

Request for Rezoning from I-2 to I-3

5199 East Ivy



Commerce City Community Development Department
May 6, 2026
PREAPP25-0051
Shamrock Foods Company, an Arizona corporation
(operating as Shamrock Foods)

Application Narrative for 5199 East Ivy Rezoning Request

Request to Rezone From: I-2 (Medium-Intensity Industrial) to I-3 (Heavy-Intensity Industrial)

Property: 5199 Ivy Street, Commerce City, Colorado

Applicant: Shamrock Foods

Case Number: PREAPP25-0051

Date: May 6, 2026

I. APPLICATION REQUEST

Shamrock Foods respectfully requests approval of a zone change from I-2 (Medium-Intensity Industrial District) to I-3 (Heavy-Intensity Industrial District) for the property located at 5199 Ivy Street, Commerce City, Colorado. This zone change is necessary to accommodate expanded food oil storage operations that will exceed the 48,000-gallon capacity limit permitted in the I-2 zoning district.

A related conditional use permit request has been submitted for concurrent consideration pursuant to Land Development Code Section 21-5212(2) and (3), which mandates conditional use permit approval for:

- Individual tanks exceeding 12,000-gallon capacity
- Total on-site storage capacity exceeding 48,000 gallons
- Properties storing more than 48,000 gallons that are not zoned I-3

II. PROPERTY DESCRIPTION

Location and Size:

The subject property encompasses approximately 41.75 acres and is strategically located within Commerce City's established industrial corridor. The property benefits from excellent transportation access via railroad infrastructure and proximity to major arterial roads and highways.

Current Development:

The property contains existing industrial infrastructure including:

- Large warehouse/office building with associated paved parking areas (east portion)
- Truck maintenance building with paved parking (west portion)
- Storm detention pond (far west portion)
- Existing railroad access along the southwest property line
- Previously approved storm sewer system and utilities

III. PROJECT DESCRIPTION

Proposed Improvements:

The proposed project involves constructing the below industrial storage facilities to support existing food oil packaging operations:

- Railroad spur extending north from existing railroad track
- Fourteen (14) above-ground storage tanks (approximately 30,000 gallons each, approximately 420,000 gallons total capacity)
- Small pump station building for product transfer to existing warehouse
- Associated piping and safety systems

Business Operations:

These improvements will enable Shamrock Foods to:

- Increase operational efficiency through enhanced storage capacity at the existing facility
- Support regional food distribution operations
- Maintain and expand local employment
- Utilize existing industrial infrastructure more effectively

IV. ZONE CHANGE APPROVAL CRITERIA ANALYSIS

Pursuant to Land Development Code Section 21-3232(5)(b), this zone change application meets the required approval criteria:

A. Comprehensive Plan Consistency

The proposed zoning district and allowed land uses are consistent with the policies and goals of the comprehensive plan: The property is within the 270 Industrial District Character Area as addressed in the Comprehensive Plan. This land use character area contains established heavy industrial areas. Land uses in the 270 Industrial District include processing plants, heavy manufacturing and commercial uses, sand or gravel operations, freight and truck yards, and industrial machinery. The existing and proposed land uses are in keeping with these land uses and the 270 Industrial District Character Area.

The proposed I-3 zoning directly supports the Plan's industrial development goals by:

- Promoting efficient land use within the established industrial corridor
- Supporting economic development through expanded business operations
- Encouraging utilization of existing industrial infrastructure
- Maintaining industrial character consistent with surrounding land uses

The food oil packaging and distribution operations align with the Plan's vision for Commerce City as a regional distribution and logistics hub. The zone change enables continued industrial use while accommodating business growth within the community.

B. Compatibility Analysis

The proposed zone district and allowed uses are compatible with surrounding land uses and the natural environment.

The I-3 zoning designation is compatible and in keeping with the existing industrial environment.

Surrounding Land Uses:

- Southwest: I-3 zoned property (undeveloped industrial land)
- Adjacent properties: Existing industrial operations and infrastructure
- Regional context: Established industrial corridor with similar heavy industrial uses

Environmental Compatibility:

- Environmentally sensitive areas are not affected
- Existing industrial character maintained
- No residential interfaces requiring special buffering
- Compatible with established transportation patterns

Visual Compatibility:

- Storage tanks located behind existing warehouse building
- More than 500 feet from public streets
- Minimal visual exposure to surrounding properties
- Consistent with industrial aesthetic of the area

C. Public Services Adequacy

The proposed zoning district will have adequate provision of public services, including water, sewage, streets, and drainage.

