue-producing land uses

Public Comment

- As of March 2, staff has received no public comments.
 - 2 phone calls, asking questions about the CDOT project.

Approval Criteria

A decision for a Zone Change is based on the following criteria from Sec. 21-3232(5) of the LDC.

- ✓ **Criteria (a):** The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or
- ✓ **Criteria (b):** The zone change meets all of the following:
 - ✓ **Criteria (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;
 - ✓ **Criteria (ii):** The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;
 - ✓ **Criteria (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;
 - ✓ **Criteria (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;
 - ✓ **Criteria (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
 - ✓ **Criteria (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.

Planning Commission & Staff Recommendation

On February 3, 2026 the Planning Commission heard this Zone Change application. The vote was 5-0 to recommend approval

Staff recommends approval to City Council for Z25-0004

- The application meets the Zone Change approval criteria

Staff is available to answer to questions.

