

Resolution 2026-012 Aberdeen Trucking Facility Phase 2 Development Plan Amendment

Presented by Kathleen Taylor

City Council August 17, 2026



Request – Development Plan Amendment/Phase 2

- Located at 10251 Newark St
- Phase 1 of trucking facility is currently under construction
- Zoned I-2 Medium Intensity Industrial
- Expansion of 21,312 SF

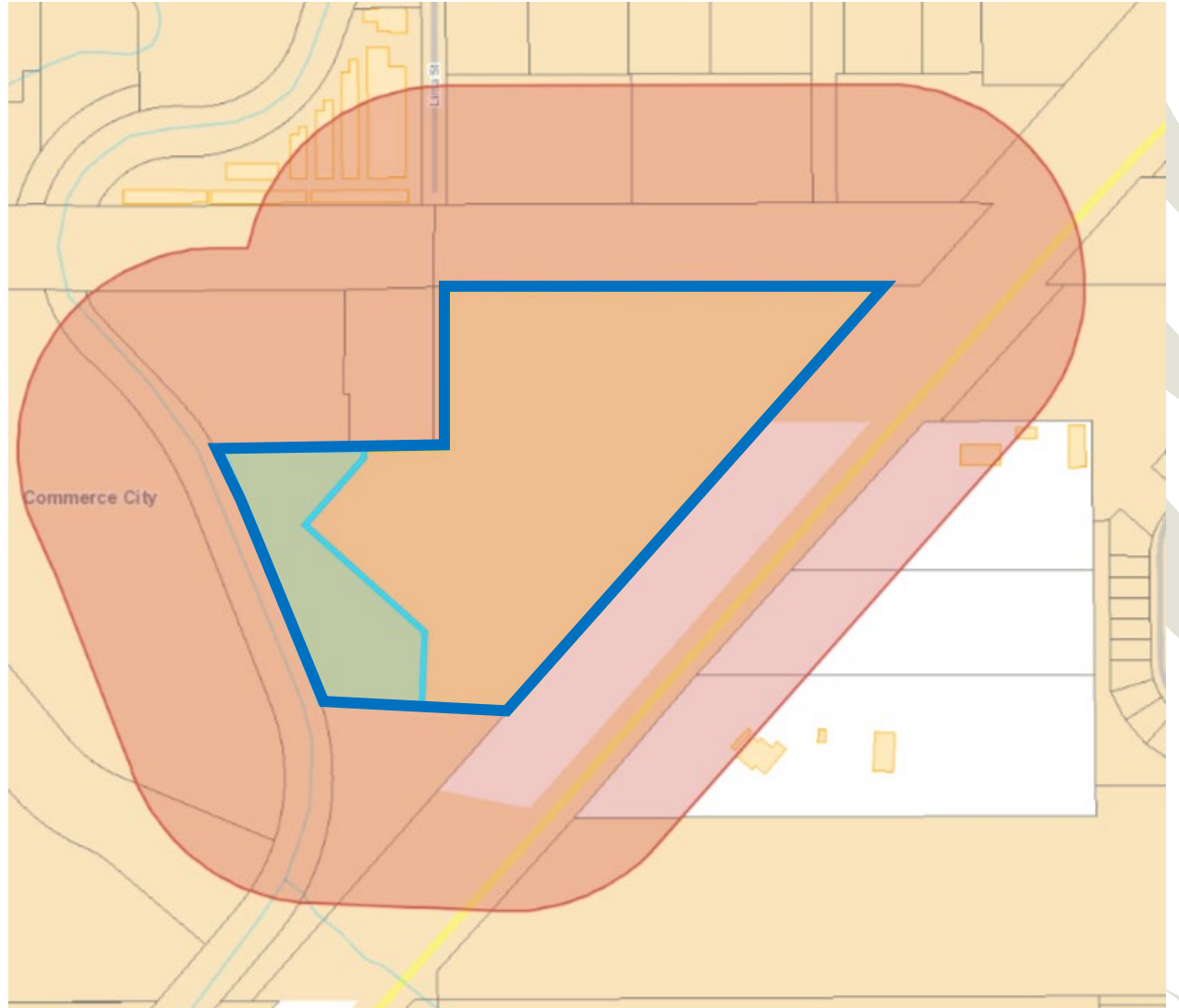
Aerial Photo

10251 Newark St
*outlined in red

