

NARRATIVE
for
Zone changes from I-1 to I-2
8025 Pontiac St.
Commerce City, CO 80022

October 17, 2025

This purpose of this proposed zone change from I-1 to I-2 is to maximize the usefulness of an existing building and site located at 8025 Pontiac St in Commerce City, CO. The site in question is 2.4 acres, which includes a 12,600sf office and warehouse building and approximately 1.5 acres of fenced (screened), secured yard. A change in zoning from I-1 to I-2 would provide access to a greater number of potential tenants at this location and is more compatible with other businesses in the surrounding neighborhood.

LEGAL DESCRIPTION:

Lot 1, HODAPP AND BURDS SUBDIVISION FILING NO. 2, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

APN: 172129404017

PROPERTY DESCRIPTION:

8025 Pontiac St. consists of a 12,600 sf office/warehouse building on a 2.4 acre site in Commerce City. The surrounding neighborhood is largely industrial, consisting of I-2 zoning on the adjacent property directly to the north, I-1 zoning to the east and west and commercial zoning (C-4 & C-5) directly to the south along E. 80th Avenue. The neighboring industrial properties to the north and west of the site are in Commerce City. The industrial property to the west and commercial properties to the south are under the jurisdiction of Adams County. Aside from one property to the north zoned as Agricultural, all other properties in the immediate neighborhood, under Commerce City's jurisdiction, are zoned industrial, the majority of which are I-2 (see below).



DESCRIPTION OF OPERATION:

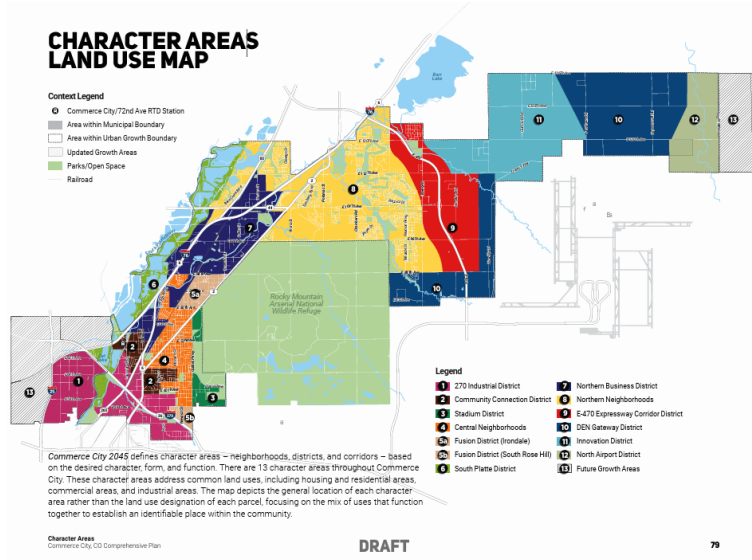
High to Low Voltage is a reliable quick-ship service provider for electrical end users who require solutions to purchase, repair, service and rent electrical equipment. High to Low Voltage specializes in selling, reconditioning, renting and servicing pad-mount, pole-mount and dry-type transformers and switchgear.

General hours of operation are from 6am-6pm Monday thru Friday, along with some weekends depending on processed orders at the time. Staff fluctuates between 15 and 20 employees, which includes office and warehouse personnel. Parked vehicles on-site (including staff parking) will be up to 20 daily. Deliveries range between one and six trucks per day.

JUSTIFICATION FOR ZONE CHANGE:

Based on the Commerce City *Development Review Article III. Sec. 21-3232 – Rezoning or Zone Changes (5)* and in accordance with the “*Zone Change FTK Approval Criteria*”, we believe our request for this zone change meets the requirements of approval for the following reasons:

- (i) The re-zone to I-2 aligns with the city’s Comprehensive Plan for the “Irondale District” in which it is located. Within this district “Industrial, Warehousing and Distribution and Utility” are specifically identified as Primary Land Uses (*Zone Change FTK: A*).



CHARACTER AREAS AND LAND USES

The 13 character areas consist of several typical land uses. Primary land uses are prominent and play a pivotal role in characterizing the character area. Secondary Land Uses are less prevalent and strengthen the primary land uses. For example, the Central Neighborhoods character area primarily consists of a mix of single family homes and attached homes, but it also contains parks, schools, and semi-public or civic facilities.

