



Development Plan Report

Case #D24-0010

Planning Commission Date: July 7, 2026

City Council Date: August 17, 2026

GENERAL INFORMATION

PROJECT NAME	Aberdeen Trucking Facility Phase 2
LOCATION	10251 Newark St
SITE SIZE	21.33 Acres
CURRENT ZONING	Medium Intensity Industrial District (I-2)
APPLICANT	Atwell, LLC
OWNER	Crown Enterprises Inc.
CASE PLANNER	Kathleen Taylor

REQUEST

Crown Enterprises is requesting approval of an amendment to a development plan to expand their trucking facility at 10251 Newark St. The property is generally located south of East 104th Avenue and west of Highway 2. It takes access from Newark Street and is zoned Medium Intensity Industrial (I-2). The transportation terminal is an allowable use within the I-2 zone, pursuant to Land Development Code (LDC) [Section 21-5200](#). This Development Plan is being reviewed under the 2009 Land Development Code.

BACKGROUND AND CASE HISTORY

The subject property was annexed into the city in 1985. At that time the property was zoned Agricultural District (AG). The property was rezoned to I-2 in 2005. (see attached Ordinance Z-833-05) City Council imposed a condition of the zoning approval that future development plans would require review by the Planning Commission and approval from City Council. In April 2017, Council approved a 76,000-square-foot trucking facility. In February 2018, the size of the building was reduced to approximately 61,000 square feet. The change was approved administratively because it represented a reduction in size.

A transportation terminal is defined by the LDC [Section 21-11200](#). *Transportation Terminals shall mean a facility for the receipt, transfer, short-term storage, and dispatching of goods transported by truck. Unlike Distribution Centers, these establishments commonly utilize a cross-dock facility and may also include the accessory uses of warehouse, storage or parking or trucks awaiting cargo, as well as facilities for the light servicing of trucks. Included in this*

definition would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Postal Service, other than a traditional post office.

From March 2018 to February 2020, the applicant continued processing their application, which included recording a final plat, making revisions for additional drainage improvements, submitting civil construction drawings, and a grading permit. From that time until June 2022, there was a lawsuit from the Farmer's Reservoir and Irrigation Company (FRICO) against Crown Enterprises, which delayed the project significantly. In July 2022, civil construction drawings were resubmitted, and in November 2023, those were approved. In February 2024, a building permit application was submitted. The building permit was issued in March 2025, and construction began on the project. The applicant subsequently requested to revise their plans to allow for a 4,000-square-foot expansion specifically to accommodate a forklift charging station. City staff administratively approved the minor expansion in June 2026.

PROJECT ANALYSIS

Site Overview

The site takes access from Newark Street and is located just south of the commercially zoned properties that front along East 104th Avenue and the transmission lines. Emergency access will be from Lima Street. The far western property line fronts the O'Brian Canal, and the eastern property line is parallel with the railroad and Highway 2.

Neighborhood Input & Public Comment

Notices were sent to properties within 500 feet. No comments have been received to date.

Application Review

Through the review process, the Development Review Team (DRT) agencies included the South Adams County Water and Sanitation District, South Adams County Fire Department, Xcel Energy, United Power, and Farmers Reservoir and Irrigation Company (FRICO). Reviewers from Commerce City included the following: Department of Economic & Community Vitality; Geographic Information Services Division; Parks, Recreation & Golf Department; Planning Division; Public Works Traffic Division; Energy, Equity, & the Environment Division; and Engineering Review Division. Most comments have been addressed. FRICO has expressed concerns about the drainage, but the applicant has demonstrated compliance with all of Commerce City's regulations. In addition, the City is currently waiting on a revised landscape plan and a drainage letter. Staff anticipates receiving the information soon and will complete review prior to the Council hearing. Staff is recommending that the Planning Commission impose a condition of their recommendation for approval that these items be submitted and reviewed prior to the City Council meeting.

COMPREHENSIVE PLAN CONSISTENCY

The purpose of the 2045 Comprehensive Plan is to *"guide decisions related to development regulations, capital improvements, and other local policies and actions. It is a tool for the community to help coordinate efforts and direct how the City may use its resources. The*

Comprehensive Plan establishes a unified vision for the future of Commerce City and identifies the strategies, policies, and recommendations necessary to achieve that vision.” Per the [2045 Comprehensive Plan](#), the site is located within the Northern Business District, which allows for industrial and warehousing distribution/logistics as a primary use. The use of a trucking terminal aligns with what is planned.

