



Zone Change Report

Case #Z25-0002

Planning Commission Date: September 2, 2025

City Council Date: October 20, 2025

GENERAL INFORMATION

PROJECT NAME	Thompson Thrift Residential (TTRes) Zone Change
LOCATION	10225 Chambers Road
SITE SIZE	12.70 Acres
CURRENT ZONING	AG (Agricultural District)
PROPOSED ZONING	R-3 (Multi-Family Residential District)
APPLICANT	Thompson Thrift Development, Inc.
OWNER(S)	The Ard Family Trust
CASE PLANNER	Nathan Chavez

REQUEST

The request is for a Zone Change from the Agricultural District (AG) to the Multi-Family Residential District (R-3).

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 approximately 12.7-acre 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 similar Zone Change application (Z24-0003) was reviewed by Planning Commission on November 6, 2024 and the Planning Commission recommended approval to City Council. City Council reviewed the request on November 25, 2024 and a motion to approve failed, which effectively denied the application. Meeting minutes for the previous Zone Change public hearings are included in the packet.

With this rezoning application, the ultimate intent is to develop the property as a multi-family apartment complex with 283 dwelling units, 10% of which will be affordable housing at 80% Area Median Income. 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.

PROJECT ANALYSIS

Site Overview

The subject property is surrounded by developed neighborhoods with a combination of completed and half-built roads, vacant land, and a mixture of constructed multi-modal arterials and collectors. The requested zone change is for approximately 12.7 acres, located at 10225 Chambers Road. The existing ranch home and accessory structures will be demolished before the site is developed. The site is bordered by the Harvest Meadows subdivision to the south, a similar ranch style property to the west, Chambers Road to the east, Fronterra Village to the southeast, land occupied by transmission lines to the north, and agricultural land to the southwest which was recently annexed into Commerce City as the Anderson Ranch PUD. Across Chambers Road to the east are three agriculturally zoned parcels utilized as ranch style homes.

Road Network Impacts & Master Transportation Plan

Per the City's current [Master Transportation Plan](#), East 102nd Avenue is a Minor/Residential Collector planned to stretch from Chambers Road to Sable Boulevard. Required with any future development of the subject property is the buildout of East 102nd Avenue. Because there is a concurrent Development Plan and Final Plat under review for this site, the construction of East 102nd Avenue was included within the preliminary traffic study and site plans. While the subject property abuts Chambers Road and East 102nd Avenue, only East 102nd Avenue will provide direct access to the development. Improvements proposed with this development include a full buildout of East 102nd Avenue from Chambers to the western property line, a temporary 28-foot-wide asphalt road extension west of the proposed development frontage up to the limits of Sable Boulevard from the western property line, a northbound left turn storage pocket on Chambers Road to 102nd Avenue, and a deceleration right-turn lane along Chambers Road onto East 102nd Avenue. These improvements are outlined within a draft Development Agreement tied to a Final Plat (S24-0007). A traffic study and supplemental traffic letter was reviewed by the Commerce City Public Works Department and Engineering Division. The traffic study includes the various anticipated traffic and road network improvements from the Anderson Ranch Planned Unit Development. Both review entities, Commerce City Public Works Department and Engineering Division, accept the findings within the study and letter which states that an insignificant amount of vehicles from the proposed development will utilize the Harvest Meadows subdivision publicly owned and maintained roads. Lastly, construction of East 102nd Avenue is in compliance with the Master Transportation Plan and the proposed improvements to Chambers Road and East 102nd Avenue create additional pedestrian paths which support bicycling and walking in the area.

2045 Comprehensive Plan

Character Areas

The subject property is located within the Northern Neighborhoods character area in which Multifamily Residential is listed as a secondary land use (near collectors and arterials), meaning

they are less prevalent and serve to support the primary land use. The proposed R-3 (Multi-Family Residential District) zoning allows for multifamily residential adjacent to a collector and arterial roadway, which is in compliance with the Character Area land uses. In addition, the proposal allows the site to develop as outlined in D24-0006, which includes future vehicular and pedestrian connections, landscaping, additional residents for continued growth, and buildings which meet the Land Development Code architectural standards. City staff found that the Zone Change meets the following Character Areas (Land Use) goals and objectives.