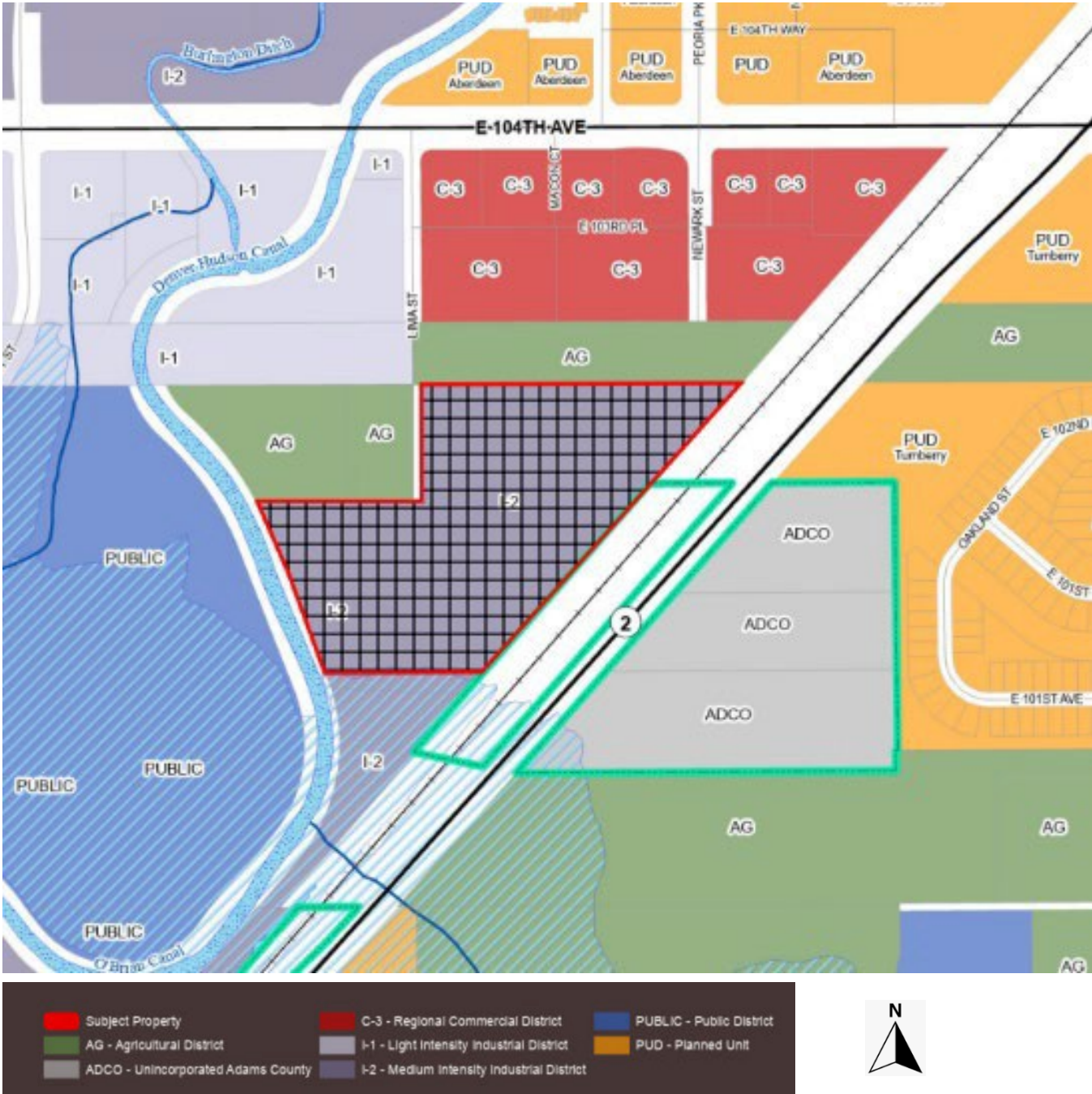


Notification Info

- Mailed to properties within 500'
- ✓ 6/24/2026 mailed notice for PC hearing sent to 11 unique property owners (Crown owns several surrounding properties)
- ✓ 6/26/2026 PC hearing advertised in the *Commerce City Sentinel*
- ✓ 6/26/2026 sign posted at the site for PC and CC hearing
- ✓ 8/6/2026 mailed notice for CC hearing sent to the same 11 property owners
- ✓ 8/7/2026 CC hearing advertised in the *Denver Post*



