

8025 Pontiac St Zoning Map Amendment: Z25-0006

June 1, 2026, City Council

Presented by: Allyson Olson, Planner I



Case Summary

Request: Zoning Map Amendment from I-1 (Light-Intensity Industrial) to I-2 (Medium-Intensity Industrial), 2025 Land Development Code

Location: 8025 Pontiac St

Site size: 2.40 acres

Concurrent Cases: None currently, Minor Site Development Plan to follow





Zoning Map





Site History

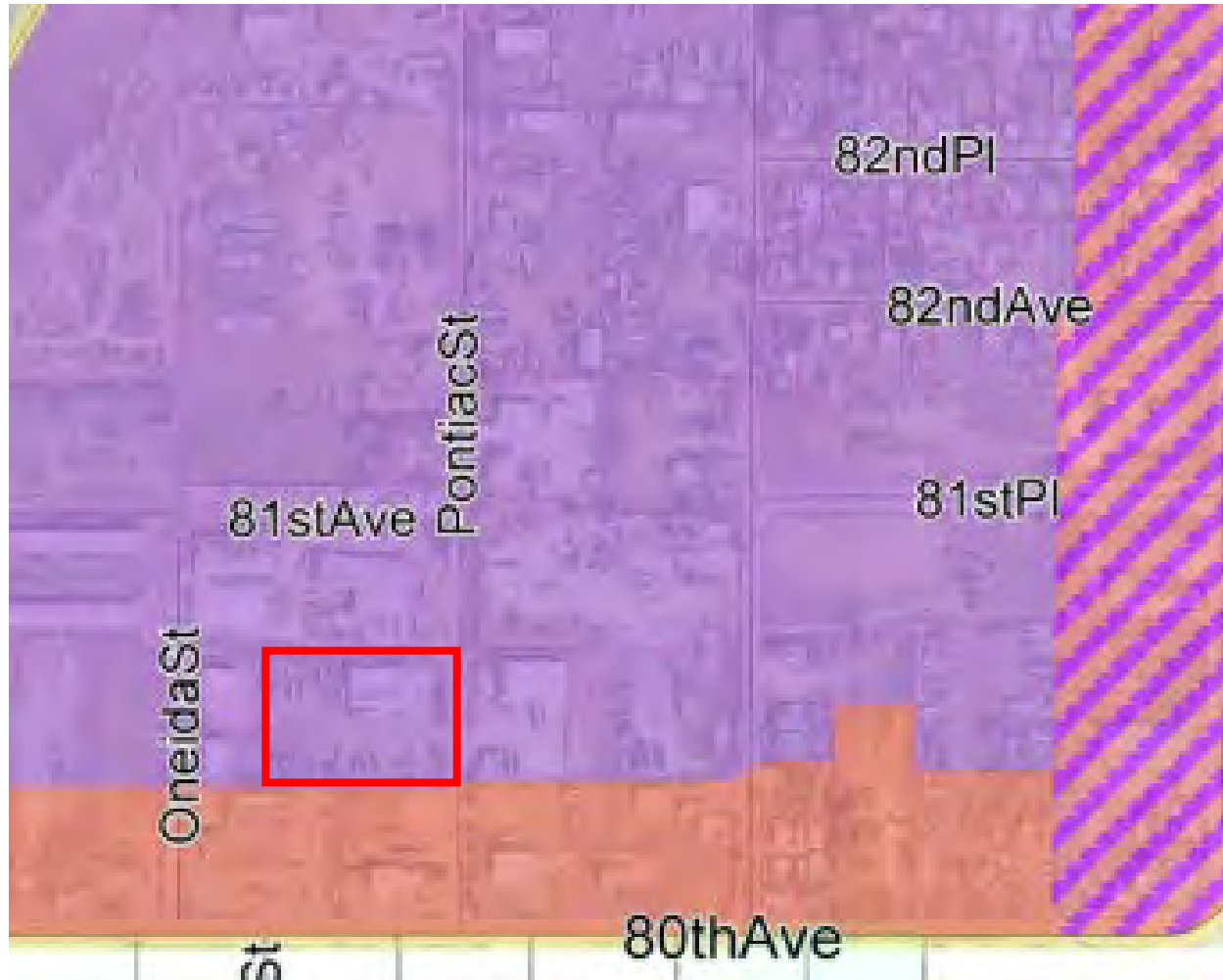
- Property was annexed into Commerce City in 1985, receiving AG (Agricultural) Zoning as a holding zone
- In 1994, the subject property was included in a multi-property re-zoning request from AG to I-2 (Medium-Intensity Industrial)
 - At the request of City Council, the re-zone request was modified to rezone the three neighboring properties to the north I-2 and the subject property was zoned I-1 to provide more graduated zoning north of 80th Ave
 - Since the 1994 zoning decision, the City has adopted the Irondale Sub-Area Plan (2018) that outlined the properties along the E 80th Ave for commercial development and general industrial, including I-2, directly to the north.
 - Since the development of this site in 2000, the property has been used as an Industrial warehouse



