



City Council Communication

AGENDA DATE: October 20, 2025 **LEGISTAR ITEM #:** Z25-0002

PRESENTER: Nathan Chavez, City Planner **DEPARTMENT:** Community Development

☒ Ordinance	☐ Resolution	☒ Public Hearing
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REQUEST

The applicant requests approval to rezone a 12.7-acre property located at 10225 Chambers Road from the Agricultural District (AG) to the Multi-Family Residential District (R-3).

BACKGROUND

With this zone change application, the ultimate intent is to develop the 12.7-acre property as a multi-family apartment complex with 283 dwelling units, approximately 28 of which will be affordable housing, rent affordable by someone earning 80% Area Median Income. The remaining units will rent at market rate.

Applications for a proposed Development Plan (D24-0006), Final Plat (S24-0007), and Northern Infrastructure General Improvement District inclusion (NIGID24-0001) are currently under review for this site. Right-of-way improvements associated with the Development Plan and Final Plat applications include the buildout of East 102nd Avenue along the southern side of the subject property, a 28-foot-wide extension of East 102nd Avenue connecting to Sable Boulevard, and the addition of a right-turn and left-turn lane from Chambers Road onto East 102nd Avenue. The property is currently used for agricultural purposes with one ranch home and various accessory structures present on the property. The current ranch home was constructed in 1969.

A decision for this case must be based on the following criteria from Sec. 21-3232(5) of the Land Development Code.

- a) The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or

CITY COUNCIL COMMUNICATION CONTINUED

b) The zone change meets all of the following:

- 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;
- 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;
- 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;
- 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
- 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.

On September 2, 2025, the Planning Commission held a public hearing to consider the proposed Zone Change. Following the hearing, the Commission unanimously recommended approval of the application.

JUSTIFICATION

☐ Council Goal	☐ Strategic Plan	☐ Work Plan	☒ Legal
Citation	Section 21-3232 of the Land Development Code requires the City Council to receive a recommendation from Planning Commission and consider the request at a public hearing		

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
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CITY COUNCIL COMMUNICATION CONTINUED

Recommendation	5-0 Approval
Date of Recommendation	September 2, 2025

PUBLIC OUTREACH

A neighborhood meeting occurred on July 14, 2025. All residents in attendance received an email containing the Planning Commission and City Council agendas. In addition, the standard public hearing notice requirements, including publication within the Commerce City Sentinel-Express, mailing of fliers to residents nearby neighbors of the subject property, and posting of a public notice sign on the site occurred.

AVAILABLE ACTIONS

- Available Action #1: Approve Z25-0002, to find that the requested Zone Change to R-3 (Multi-Family Residential District) meets the criteria of the Land Development Code.
- Available Action #2: Deny Z25-0002, to find that the requested Zone Change to R-3 (Multi-Family Residential District) fails to meet the criteria of the Land Development Code.
- Available Action #3: Continue Z25-0002 to a date certain and direct staff or the applicant to provide additional information.

STAFF RECOMMENDATION

Staff recommends available action #1, approving the Zone Change to R-3 (Multi-Family Residential District).