Zoning Map



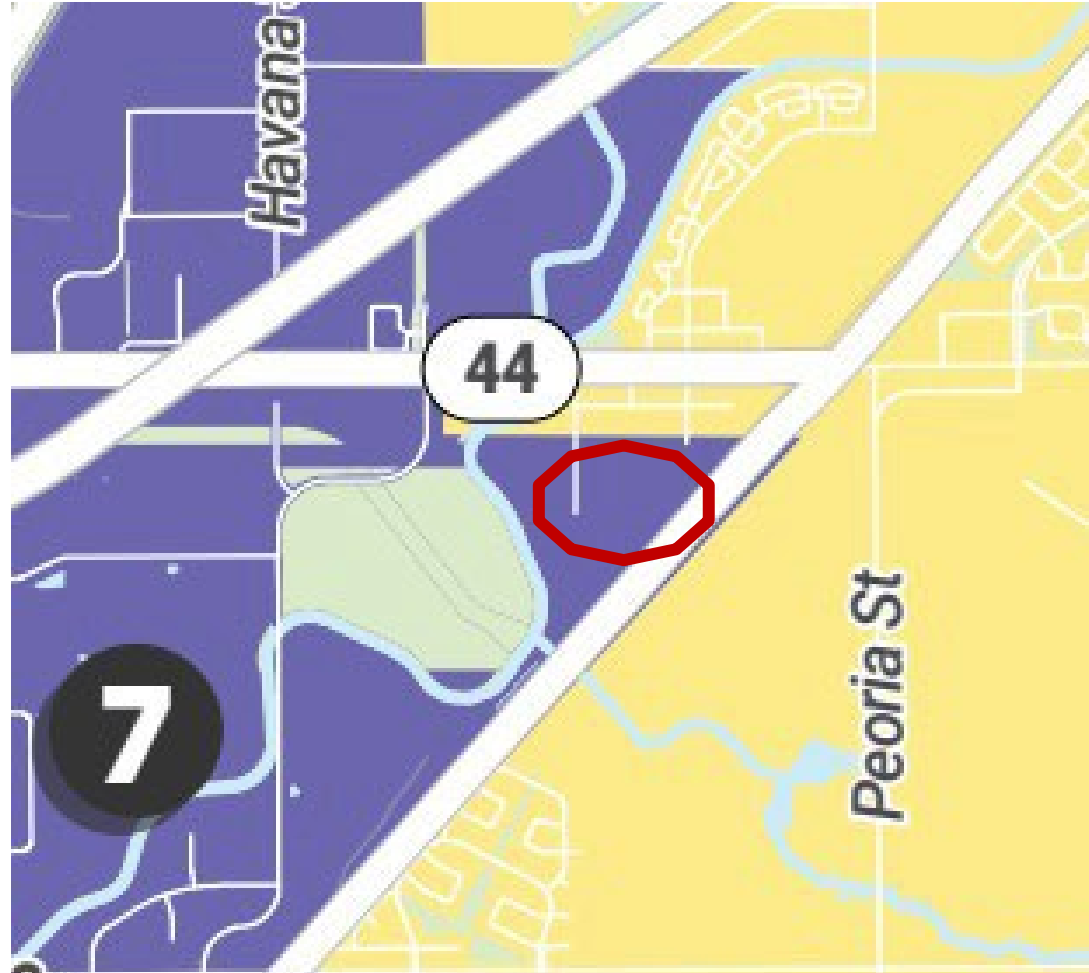
Summary/History

- Annexed in 1985 and zoned Ag – Land use was Agriculture at that time
- Rezoned in 2005 to I-2 (as a condition of the rezone, future development plan would require Council approval)
- April 2017 Council approved a 76,000 SF trucking facility
- February 2018 size was reduced to approx. 61,000 SF, administratively approved
- March 2024 building permit ready for issuance
- June 2026 approx. 4,000 SF increase to allow for a forklift charging station, administratively approved