- Goal 1: Strive for a balanced mix of land uses across the City as represented in the Character Areas Plan and map.
- Goal 2.1: Ensure future growth is consistent with the Character Areas Plan and map.
- Goal 2.2: Recognize that Commerce City's population will continue to increase and positively foster the City's continued growth.
- Goal 2.5: Strategically improve roadway, water, and wastewater capacity to support future growth.
- Goal 4: Utilize the Land Development Code standards to improve the City's overall urban design, quality of life, and connectivity through strong regulations.
- Goal 8: Improve the overall image and appearance of the City of Commerce City.

Housing and Neighborhoods

The proposed Zone Change would allow the property to develop as a multifamily complex in conjunction with D24-0006. The proposed development increases housing options including affordable housing at 80% AMI, provides additional connectivity for pedestrians, and introduces more landscaping and buildings of architectural interest to a property that is mostly vacant.

In addition, the property is classified as Greenfield Development within the [Residential Areas Framework map](#). Greenfield Development calls for high quality buildings and site design standards, as well as, future connections to existing neighborhoods. In addition, higher density near commercial corridors and nodes is promoted for a more desirable transition. The proposed Zone Change would allow for higher density near a commercial area and would create a transition buffer from the commercial and the transmission lines which are to the north and the single-family residential which is to the south.

The Housing and Neighborhoods Chapter also references the 2018 Housing Needs Assessment, which states that 76% of Commerce City's homes are single-family detached (86% in the Northern range). There is a need for more multi-family to help create options for individuals and families that meet their budget, space, tenure, location, and lifestyle needs. Lastly, the Mix of Housing section within the Housing and Neighborhoods Chapter also recommends supporting multifamily development along underperforming commercial corridors to help activate said areas, promoting higher density housing along key corridors and surrounding activity centers including the Northern Neighborhoods. City staff found that the Zone Change meets the following Housing and Neighborhoods goals, objectives, and core principles.

- Goal 1: Promote a full range of housing options for residents of all ages, incomes, physical abilities, and lifestyles.

- Goal 1.1: Support greater housing choices and neighborhood amenities for all City residents.
- Goal 1.2: Promote a variety of housing types to increase affordable housing options.
- Goal 2.3: Ensure a variety of affordable housing options are provided.
- Goal 3.2: Improve lighting, walkability, and traffic flow through existing neighborhoods.
- Goal 4: Build new neighborhoods with diverse housing, strong design, and ample open space and amenities that are welcoming to all.
- Goal 7.6: Integrate affordable housing efforts throughout the entire community, rather than clustering in specific areas.
- Core Principle: Welcoming and Equitable City: Welcoming and equitable housing is accessible to all, regardless of background, income, race, or ethnicity. Embracing diverse and equitable neighborhoods encourages social cohesion, reduces disparities, and empowers a stronger sense of community.
- Core Principle: Economically Thriving City: Providing individuals and families with affordable and stable housing is a necessity to their pursuits in education, job opportunities, and socio-economic mobility; these all funnel into the development of businesses and the local economy.
- Core Principle: Environmentally Thriving City: Environmentally thriving housing and neighborhoods include integrating green spaces in new developments and promoting sustainable transportation (bike and pedestrian options) throughout the City's neighborhoods.

Commerce and Employment

Because the Zone Change allows for additional options for housing, which subsequently assists the City's workforce, City staff founds that the application meets the Safe, Healthy, and Livable City core principle; "A safe environment, healthy workforce, and affordable access to housing, transportation, and other amenities offer the infrastructure and environment for businesses to be productive and successful in Commerce City."

Arts, Culture, & Tourism

The Community Character map designates Chambers Road as a Secondary Key Corridor, which is a highly trafficked roadway which should be enhanced and well maintained. The concurrent Development Plan application (D24-0006) includes curb, gutter, sidewalk, and enhanced landscaping for Chambers Road, thus meeting the Secondary Key Corridor designation for Chambers Road.

Transportation and Mobility

As previously mentioned in the Road Network Impacts & Master Transportation Plan section of this Zone Change Report, the Zone Change application in conjunction with the Development Plan and Final Plat applications include connecting Chambers Road and Sable Boulevard via East 102nd Avenue. Because of these roadway improvements, City staff found that the application meets Goal 1: Create and maintain a well-connected and safe transportation network that includes auto, bicycle, pedestrian, and transit options, maximizing mobility and supporting the

City's growth and Goal 1.1: Ensure land use decisions are coordinated with transportation considerations.

