



Zone Change Report

Case #Z25-0004

Planning Commission Date: February 3, 2026

City Council Date: March 2, 2026

GENERAL INFORMATION

| | |
|------------------------|------------------------------------|
| PROJECT NAME | Colorado Scaffolding Rezone |
| LOCATION | 4850 East 60 th Avenue |
| SITE SIZE | 1.53 Acres |
| CURRENT ZONING | C-3 (Regional Commercial District) |
| PROPOSED ZONING | I-2 (Medium-Intensity Industrial) |
| APPLICANT | 4580 E. 60 th LLC |
| CASE PLANNER | Nic Berry |

REQUEST

The Zone Change if approved, would modify the zoning of the property located at 4850 East 60th Avenue from the C-3 (Regional Commercial) to the I-2 (Medium Intensity Industrial) within the 2009 Land Development Code. Once zoned I-2, the lot will be used for employee parking, outdoor storage of raw materials, and future expansion space for a growing business.

ZONING

The zoning of a property determines what uses are allowed or not allowed and sets bulk development standards such as setbacks, lot size requirements, and maximum building heights. The City of Commerce City (City) has a variety of straight zoning districts including residential districts, commercial districts, and industrial districts. Zone Changes are approved by the City Council in the form of an ordinance and “runs with the land” meaning that the zoning for a parcel remains in effect unless it is modified by a subsequent Zone Change.

BACKGROUND AND CASE HISTORY

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. In 2019, the subject property was subdivided into a separate lot from the restaurants. Other than a detention pond along East 60th Avenue the subject property has been vacant despite development all around.

Should this zone change application be approved, an application for a Development Plan will follow. The site will need to be surfaced with outdoor storage screened from public view.

PROJECT ANALYSIS

Site Overview

The subject property has I-3 (Heavy-Intensity Industrial) properties to the north, west and south. With C-3 (Regional Commercial) properties to the east. All the surrounding properties were developed between 1975 and the early 2000s. While this property has remained largely untouched.

Road Network Impacts & Improvements

This property will be impacted by the Colorado Department of Transportation (CDOT) intersection improvement project that is underway at US-85 and East 60th Avenue. It is expected that the north portion of the lot will be taken by CDOT to expand East 60th Avenue. At this time it is unknown, how much will remain of the lot. CDOT was invited to comment on this zone change application. To date we are yet to receive the final design for the intersection from CDOT.

2045 Comprehensive Plan

COMPREHENSIVE PLAN ANALYSIS

Character Areas

The subject property is located within the 270 Industrial District character area. The proposed I-2 zoning allows for the several uses including outdoor storage which is necessary to support a growing business. The 270 Industrial District is characterized as the “City heavy industrial areas” and that new development should “transition to nearby commercial areas.” The proposed I-2 zoning will fit within the context of industrial uses while providing that transition to commercial uses to the east.

Commerce and Employment

On the Economic Development Framework map this site is designated as 270 Industrial. Which allows for industrial development. This designation also says that new development should provide “sufficient screening, buffering, and distance from lower intensity uses.” The land development code states that they will be required to screen their outdoor storage from off-site view and provide a 15-foot-wide landscape buffer between this site and the neighboring commercial. Additionally, City staff found that the Zone Change meets the following Commerce and Employment goals and objectives.

- 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

The Comprehensive Plan provides several recommendations for diversifying revenue sources for the City. This Zone Change will help to retain a large employer who operates a niche business. It is the best interest of the City long term to have businesses that operate in a variety

of industries so that the tax base can remain strong. This idea is mirrored in the Comprehensive Plan in Goal 6.2 which states that the City should “Retain and increase revenue-producing land uses.”

Overall Analysis

Through the City of Commerce City’s review process various Development Review Team (DRT) agencies including the South Adams County Water and Sanitation District, South Adams County Fire Department, 27J School District, Xcel Energy, and City of Commerce City, Economic and Community Vitality Division, Geographic Information Services Division, Parks, Recreation and Golf Department, Planning Division, Public Works Department, and Engineering Review Division and all agencies had no objections to the Zone Change.