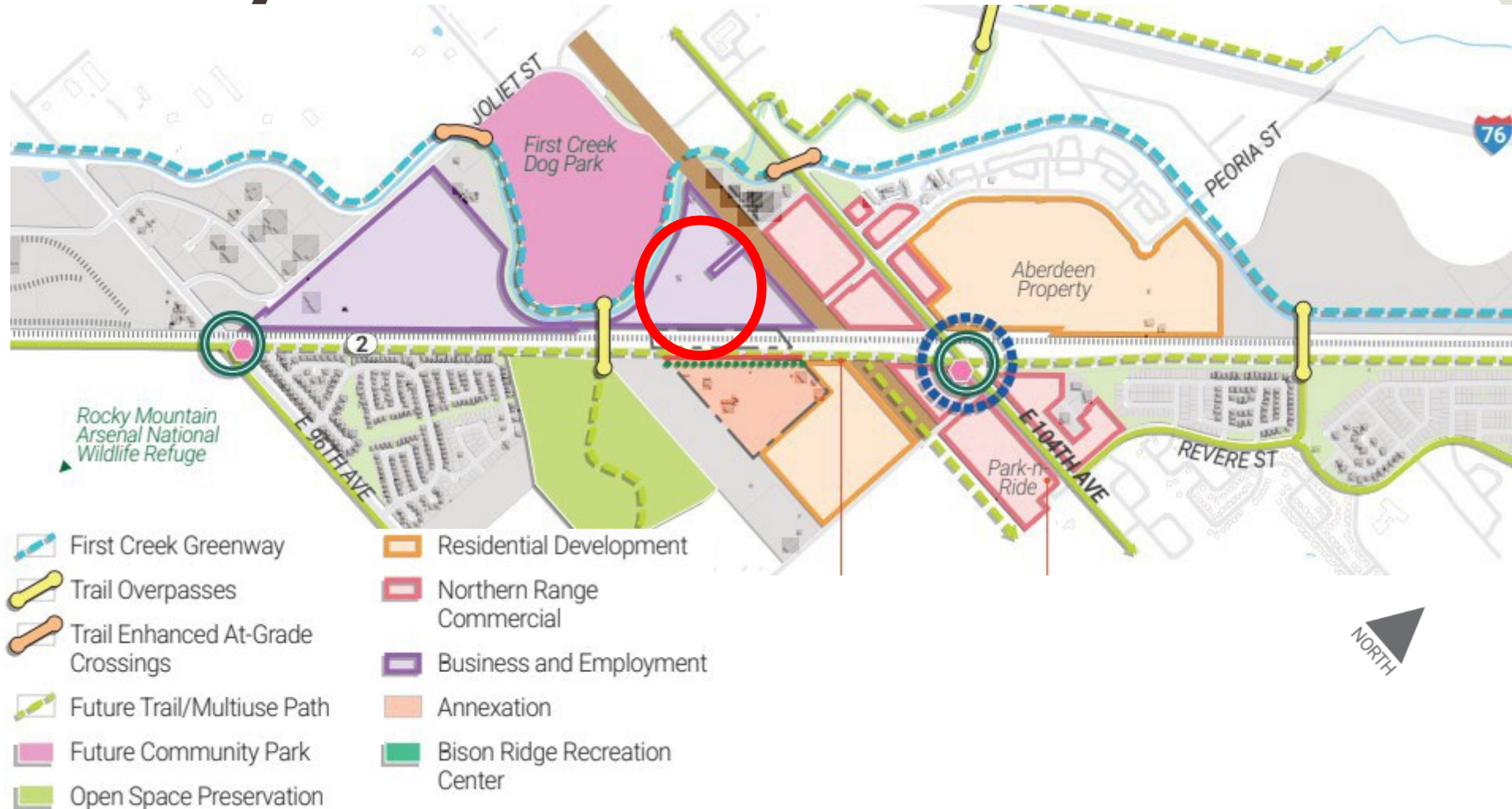
Comprehensive Plan Map



- 7** Northern Business District
- 8** Northern Neighborhoods