The Comprehensive Plan identifies specific connected corridors which include East 104th Avenue and Highway 2. The subject property is identified as Business and Employment, which is intended to continue to expand the industrial and employment uses in the area. The Economic Development Framework Map (page 122) identifies the site as Business and Employment Parks, which are described to *“Enhance the character of industrial and employment areas to establish the City as an attractive place to do business, with attention to design quality, screening, roadway enhancements, landscaping, truck traffic, and multimodal access.”*

One of the core principles in the Comprehensive Plan is to have an *Economically Thriving City – “Commerce City will build a resilient tax base by supporting its businesses... a place of thriving commerce and a well-rounded, sustainable local economy.”* The site will ultimately employ 80 people – 45 during the day and 35 at night.

The applicant is coordinating with the Colorado Department of Transportation to add a mast arm to the existing signal at Newark Street and East 104th Avenue. This will allow for safe left-hand turns from the site onto East 104th Avenue.

The proposal is also compliant with the following **Character Areas** (Land Use) goals and objectives.

- Goal 1: Strive for a balanced mix of land uses across the City as represented in the Character Areas Plan and map.
- Goal 1.2: Provide opportunities at key nodes and intersections with land for business, retail, and industrial needs.
- Goal 3.6: Expand and further develop business retention strategies.

The proposal meets the following **Commerce and Employment** Goals and Objectives:

- Goal 4.1: Promote and strengthen industry and jobs in strategic areas.

The proposal is compliant with the following **Transportation and Mobility** goals:

- Goal 4: Coordinate with federal, state, and local governments as well as other transportation agencies on efforts to enhance transportation in the area.

DEVELOPMENT STANDARDS

The bulk standards for the Medium Intensity Industrial District (I-2) are contained in [Section 21-4350](#). The minimum floor area ratio is 0.05. The minimum front yard setback is 20 feet with a maximum of 100 feet. The minimum side yard setbacks for an interior lot is 20 feet, with a minimum rear setback of 25 feet. The application demonstrates compliance with these standards.

The parking requirements are calculated at one space per 1,000 square feet, which results in a required 82 spaces. The applicant will be providing 90 automobile spaces. The applicant has also demonstrated compliance with the design standards contained in [Article VII, Division 6\(G\)](#).

DEVELOPMENT PLAN APPROVAL CRITERIA

A decision for this case must be based on the following criteria from [Section 21-3212\(5\) – Development Plans](#). An application may be approved if:

Criteria (a): Complies with city standards:

Analysis: The applicant has demonstrated compliance with the bulk standards including height and required setbacks. The proposal also meets the parking requirements and the required design standards. The applicant will also need to submit a revised landscape plan, but staff anticipates compliance with all relevant requirements. *Therefore, it can be found that **criteria (a)** is met.*

Criteria (b): Is consistent with any previously approved subdivision plat, rezoning concept plan, or other plans or land use approvals;

Analysis: The most recent plat map of the property identifies the western parcel as a drainage tract. The applicant will be required to submit for a consolidation plat to join the two properties into one and remove the drainage tract label from the face of the plat. This is included as a recommendation of approval. In addition, the application is in compliance with the zone change approval from 2005 which requires review by City Council. It is also consistent with the Comprehensive Plan as demonstrated earlier in this report. *Therefore, it can be found that **criteria (b)** is met.*

Criteria (c): Provides adequate mitigation for any significant adverse impacts resulting from the use; and

Analysis: While FRICO is disputing compliance, the application meets all of the City's engineering requirements related to drainage. The application also includes a traffic plan which was reviewed by the City's traffic engineer. The applicant will be required to add a mast arm to the signal at Newark Street and East 104th Avenue to allow trucks to exit westbound onto East 104th. This was already required prior to this approval of the Phase 2 Development Plan. *Therefore, it can be found that **criteria (c)** is met.*

Criteria (d): Creates a positive precedent for the future cumulative development of the immediate area.

Analysis: Phase 1 of the building is currently under construction. The building and its expansion are well designed and will add to the overall appearance of the area. New development boosts economic value to the area. The commercially zoned properties to the north, which front along East 104th Avenue, remain vacant. Staff is hopeful that the

presence of the trucking terminal will increase the likelihood of those properties developing sooner. *Therefore, it can be found that **criteria (d) is met.***

RECOMMENDATION

The proposed Development Plan amendment is supported by the goals and objectives of the 2045 Comprehensive Plan and meets the approval criteria found within Sec. 21-3212(5) – Development Plans of the 2009 Land Development Code. Therefore, staff recommends the Planning Commission provide a recommendation of approval with the following conditions:

- Prior to the City Council meeting, the applicant must submit a landscape plan and demonstrate compliance with the land development code regulations.
- Prior to the City Council meeting, the applicant must submit a drainage letter subject to approval by the Engineering Division.
- Prior to issuance of a building permit, the applicant must receive approval of a consolidation plat application to join the two properties into one.