Irondale Sub-Area Plan

Irondale

- General Industrial Area calls for I-1 and I-2 Zoning to support a broad variety of industrial



Current Conditions

Photo 1: View of existing industrial warehouse building

Photo 2 and 3: Views of lot to be used for outdoor storage

1



2



3



Project Analysis

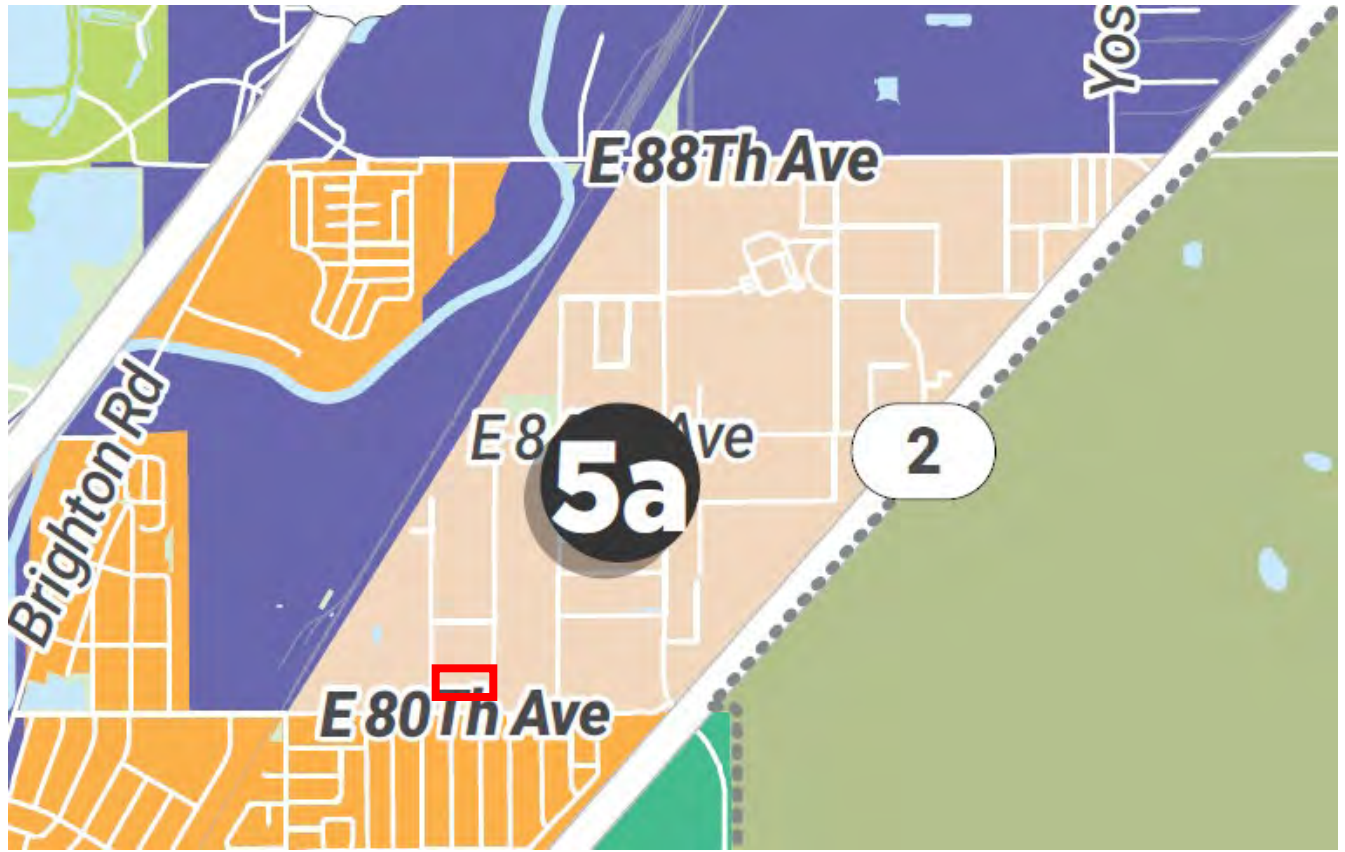
- Site Overview
 - Developed Industrial properties to the north, east, and west
 - Unincorporated Adams County properties to the south
 - Located within the Irondale Sub-Area
- Road Network Impacts
 - The rezone of this property is not anticipated to generate increased impacts on the existing roadway networks and does not require improvements at this time. The subsequent Minor Site Development Plan application will review a traffic memo and outline any needed improvements.