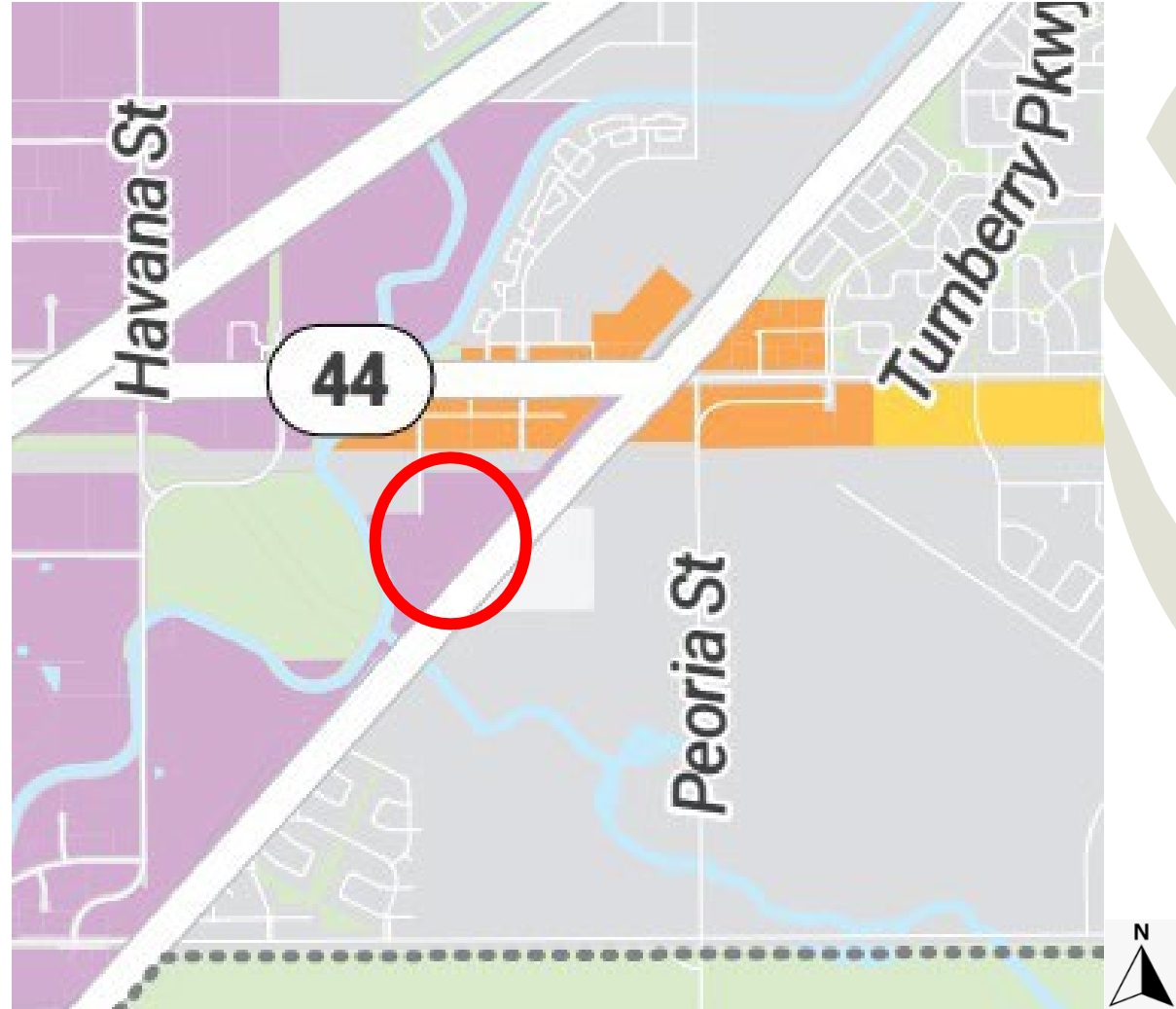


Connected Corridors Map – Hwy 2



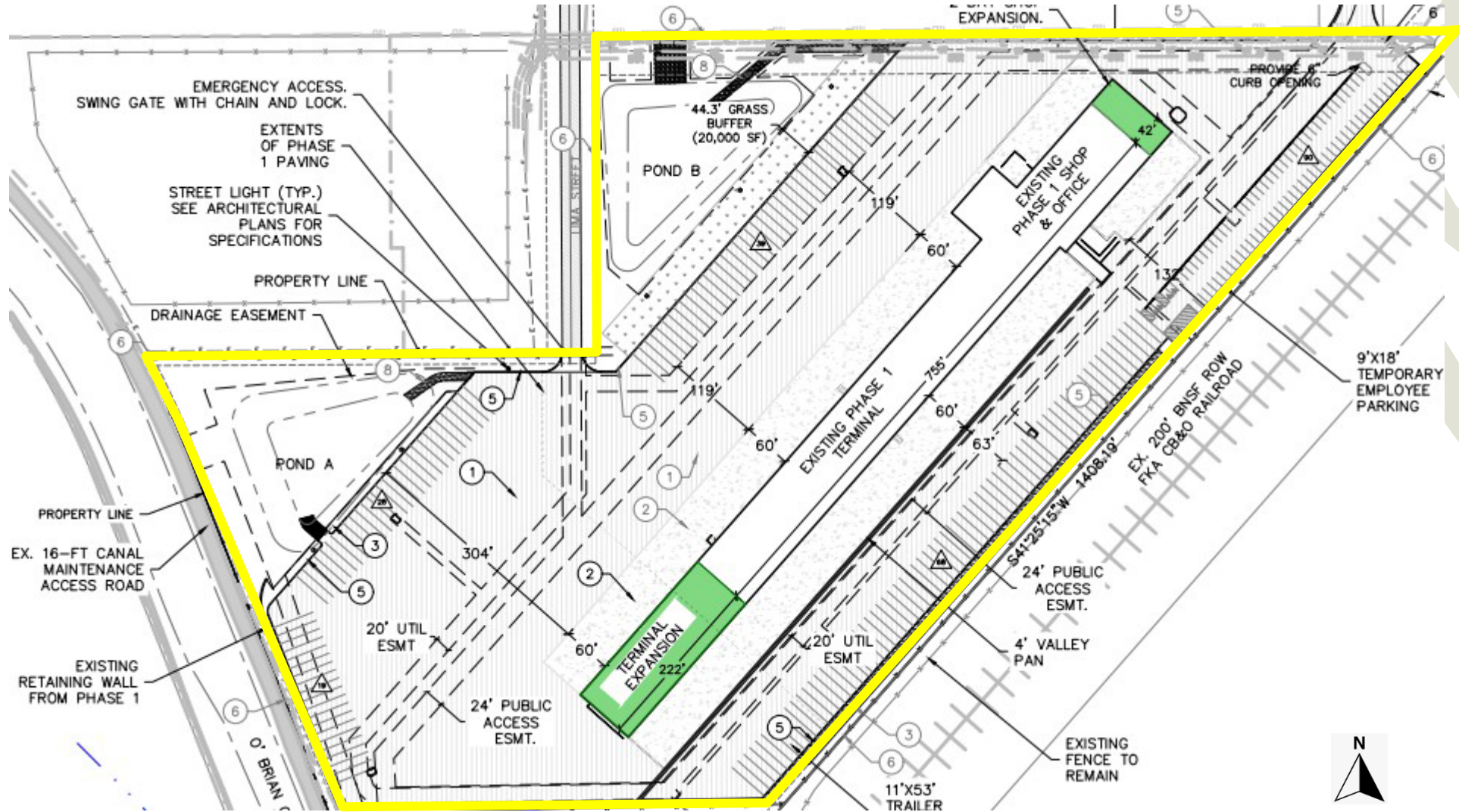
Economic Framework Map

-  Mixed Commercial
-  Northern Range Commercial
-  Business and Employment Parks





