

City-initiated Zoning Map Amendment: ZON26-0003

August 3, 2026 City Council

Presented by: Omar Yusuf, Staff Planner



Commerce
CITY

Aerial

Code Year: 2025 LDC
Site Size: 0.732 acres
Concurrent Cases: n/a



Zoning Map

Site shown in hatch marks with Adams County designation

Proposed zoning is AG (Agricultural)



Site History

- Previously used as a United Power substation on the southeastern parcel ceased operations in 2011.
- Crown Castle leases the north and west property for a monopole with an array of antennas in 1999 and remains on site today.
- Both parcels were sold to the City of Commerce City in 2018.
- Major utilities, including wireless telecommunication facilities, are a conditional use in the AG zoning district. Expansion of the facilities will require approval of a conditional use permit. Additional antennas (a minor utility) are allowed by building permit.

Current Conditions

- 1. View from East 88th Avenue facing north (taken May 2026)



View from Tower Road facing west (taken May 2026)

Character Area

Northern Neighborhoods



Comprehensive Plan Goals and Objectives

Character Areas

- **Goal 2:** Manage growth and annexation in a strategic, positive, and compatible way to accommodate the City's growing population.
- **Goal 2.5:** Strategically improve roadway, water, and wastewater capacity to support future growth.

Planning Commission & Staff Recommendation

On February 3, 2026 the Planning Commission heard the Zoning Map Amendment. The vote was 5-0 to recommend approval

Staff recommends approval of ZON26-0003. The Zoning Map Amendment is complementary with the Comprehensive Plan and surrounding uses.

- There are no pending development plans with this proposal due to the project being city-initiated.
- The application meets the Zoning Map Amendment approval criteria

Approval Criteria-Zoning Map Amendment

Section 21-7220 (C)

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.

Approval Criteria

Section 21-7140

- ✓ **The request will not impede the normal and orderly development and improvement of the surrounding property.**

Staff is available to answer to questions.



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