

**A RESOLUTION APPROVING THE DEVELOPMENT PLAN AMENDMENT FOR
THE CROWN ENTERPRISES INC. PROPERTY LOCATED AT 10251 NEWARK
STREET CONTAINED IN CASE D24-0010**

NO. 2026-012

WHEREAS, Crown Enterprises Inc. (“Owner”) is requesting approval of a Development Plan Amendment to allow for a 21,312 square foot expansion of a trucking facility located at 10251 Newark Street (“Property”);

WHEREAS, the Property was annexed into the City of Commerce City (“City”) in 1985 as Agricultural District;

WHEREAS, in 2005 the City Council of the City (“City Council”) approved Ordinance Z-833-05 which rezoned the Property to Medium Intensity Industrial (I-2) with the condition that City Council approve future development;

WHEREAS, the Planning Commission of the City of Commerce City, Colorado, having considered the report of the Director of Community Development and having conducted a public hearing regarding the Case D24-0010, has determined that the requirements of Section 21-3212(5) of the 2009 Land Development Code are satisfied in this case, subject to the conditions contained therein; and

WHEREAS, public notice of such public hearing was given as required by law and said hearing was conducted in accordance with the requirements of law.

WHEREAS, the City Council, having considered the report of the Director of Community Development and having adopted the findings and recommendations of the Planning Commission, desires to approve the development plan amendment in Case D24-0010.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Findings. The recitals to this resolution are incorporated as findings of the City Council. This resolution is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest. Additionally, City Council makes the following findings of fact:

- a. The Planning Commission recommended approval of the Development Plan Amendment subject to the following conditions:
 - i. The Owner must submit a landscape plan and demonstrate compliance with the land development code regulations.
 - ii. The Owner must submit a drainage letter subject to approval by the Engineering Division.
 - iii. Prior to issuance of a building permit, the applicant must submit a consolidation plat application to join the two parcels into one.

SECTION 2. The Owner has and will satisfy the Planning Commission’s conditions listed above.

- a. The criteria in Section 21-3212(5) of the City’s 2009 Land Development Code are satisfied.
- b. The Development Plan Amendment is supported by the goals and objectives of the City’s 2045 Comprehensive Plan.

SECTION 3. Approval. The Development Plan Amendment for Case D24-0010 is hereby approved.

RESOLVED AND PASSED THIS 17TH DAY OF AUGUST, 2026.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Stephen J. Ruger, City Clerk