ZONE CHANGE APPROVAL CRITERIA

A decision for this case must be based on the following approval criteria for a Zone Change from Sec. 21-3232(5) of the 2009 Land Development Code. An application may be approved if:

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

Not applicable

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;

The proposed Zone Change from C-3 to I-2 is consistent with the 2045 Comprehensive Plan. The request allows the site to support an expanding business. The requested Zone Change meets intent of the Comprehensive Plan noted above and the below goals and objectives. *Therefore, it can be found that this application **meets Criteria (i).***

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

Criteria (ii): The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;

The proposed I-2 zoning would allow for the intended use of the property of outdoor storage, employee parking, and business expansion. Additionally, the I-2 zoning serves as a transition/buffer from the I-3 zoning to the west to the C-3 zoning to the east. The overall project will make use of a property that has sat vacant for the history of the Commerce City and support a growing business. *Therefore, it can be found that this application **meets Criteria (ii).***

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;

With the intended use of property, it is not expected to connect to utilities. However, if utilities are needed in the future there are existing utility lines within East 60th Avenue. For other services, this property is already included in the South Adams County Water and Sanitation and South Adams County Fire Protection districts. While Commerce City service like Public Works and Police extend well beyond the property. *Therefore, it can be found that this application **meets Criteria (iii).***

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;

There is not a minimum amount of open space required for I-2 zone districts. This type of development will be providing required landscaping on site and drainage improvements. The amount of pervious land provided will exceed that of neighboring properties. *Therefore, it can be found that this application **meets Criteria (iv).***

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

The proposed zone is consistent with the area and will allow the development of industrial uses in an industrial area. The redevelopment of this site will result in development of an under-utilized property within the City and may help spur future growth and improvements in the area. *Therefore, it can be found that this application **meets Criteria (v).***

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.

This area has historically had industrial zoning. The C-3 zoning introduced in the late 1990s has failed to spur development of the property. Approving the zoning to re-vert to industrial will allow this site to be fully utilized for industrial development will help retain a rapidly growing business and benefit the public interest with tax dollars and continued employment opportunities. *Therefore, it can be found that this application **meets Criteria (vi).***

STAFF RECOMMENDATION

Staff finds that this application meets all the approval criteria found within Sec. 21-3232(5) of the Land Development Code and recommends the Planning Commission provide a recommendation of approval to City Council for Case Z25-0004.

CONSIDERATIONS FOR DISCUSSION

1. The Zone Change is complementary with the Comprehensive Plan and surrounding uses.
2. The Zone Change allows vacant property to develop.
3. The Zone Change helps to retain an employer of over 100 employees.
4. The application meets the Zone Change approval criteria.