Character Area

Irondale Fusion District

- Supports General Industrial Development, Including Outdoor Storage





Comprehensive Plan Goals and Objectives

Character Areas

- Goal 3.2: Strengthen and reinvest in the City's long-standing and historical neighborhoods
- Goal 3.6: Expand and further develop business retention strategies.

Commerce and Employment

- The proposed Zoning Map Amendment allows for the development of a general industrial site with outdoor storage. This type of development will help to meet the goals reinvesting in the City's commercial and industrial areas by incentivizing site improvements for older industrial uses through the minor site development process for the use of outdoor storage.
- This proposed Zoning Map Amendment allows for more potential end users, supporting the growth of industrial jobs in the Irondale Fusion District.





Public Input

- Neighborhood meeting was held March 4, 2026 at 8025 Pontiac St.
 - There were no members of the public in attendance.
- As of June 1, staff has received no written public comments.



Approval Criteria

Section 21-7220 (C)

A decision for a Zone Change is based on the following criteria from Sec. 21-7220 (C) of the LDC and the Common Decision Criteria from Section 21-7140.

Criteria 1. Technical Error. The Zoning Map Amendment corrects a technical error on the part of the City in classifying a parcel within a specific zoning district; or

Criteria 2. Adherence to Criteria. The Zoning Map Amendment meets all of the following:

- ✓ The range of allowed uses allowed by the amendment are compatible with proposed development, surrounding land uses, and the natural environment;
- ✓ The proposed amendment will have, or future development can provide, efficient and adequate provision of public services and uses; and
- ✓ 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.



Approval Criteria

Section 21-7140

- ✓ The request complies with the applicable standards of the City's Code, this LDC, and any applicable county, state, or federal requirements.
- ✓ The request substantially conforms to any associated prior approval for the development, including, but not limited to, a PUD Zone Document, Conditional Use Permit, or Overall Development Plan.
- ✓ The request is consistent with applicable policies of the **Comprehensive Plan** and applicable sub-area plans and capital improvement plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.
- ✓ The request promotes the purposes of this LDC as established in Sec. 21-1120, Purpose, and in other applicable purpose statements in this LDC.
- ✓ Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided by either the City or the applicant.
- ✓ The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.
- ✓ The request will not impede the normal and orderly development and improvement of surrounding property.



Planning Commission and Staff Recommendation

- On April 7, 2026, the Planning Commission heard the requested Zoning Map Amendment and voted 5-0 for approval.
- Staff recommends approval to City Council for Z25-0006



Staff is available to answer to questions.



Commerce
CITY