Zoning Map Amendment Report
Case #ZON26-0004

Planning Commission Date: August 4th, 2026
City Council 1st Reading Date: October 5th, 2026
City Council 2nd Reading Date: November 16th, 2026

GENERAL INFORMATION

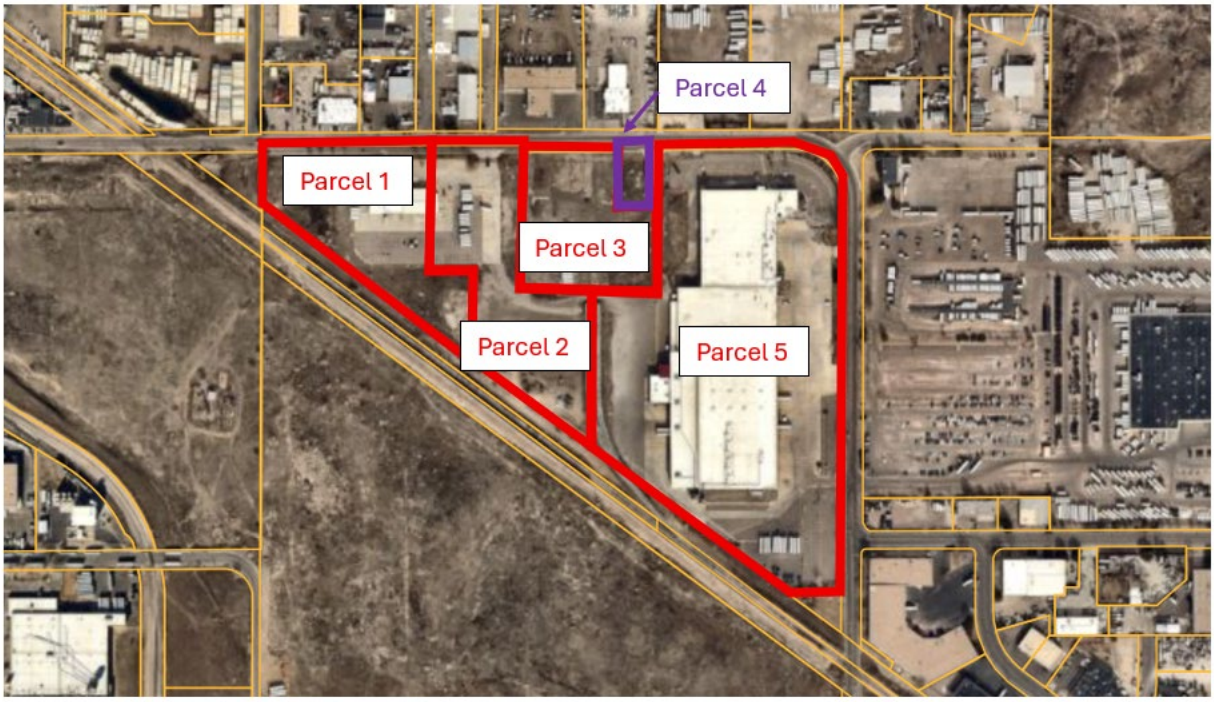
PROJECT NAME	Shamrock Foods Zoning Map Amendment
LOCATION	5350 E. 52nd Avenue; 5070 Grape Street; 5440 E. 52nd Avenue; 5580 E. 52nd Avenue; and 5199 Ivy Street
SITE SIZE	39.21 acres
CURRENT ZONING	I-2 (Medium-Intensity Industrial District)
PROPOSED ZONING	I-3 (Heavy-Intensity Industrial District)
APPLICANT	Shamrock Foods
CASE PLANNER	Omar Yusuf

REQUEST

This zoning map amendment, if approved, would modify the zoning of the properties located at southwest corner of East 52nd Avenue & Ivy Street from I-2 (Medium-Intensity Industrial) to the I-3 (Heavy-Intensity Industrial District) in the 2025 Land Development Code. Once zoned, the site will continue to be used as food manufacturing and add fourteen (14) above-ground storage tanks (approximately 30,000 gallons each).

