



# City Council Communication

**AGENDA DATE:** March 2, 2026

**LEGISTAR ITEM #:** Z25-0005

**PRESENTER:** Nic Berry  
Development

**DEPARTMENT:** Community

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Public Hearing
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## REQUEST

Commerce City staff is requesting approval of Ordinance Z25-0005, which will rezone a 4.6-acre property located at 13701 East 104<sup>th</sup> Avenue from the AG (Agricultural) zone district to the P (Public) zone district for use as a police substation.

This request is being processed under the provisions of the 2025 Land Development Code and will make the 2025 Land Development Code effective on this property.

## BACKGROUND

The subject property had previously been a family farm until the early 1970s with a single-family home constructed sometime prior to the 1950s. The property was annexed into Commerce City in 1990 and was given the Agricultural zoning at that time. In July of 2023, Commerce City purchased the property with the intent to develop the property for a Police substation.

Should this Ordinance be approved, plans for a Police substation will proceed, with subsequent city applications for a development plan and final plat.

On January 14, 2026, staff conducted a neighborhood meeting for the proposed rezoning and 22 people attended. On February 3, 2026 the Planning Commission held a public hearing to consider the proposed rezoning. Following the hearing, the Planning Commission unanimously recommended approval of the rezoning request to City Council.

# CITY COUNCIL COMMUNICATION CONTINUED

## JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	City staff, consistent with their ability as stated in the City of Commerce City Land Development Code Section 21-7120 (C), has initiated this Zoning Map Amendment through the public hearing process.		

## BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
Recommendation	5-0 for Approval
Date of Recommendation	February 3, 2026

## PUBLIC OUTREACH

Staff held a neighborhood meeting on January 14, 2026 for the proposed rezoning. Notices were mailed to all property owners within 500 feet of the subject property and a notice appeared in Commerce City Connected. There was also social media outreach for the neighborhood meeting. Staff answered questions about site and building design, future engagement opportunities, and police operations. In accordance with Section 21-7150 of the City’s Land Development Code, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested Zoning Map Amendment were given, including by publication in the newspaper, flyer mailing and posting a sign on the property.

## AVAILABLE ACTIONS

- Available Action #1: Approve Ordinance Z25-0005, finding that the requested zone change meets the approval criteria, and rezone the property from AG to P.
- Available Action #2: Deny Ordinance Z25-0005, finding that the requested zone change does not meet one or more of the approval criteria, and retain the AG zoning on the property.
- Available Action #3: Continue consideration of Ordinance Z25-0005 to a date certain, and direct staff to provide additional information.

# CITY COUNCIL COMMUNICATION CONTINUED

## **STAFF RECOMMENDATION**

Staff recommends Available Action #1, approval of Ordinance Z25-0005.