Overall Analysis

Through the City of Commerce City's review process, which included three submittals, the 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 Development Division, Geographic Information Services Division, Parks, Recreation and Golf Department, Planning Division, Public Works Department, and Engineering Review Division resulted in all comments addressed. Reviews were sent to other agencies which did not provide comments. There were no comments from referral agencies in opposition to the proposed Zone Change. A preliminary traffic study and drainage report have been reviewed by the Development Review Team (DRT). The DRT has found that there are no adverse impacts to traffic and drainage is adequately accommodated.

September 2, 2025 Planning Commission

During the hearing, two members of the public spoke about the project, one in favor and one opposed. The Planning Commission asked no questions of staff or the applicants and ultimately voted 5-0 to provide a recommendation of approval to City Council. A draft of the minutes are included in the packet for reference.

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 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 to R-3 (Multi-Family Residential District) is consistent with the 2045 Comprehensive Plan and Master Transportation Plan. The request allows the site to develop into a higher density residential use, which offers additional housing options, affordable housing, increased connectivity in the area, increased landscaping, roadway improvements including a new connection from Sable Boulevard to Chambers Road, and improves the overall image and appearance of the City. Lastly, the requested Zone Change meets the below goals, objectives and core principles of the 2045 Comprehensive Plan. *Therefore, it can be found that this application **meets Criteria (i).***

Character Areas.

- Goal 1: Strive for a balanced mix of land uses across the City as represented in the Character Areas Plan and map.
- Goal 2.1: Ensure future growth is consistent with the Character Areas Plan and map.
- Goal 2.2: Recognize that Commerce City's population will continue to increase and positively foster the City's continued growth.
- Goal 2.5: Strategically improve roadway, water, and wastewater capacity to support future growth.
- Goal 4: Utilize the Land Development Code standards to improve the City's overall urban design, quality of life, and connectivity through strong regulations.
- Goal 8: Improve the overall image and appearance of the City of Commerce City.

Commerce and Employment

- Core Principle: Safe, Healthy, and Livable City: A safe environment, healthy workforce, and affordable access to housing, transportation, and other amenities offer the infrastructure and environment for businesses to be productive and successful in Commerce City.

Transportation and Mobility

- Goal 1: Create and maintain a well-connected and safe transportation network that includes auto, bicycle, pedestrian, and transit options, maximizing mobility and supporting the City's growth.
- Goal 1.1: Ensure land use decisions are coordinated with transportation considerations.

Housing and Neighborhoods

- Goal 1: Promote a full range of housing options for residents of all ages, incomes, physical abilities, and lifestyles.
- Goal 1.1: Support greater housing choices and neighborhood amenities for all City residents.
- Goal 1.2: Promote a variety of housing types to increase affordable housing options.
- Goal 2.3: Ensure a variety of affordable housing options are provided.
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- Goal 4: Build new neighborhoods with diverse housing, strong design, and ample open space and amenities that are welcoming to all.
- Goal 7.6: Integrate affordable housing efforts throughout the entire community, rather than clustering in specific areas.
- Core Principle: Welcoming and Equitable City: Welcoming and equitable housing is accessible to all, regardless of background, income, race, or ethnicity. Embracing diverse and equitable neighborhoods encourages social cohesion, reduces disparities, and empowers a stronger sense of community.

- Core Principle: Economically Thriving City: Providing individuals and families with affordable and stable housing is a necessity to their pursuits in education, job opportunities, and socio-economic mobility; these all funnel into the development of businesses and the local economy.
- Core Principle: Environmentally Thriving City: Environmentally thriving housing and neighborhoods include integrating green spaces in new developments and promoting sustainable transportation (bike and pedestrian options) throughout the City's neighborhoods.