POTENTIAL MOTIONS

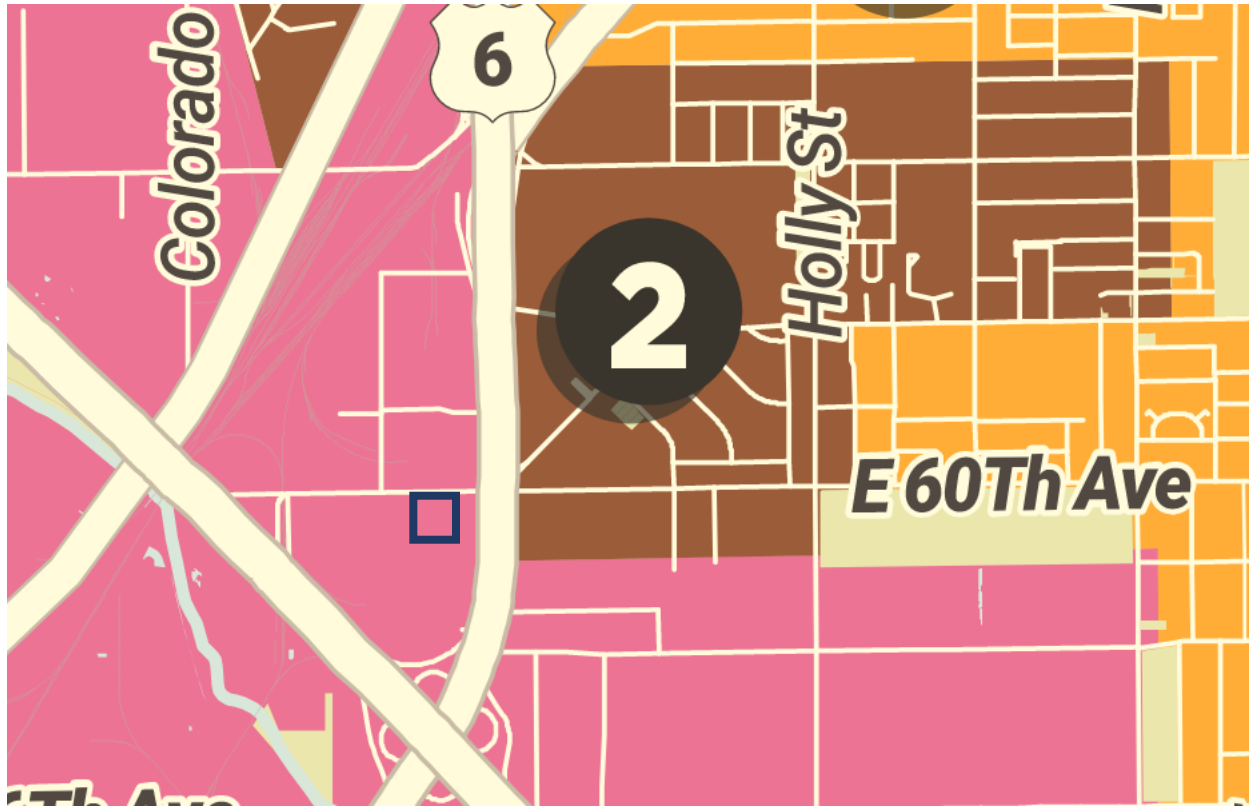
1. Approval
 - a. I move that the Planning Commission enter a finding that the requested **I-2 (Medium-Intensity Industrial Zoning District) Zoning** for the property located at **4850 East 60th Avenue** contained in case **Z25-0004** meets the criteria of the Land Development Code and based upon such finding, recommend approval of the **I-2 (Medium-Intensity Industrial) Zoning**.
2. Denial
 - a. I move that the Planning Commission enter a finding that the requested **I-2 (Medium-Intensity Industrial Zoning District) Zoning** for the property located at **4850 East 60th Avenue** contained in case **Z25-0004** fails to meet the criteria of the Land Development Code and based upon such finding, recommend denial of the **I-2 (Medium-Intensity Industrial) Zoning**.
 1. *Insert criteria not met.
3. Continuance
 - a. I move that the Planning Commission continue the public hearing of the **I-2 (Medium-Intensity Industrial) Zoning** for the property located at **4850 East 60th Avenue** contained in case **Z25-0004** to:
 1. The next regularly scheduled Planning Commission hearing; or
 2. A date certain.

Vicinity/Zoning Map



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|--|----------------------------|--|------------------------------------|---|---|---|------------------------|
|  | Subject Property |  | ADCO - Unincorporated Adams County |  | PUBLIC - Public District |  | Commerce City Boundary |
|  | AG - Agricultural District |  | C-2 - General Commercial District |  | PUD - Planned Unit Development District |  | Enclave |
| | | | |  | R-1 - Single-Family Detached Residential District |  | Growth Boundary |

2045 Comprehensive Plan Character Areas



Character Area: 270 Industrial

Aerial Map



Aerial of site taken September 25, 2025

Site Photos



View from a private road facing west (taken December 20,2025)



View from East 60th Avenue facing south (taken December 20, 2025)