CONSIDERATIONS FOR REQUESTED ANNEXATION ZONE CHANGE

1. The development plan amendment meets the approval criteria found within Sec. 21-3212(5) – Development Plans.
2. The proposed development plan amendment will allow the business to expand its industrial land use.
3. The Department of Economic and Community Vitality supports the application which will allow for increased industrial development and support local employment opportunities.

POTENTIAL MOTIONS

1. Approval with Conditions

- a. I move that the Planning Commission enter a finding that the requested Annexation Zone Change for the property located at **10251 Newark Street** contained in case **D24-0010** meets the criteria of the Land Development Code, subject to the following conditions:

- i. Prior to the City Council meeting, the applicant must submit a landscape plan and demonstrate compliance with the land development code regulations;
- ii. Prior to the City Council meeting, the applicant must submit a drainage letter subject to approval by the Engineering Division; and
- iii. Prior to issuance of a building permit, the applicant must receive approval of a consolidation plat application to join the two properties into one.

Based upon such finding, the Planning Commission recommends that the City Council approve the **Development Plan Amendment**.

2. Denial

- a. I move that the Planning Commission enter a finding that the requested development plan amendment for the property located at **10251 Newark Street** contained in case **D24-0010** does not meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council deny the **Development Plan Amendment**.

insert criterion not met

3. Continuance

- a. I move that the Planning Commission continue the public hearing of the requested **Development Plan Amendment** for the property located at the **10251 Newark Street** contained in case **D24-0010** to:
 1. The next regularly scheduled Planning Commission hearing; or
 2. A date certain