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

The apartment complex proposed within the corresponding Development Plan (D24-0006) is allowed by right within the R-3 (Multi-Family Residential District) zoning district. The overall project proposal will act as a buffer to the transmission lines to the north for the Harvest Meadow neighborhood. The design of the apartment complex takes into consideration the existing neighborhood. The applicant has designed the site so there is minimal façade frontage along East 102nd Avenue, increased landscaping within the required landscape buffer, landscaping along the southern portion of the site, and the closest apartment is over 100-ft. from the nearest Harvest Meadow home. *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;

The Zone Change and corresponding applications were reviewed by the Development Review Team such as the City of Commerce City Public Works Department and Engineering Division, and outside agencies including United Power, South Adams Water and Sanitation District, and South Adams County Fire Department. All reviewing entities have no further comments regarding the proposed Zone Change and are actively working with the applicant to ensure the proposed development has adequate public services such as water and sewer infrastructure, roadway connections to and from the property, and adequate drainage on the site. Lastly, there is an active Northern Infrastructure General Improvement District application (NIGID24-0001) to ensure the developers pay into infrastructure costs. *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;

Per [Sec. 21-4310. - R-3 Multi-Family Residential District](#), future development is required to provide 15 percent of the gross lot area as open space. Open space

may include common areas, recreational facilities, community gardens, or landscaped areas. 24.88% open space is provided in the corresponding Development Plan (D24-0006). There is also Fronterra Park within 0.33 miles (3-minute drive and 19-minute walk), the Second Creek Open space and Trail within 0.51 miles (5-minute drive and 24-minute walk), and the Arsenal Perimeter Trail within 0.77 miles (3-minute drive and 21-minute walk) as well as, a planned future park partially dedicated to the southwest within 0.30 miles.

In addition, the 27J School District stated in its comment letter for this application that, "There will be adequate capacity in each of these schools (Second Creek Elementary School, Sturt Middle School, & Prairie View High School), depending on when construction occurs for the site. Rocky Vista High School is like to serve this site when completed. It is the school district's responsibility to serve the students generated by this development and we fully expect to be able to accomplish that." Two letters from the 27J School District are included in the packet. *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

According to the 2018 Housing Needs Assessment, 76% of Commerce City's homes are single-family detached (86% in the Northern range). There is a need for more multi-family to help create options for individuals and families that meet their budget, space, tenure, location, and lifestyle needs. In addition, the applicant has proposed dedicating 10% of the units to 80% Area Median Income. Lastly, the Economic development Department stated in a comment letter that, "The planned multi-family development will result in an increase in the population of Commerce City. A growing population helps in the marketing and recruitment of perspective retailers." The need for additional commercial businesses and opportunities is within the public interest and a frequent topic of discussion from the public to City Staff. Additional residents will create a more attractive market for new commercial at the Chambers and East 104th Avenue commercial intersection. *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.

The subject site is near East 104th Avenue, an important commercial corridor for the northern range residents. Per the Economic Development Department, "The planned multi-family development will result in an increase in the population of Commerce City. A growing population helps in the marketing and recruitment of perspective retailers." The proposed Zone Change will result in an overall stronger business community and attraction of desired commercial uses, which

is within the public interest and a frequent topic of discussion from the public to City Staff. *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 Z25-0002.

PLANNING COMMISSION RECOMMENDATION

On September 2, 2025 the City of Commerce City Planning Commission voted 5-0 recommending approval of the proposed Zone Change.

CONSIDERATIONS FOR DISCUSSION

1. The Zone Change allows the site to develop as a multi-family apartment complex, complementary with the Comprehensive Plan and surrounding uses.
2. The Zone Change allows the site to develop as a multi-family apartment complex, which will result in additional population, which is attractive to commercial and retail uses.
3. The Zone Change allows the site to develop as a multi-family apartment complex, the resulting increased density of housing will increase population while maintaining available land for commercial development.
4. Development of the property will assist in creation of roadway connections between Chambers Road and Sable Boulevard, as well as greater overall connectivity for vehicular users and pedestrians in this area.
5. The proposed development will act as a transition from commercial and transmission lines to the single-family residences to the south.
6. 10% of the units are proposed to be affordable housing at 80% area median income (AMI)
7. The proposed development will result in a greater mix of uses in the northern range
8. The 27J School District submitted a letter stating the proposed multi-family development will not overburden current school district resources.
9. The application meets the Zone Change approval criteria.
10. The Planning Commission voted 5-0 recommending approval.

POTENTIAL MOTIONS

1. Approval
 - a. City Council
 - i. I move that the City Council enter a finding that the requested **R-3 (Multi-Family Residential District) Zoning** for the property located at **10225 Chambers Road** contained in case **Z25-0002** meets the criteria of the Land Development Code and based upon such finding, approve the **R-3 (Multi-Family Residential District) Zoning**.
2. Denial
 - a. City Council
 - i. I move that the City Council enter a finding that the requested **R-3 (Multi-Family Residential District) Zoning** for the property located at **10225 Chambers Road** contained in case **Z25-0002** fails to meet the criteria of the Land Development

Code* and based upon such finding, deny the **R-3 (Multi-Family Residential District) Zoning**.