Existing infrastructure adequately serves the proposed expansion:

Water and Sewer Services:

- Existing utilities currently serving the warehouse operations have adequate capacity
- South Adams County Water & Sanitation District confirms service availability
- No additional public investment required for utility infrastructure

Transportation Infrastructure:

- Existing street system adequate for current and projected traffic
- Railroad access in this area is already established and operational
- No new public street improvements required
- Existing access points on the property are sufficient for expanded operations

Drainage and Stormwater:

- Existing detention pond designed for higher imperviousness than required for this proposed project
- Storm sewer system constructed and operational
- Reduced runoff compared to originally approved development plans
- No additional drainage infrastructure required

D. Public Facilities Adequacy

The proposed zoning district will have adequate provision of public facilities including parks, schools, and open space.

The industrial expansion will have no adverse impact on public facilities:

Parks and Recreation:

- No impact on existing park facilities or recreational opportunities
- Industrial use does not generate demand for additional recreational facilities
- Existing facilities are adequate for any minimal employee needs

Schools:

- No residential component, therefore, no impact on school capacity
- Existing school facilities unaffected by the proposed operations

Emergency Services:

- South Adams Fire Protection District has adequate capacity to serve expanded operations
- Existing emergency access will be maintained and enhanced
- Industrial safety standards will be met or exceeded
- No additional public safety infrastructure required

E. Community Need

There is a community need for the zoning district in the proposed location to maintain a proper mix of uses. Additionally, the I-3 zoning serves important community interests:

Economic Development:

- Supports local employment and business retention
- Enables business expansion within existing facilities
- Contributes to tax base through increased operational capacity
- Supports regional food distribution infrastructure

Industrial Land Use Efficiency:

- Maximizes use of existing industrial infrastructure
- Promotes efficient development patterns within industrial areas
- Prevents industrial sprawl by intensifying existing sites
- Maintains industrial land supply for appropriate uses

Regional Benefits:

- Supports food security through enhanced distribution capacity
- Reduces transportation costs through efficient storage operations
- Contributes to regional logistics infrastructure
- Maintains Commerce City's role in regional food distribution

F. Changed Conditions/Public Interest

The area has changed to such a degree that it is in the public interest to allow the proposed zoning. Several factors support the public interest in approving this zone change:

Business Evolution:

- Shamrock Foods' operations have evolved to require greater storage capacity
- Market demands for regional food distribution have increased
- Operational efficiency improvements benefit the broader community
- Technology and industry standards support larger storage operations

Infrastructure Utilization:

- Existing industrial infrastructure is underutilized without this expansion
- Previous development approvals contemplated more intensive use in keeping with the proposed use
- Public investment in infrastructure can be better leveraged
- Economic efficiency supports community fiscal health

Public Interest Factors:

- Job retention and creation benefits the local economy
- Enhanced food distribution serves regional needs
- Efficient land use promotes sustainable development patterns
- Industrial corridor support addresses long-term economic vitality

V. COMPLIANCE WITH DEVELOPMENT STANDARDS

Industrial Development Standards:

The proposed improvements will comply with all applicable I-3 development standards including:

- Building setbacks and placement requirements
- Screening and landscaping standards per LDC Article VII
- Above-ground storage tank regulations per Section 21-5212
- Industrial development guidelines per Sections 21-7660-7665

Safety and Environmental Standards:

- Fire and building code compliance for all storage facilities
- Environmental regulations for food-grade storage operations
- Stormwater management per existing approved plans
- Emergency access and safety protocols

VI. CONCLUSION

This zone change application demonstrates compliance with all approval criteria established in Land Development Code Section 21-3232(5)(b). The proposed I-3 zoning:

- Implements the Comprehensive Plan's industrial development vision
- Is compatible with surrounding industrial land uses
- Utilizes existing public infrastructure without requiring additional investment
- Serves important community needs for economic development and regional food distribution
- Represents sound planning that benefits both the applicant and the broader community

The zone change will enable Shamrock Foods to expand operations within Commerce City's established industrial corridor while maintaining the area's industrial character and contributing to the community's economic vitality.