



City Council Communication

AGENDA DATE: March 2, 2026

LEGISTAR ITEM #: Z25-0004

PRESENTER: Nic Berry
Development

DEPARTMENT: Community

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Public Hearing
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REQUEST

4580 E 60th LLC is requesting approval of Ordinance Z25-0004, which will rezone an approximately 1.5 acre property located at 4850 East 60th Avenue from the C-3 (Regional Commercial District) to the I-2 (Medium Intensity Industrial District).

This request is being processed under the provisions of the 2009 Land Development Code since the application was made prior to the adoption of the 2025 Land Development Code.

BACKGROUND

The subject property was a part of the original incorporation of the City. When the City issued its first zoning map in 1964 the subject site was zoned I-3 (Heavy-Intensity Industrial). In 1998, the zoning was modified to C-3 (Regional Commercial). In 1998, a Taco Star (later remodeled to a Starbucks) and Arby's were developed along Dexter Street. Other than a detention pond along East 60th Avenue, the subject property has failed to attract retail or restaurant development and has remained vacant for the past 28 years under the C-3 zoning regulations.

Colorado Scaffolding, a business operating in Commerce City for approximately 40 years, owns this property and the property to the west. They intend to use the site for storage and future expansion of buildings and business operations, which necessitate a rezoning request. Should the proposed rezoning Ordinance be approved, an application for a Development Plan will follow.

On February 3, 2026, the Planning Commission considered the proposed rezoning at a public hearing. Following the hearing, the Planning

CITY COUNCIL COMMUNICATION CONTINUED

Commission voted unanimously to recommend approval of the rezoning request.

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	The applicant, consistent with their ability as stated in the City of Commerce City Land Development Code Section 21-3232 (2), has initiated this Zone Change through the public hearing process.		

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
Recommendation	5-0 for Approval
Date of Recommendation	February 3, 2026

PUBLIC OUTREACH

In accordance with Section 21-3180 of the City’s Land Development Code, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested Zone Change were given, including by publication in the newspaper, flyer mailing and posting a sign on the property.

AVAILABLE ACTIONS

- Available Action #1: Approve Ordinance Z25-0004, finding that the requested Zone Change meets the approval criteria, and rezoning the property from C-3 to I-2.
- Available Action #2: Deny Ordinance Z25-0004, determining the requested zone change fails to meet one or more of the approval criteria, and retaining the C-3 zoning on the property.
- Available Action #3: Continue consideration of Ordinance Z25-0004 to a date certain, and directing staff or the applicant to provide additional information.

CITY COUNCIL COMMUNICATION CONTINUED

STAFF RECOMMENDATION

Staff recommends Available Action #1, approval of Ordinance Z25-0004.