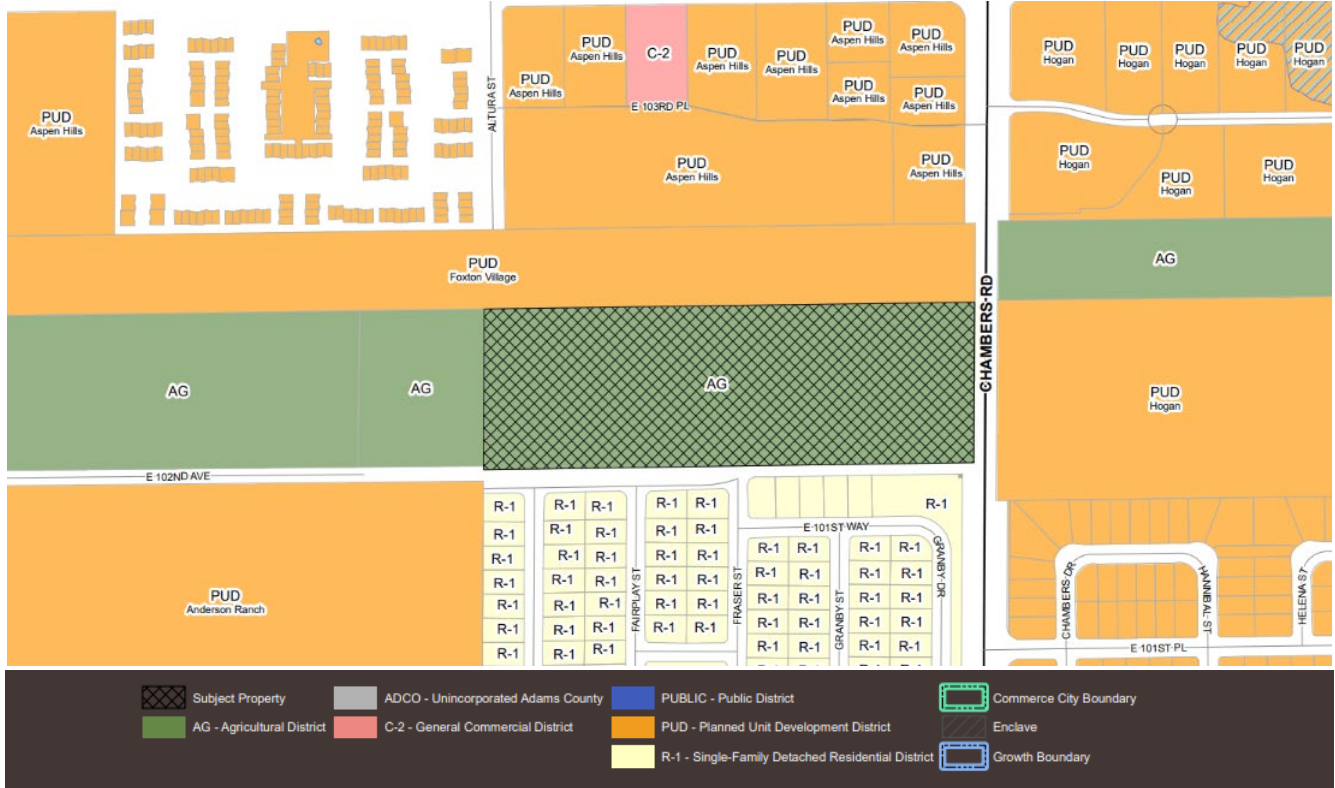
1. *Insert criteria not met.
2. Direct staff or the City Attorney to bring a resolution with written findings of fact detailing the relevant standards or criteria that the application did not meet. See Land Development Code, § 21-3125(3).