Phase II



View from Hwy 2



View from East 104th Ave



Development Plan Criteria

Criteria (a): Complies with city standards:

Analysis: The applicant has demonstrated compliance with the bulk standards including height and required setbacks. The proposal also meets the parking requirements and the required design standards. The applicant will also need to submit a revised landscape plan, but staff anticipates compliance with all relevant requirements. *Therefore, it can be found that **criteria (a)** is met.*

Criteria (b): Is consistent with any previously approved subdivision plat, rezoning concept plan, or other plans or land use approvals;

Analysis: The most recent plat map of the property identifies the western parcel as a drainage tract. The applicant will be required to submit for a consolidation plat to join the two properties into one and remove the drainage tract label from the face of the plat. This is included as a recommendation of approval. In addition, the application is in compliance with the zone change approval from 2005 which requires review by City Council. It is also consistent with the Comprehensive Plan as demonstrated earlier in this report. *Therefore, it can be found that **criteria (b)** is met.*

Development Plan Criteria, cont'd

Criteria (c): Provides adequate mitigation for any significant adverse impacts resulting from the use; and

Analysis: While FRICO is disputing compliance, the application meets all of the City's engineering requirements related to drainage. The application also includes a traffic plan which was reviewed by the City's traffic engineer. The applicant will be required to add a mast arm to the signal at Newark Street and East 104th Avenue to allow trucks to exit westbound onto East 104th. This was already being required prior to this approval of the Phase 2 Development Plan. *Therefore, it can be found that **criteria (c)** is met.*

Criteria (d): Creates a positive precedent for the future cumulative development of the immediate area.

Analysis: Phase 1 of the building is currently under construction. The building and its expansion are well designed and will add to the overall appearance of the area. New development boosts economic value to the area. The commercially zoned properties to the north which front along East 104th Avenue remain vacant. Staff is hopeful that the presence of the trucking terminal will increase the likelihood of those properties developing sooner. *Therefore, it can be found that **criteria (d)** is met.*

Public Comments

- No members of the public attended or gave testimony at the Planning Commission hearing.
- No comments have been received to date (as of 8/4).

Case Considerations

- Drainage letter has been reviewed and approved
- Landscape plan has been reviewed and approved
- A lot consolidation plat will be required prior to building permits
- The traffic report was reviewed and approved in November 2023
- The access at Lima St and E 104th Avenue will remain a three-quarter movement
- Newark Street and E 104th Avenue will be a future signalized intersection. The applicant is working with CDOT to approve signal modifications

Planning Commission Recommendation

Planning Commission recommended approval on July 7, 2026 to Council with the following conditions:

- Prior to the City Council meeting, the applicant must submit a landscape plan and demonstrate compliance with the land development code regulations.

The applicant has submitted a landscape plan and it has been approved by the City's Landscape Architect

- Prior to the City Council meeting, the applicant must submit a drainage letter subject to approval by the Engineering Division.

The applicant has submitted a drainage letter and it has been approved by the Engineering Division.

- Prior to the issuance of building permits, the applicant must submit a consolidation plat application to join the two properties into one.

This is a requirement of the municipal code, and no building permit will be issued until a consolidation plat is approved and recorded.

Staff Recommendation

Since the Planning Commission meeting, the applicant has complied with the Commission's first two recommended conditions. The third condition is a code requirement and will be addressed prior to issuance of a permit.

Staff recommends that City Council approve the resolution as is, approving the Development Plan.

Staff is available to answer questions