Figure 1: Aerial Map

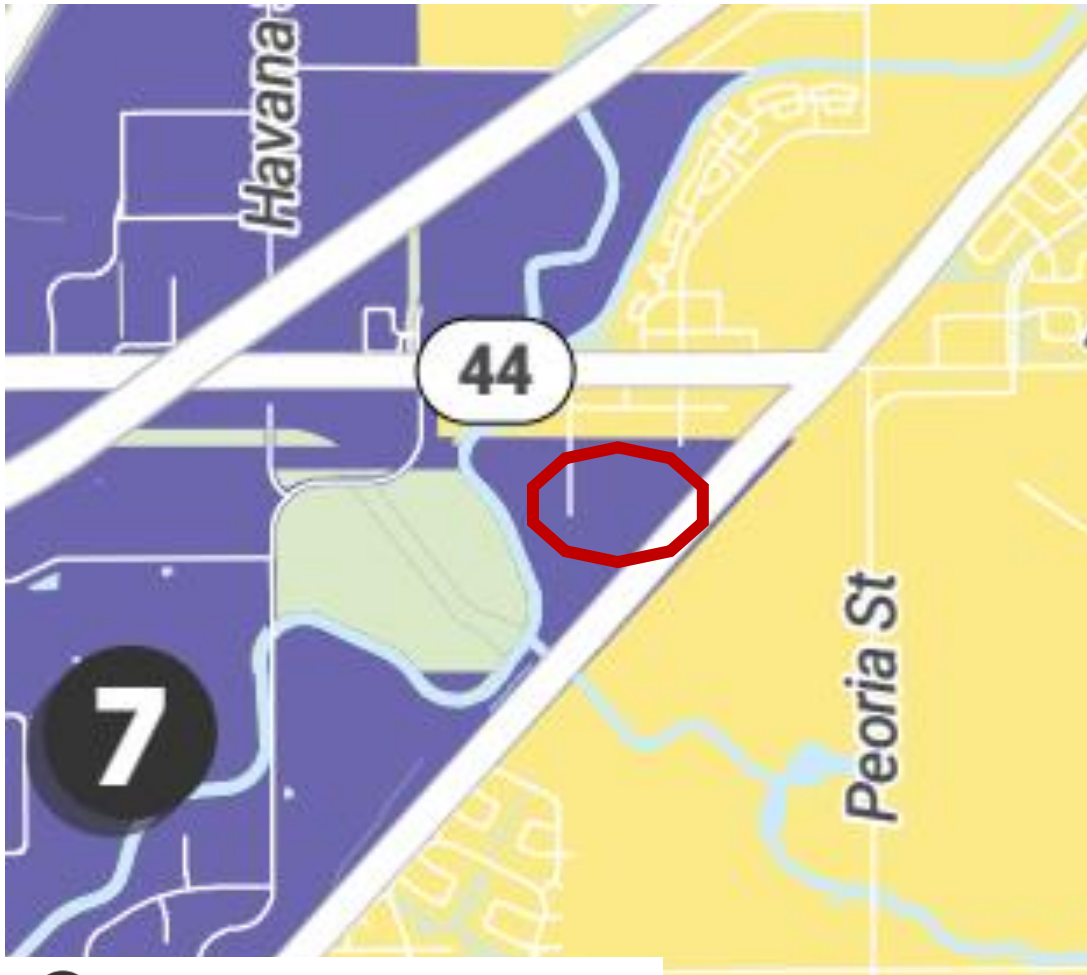
Aerial from February 8, 2026



Figure 2: Zoning Map



Figure 3: Comprehensive Plan – Character Area Map



- 7** Northern Business District
- 8** Northern Neighborhoods

Figure 4: Connected Corridors Highway 2 (North) Map

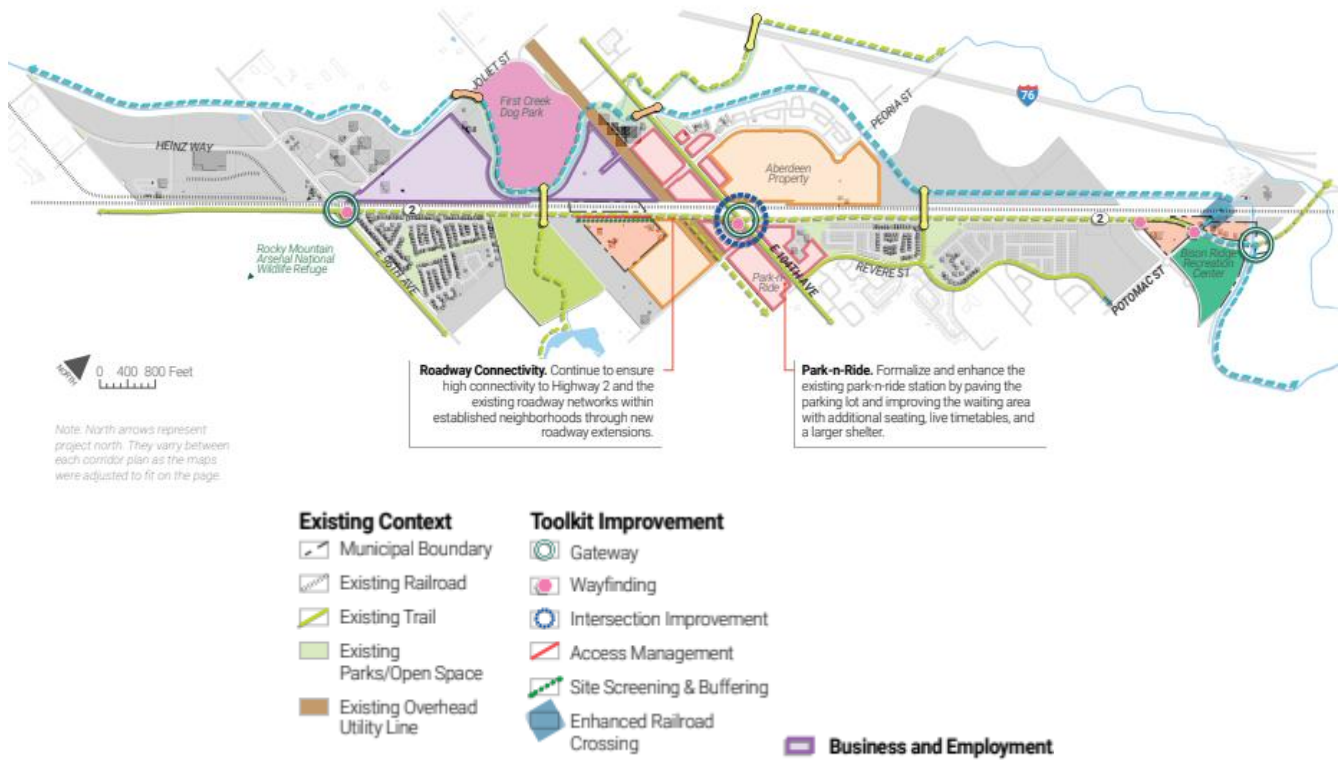


Figure 5: View from Highway 2



Figure 6: View from East 104th Avenue