3. Continuance

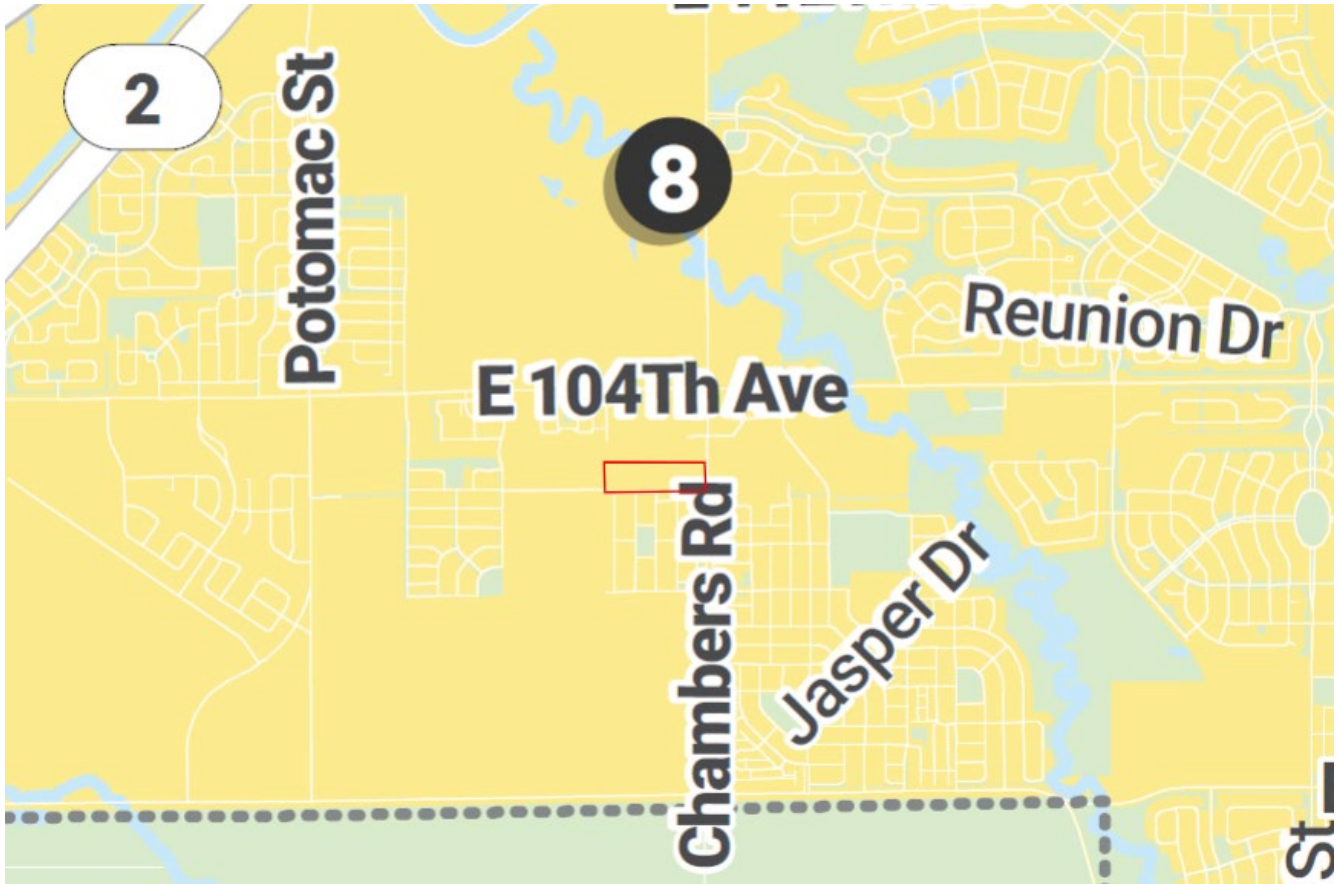
a. City Council

- i. I move that the City Council continue the public hearing of the requested **R-3 (Multi-Family Residential District) Zoning** for the property located at **10225 Chambers Road** contained in case **Z25-0002** to:
 1. The next regularly scheduled City Council hearing; or
 2. A date certain.

Vicinity/Zoning Map



2045 Comprehensive Plan Character Areas



Character Area: Northern Neighborhoods

Aerial of site taken March 3, 2025

Site Photos



View from Chambers Road facing west (Taken October 3, 2024)



View from Chambers Road facing west (Taken October 3, 2024)

Site Photos (continued)



View from East 102nd Avenue facing north (Taken October 3, 2024)



View from East 102nd Avenue facing north (Taken October 3, 2024)