

Potomac Police Station Zoning Map Amendment: Z25-0005

March 2, 2026 City Council

Presented by: Nic Berry, Planner II



Commerce
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Aerial

Code Year: 2025 LDC (first case!)

Application made after adoption of
2025 Code

Site size: 4.58 acres

Concurrent Cases: None currently



Zoning Map

Site shown in hatch marks with existing AG zoning designation

Proposed zoning is P (Public)



Site History

- Was previously a family farm constructed sometime prior to 1950
- Farming operations ended in the 1970s
- Incorporated into the City in 1990
 - Agricultural zoning applied at that time
- City purchased the property in 2023 for the purpose of developing a Police Substation
- In 2023 the home was demolished and therefore the site is currently vacant

Current Conditions

1. View from East 104th Avenue facing north (taken December 2025)
2. View from Potomac Street facing east (taken December 2025)

1



2



Project Analysis

- Site Overview
 - Residential to north and east, commercial properties to the west and south (south is currently vacant)
- Road Network Impacts
 - Roadway improvements anticipated with the future development
 - Right-Turn pocket on East 104th Avenue
 - Potomac Street Expansion
 - Expansion of East 104th Way

Character Area

Northern Neighborhoods

- Allows of the development of public facilities



Comprehensive Plan Goals and Objectives

Character Areas

- ✓ Goal 1.1: Provide neighborhood-level services within residential areas, as appropriate
- ✓ 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 5: Integrate new public gathering spaces and activity centers into the City's future development at key locations throughout the 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.

Comprehensive Plan Goals and Objectives₂

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.

Public Facilities and Infrastructure

- ✓ Goal 2: Maintain high-quality public safety and emergency response services
- ✓ Goal 2.1: Support an effective and efficient Police Department
- ✓ Recommendation: Identify the existing deficiencies of public safety services and determine what actions the City can take to ensure that all residents continue to be served
- ✓ Recommendation: Locate a justice/police center in the Northern Range of Commerce City

Public Input

- Neighborhood meeting was held January 14, 2026 at the Bison Ridge Recreation Center.
 - 22 members of the public in attendance.
 - Questions were fielded about Site/Building Design, Future Engagement Opportunities, Project Details, Police Operations
 - For a complete list of questions please see the Neighborhood Meeting Summary provided in your packet.
- As of March, 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 & Staff Recommendation

On February 3, 2026 the Planning Commission heard this Zone Change application. The vote was 5-0 to recommend approval

Staff recommends approval of Z25-0005

- Allows the site to develop as a police substation to support the needs of the community.
- The application meets the Zoning Map Amendment approval criteria

Staff is available to answer to questions.



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