Character Areas generally describe the overall character of a place. It includes a typical land use mix, key character features, and other physical and functional elements. Each character area in the following pages includes a list of typical land uses and indicates whether each is a primary, secondary, or excluded use. Each development proposal should be evaluated on its own merits.

LAND USES
Corresponding land use descriptions are defined on page 80.

CHARACTER AREA	Light Industrial	Medium-Density Residential	Single-Family Residential	Commercial	Office	Public Employment	Government and Services	Healthcare	Education	Arts and Entertainment	Community and Civic	Parks and Recreation	Open Space
1 270 Industrial District	◆												
2 Community Connection District		◆	◆	◆									
3 Stadium District				◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
4 Central Neighborhoods		◆	◆	◆								◆	◆
5 Fusion District	◆			◆									
6 Fusion District (South Rose Hill)	◆			◆									
7 South Platte District		◆	◆	◆									
8 Northern Business District				◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
9 Northern Neighborhoods		◆	◆	◆									
10 E-470 Expressway Corridor District	◆			◆									
11 DEN Gateway District	◆			◆									
12 Innovation District	◆			◆									
13 North Airport District	◆			◆									

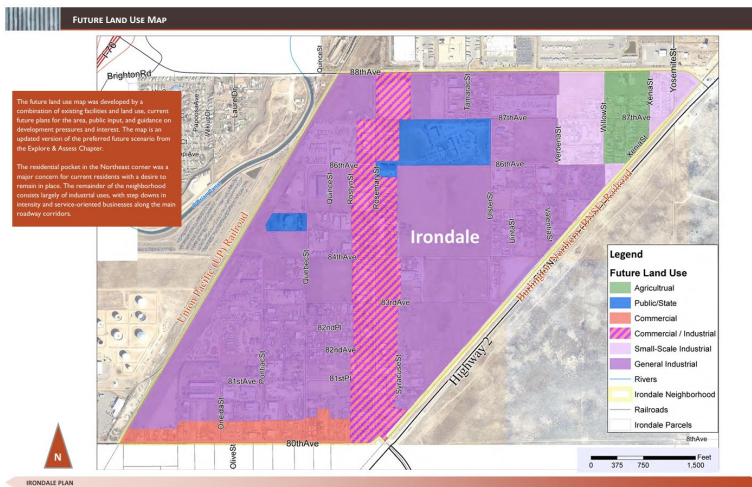
◆ Primary Land Uses are more prominent and play a pivotal role in characterizing that place.
◇ Secondary Land Uses are less prevalent and serve to support the primary land use.

(ii) Rezoning this property to I-2, will allow current and future tenants the ability to maximize the full value of the site by utilizing the existing secured yard ensuring compatibility with the other properties in this area under Commerce City’s jurisdiction.

Additionally, the building characteristics of the property currently comply with the city standards for I-2 zoning relating to setbacks, height restrictions, landscaping and parking requirements. No alterations to the building or site

would be necessary should this change in zoning be approved (*Zone Change FTK: B*).

- (iii) Due to the proximity of the existing businesses along Pontiac St., which are currently zoned I-2, as well as High to Low Voltage (the occupant) currently operating at the site immediately adjacent to this property (zoned I-2) there will be no impact to traffic, public services related to water, sewer, city streets and drainage associated with this zoning change (*Zone Change FTK: C*).
- (iv) Public services related to parks, schools and open space will not be impacted by this zoning change (*Zone Change FTK: D*).
- (v) I-2 zoning will offer more flexible uses and appeal to a wider variety of businesses than I-1, which will minimize vacancy risk, keep jobs in Commerce City and provide additional tax collected (*Zone Change FTK: E*).
- (vi) According to the City’s Future Land Use Map, this property is designated “General Industrial”. The re-zone to I-2 is consistent with this designation and would appeal to a greater number of users who otherwise may have to look elsewhere due to I-1 zoning (*Zone Change FTK: F*).



In summary, I-2 zoning for this property is in alignment with both the Comprehensive Plan and Future Land Use Plans for this area of Commerce City. A zoning change to I-2 provides clarity for users and is consistent with the zoning throughout the rest of the neighborhood.

I-2 zoning is a valuable asset to Commerce City and strengthens the potential for future development for this parcel.