The properties in this request are shown in Figure A and are identified as follows: Parcel 1 (5350 E. 52 Ave.) Parcel 2 (5070 Grape Street); Parcel 3 (5440 E. 52 Ave); Parcel 4 (5580 E. 52 Ave); and Parcel 5 (5199 Ivy Street). Parcels 1 to 3, and 5 are currently zoned I-2 (Medium-Intensity Industrial District); the applicant is requesting to rezone these parcels to I-3 (Heavy-Intensity Industrial District). Parcel 4 is currently zoned I-1 (Light-Intensity Industrial District); the applicant is requesting to rezone the parcel to I-3.

Figure A



I-1 – Light Intensity Industrial District

I-2 – Medium Intensity Industrial District

The request is being made to allow the storage of more than 48,000 gallons in above-ground storage tanks which is allowed in I-3 zoning district upon approval of a Conditional Use Permit. This request has a concurrent Conditional Use Permit application which is contingent upon approval of this Zoning Map Amendment.

ZONING

The zoning of a property determines what uses are allowed or not allowed and sets bulk development standards such as setbacks, lot size requirements, and maximum building heights. The City of Commerce City (City) has a variety of straight zoning districts including residential districts, commercial districts, and industrial districts. Zoning Map Amendments are approved by the City Council in the form of an ordinance and "runs with the land" meaning that the zoning for a parcel remains in effect unless it is modified by a subsequent Zoning Map Amendment.

BACKGROUND AND CASE HISTORY

Shamrock Foods (Applicant) spreads its operations across five (5) parcels totaling approximately 39.21 acres. The applicant owns five out of the six parcels on the block located at the southwest corner of E. 52nd Avenue and Ivy Street. As per Figure 1 (See above), Parcel 1 (5350 E. 52 Ave.) is approximately 5.89 acres and consists of Shamrock Foods Truck/Maintenance Facility built in 2007. Parcel 2 (5070 Grape Street) is approximately 6.22 acres and consists of overflow parking for the applicant's fleet of semi-trucks and trailers. Parcel 3 (5440 E. 52 Ave) is approximately 4.07 acres and

is used for additional overflow parking. Parcel 4 (5580 E. 52 Ave) is approximately 0.64 acres and consists of an outbuilding – detached garage built back in 1931. Parcel 5 (5199 Ivy St.) is approximately 22.39 acres where its main operations as a food service provider is located; this operates as a cold storage warehouse, transportation terminal, and offices contained in three separate buildings that were built in 1989. The parcels were originally zoned I-1 under case Z-5-68 and subsequently re-zoned to I-2 (except for Parcel 4) under Z-837-05.

PROJECT ANALYSIS

Site Overview

The properties north and east of the subject properties are zoned I-1, I-1S, and I-2 and contain industrial uses. Union Pacific railroad runs along the southern property lines and to the west is a property located within the City and County of Denver.

Road Network Impacts & Improvements

The applicant is not proposing any additional development and has waived the requirement to submit a development plan under Sec. 21-7220 (B)(1) with the Community Development Director's approval. There will be no traffic impacts to East 52nd Avenue & Ivy Street with this Zoning Map Amendment.

COMPREHENSIVE PLAN ANALYSIS

2045 Comprehensive Plan

Character Areas

The subject property is located within the 270 Industrial District Character Area. The proposed zoning designation of I-3 is requested to meet the requirement to store more than 48,000 gallons of liquids in above ground storage tanks and follows the Character Area land uses. City staff found that this Zoning Map Amendment meets the following Character Areas (Land Use) goals and objectives.

- **Goal 3** Ensure industrial areas continue to provide a strong employment base while working to improve their overall impact on Commerce City residents.
    - **Goal 3.5** Review industrial development standards to determine ways to improve both new and existing sites.
    - **Goal 3.6:** Expand and further develop business retention strategies.

Connected Corridors

The subject properties are identified in the connected corridors plan in the I-270 area. This is in proximity to a critical east-west highway that acts as the main access point to the area. Enhanced railroad crossing points are identified as areas of improvement on the Connected Corridors Plan to the west of the site on E. 52 Avenue and south of the site on Ivy Street.

Commerce and Employment

The subject parcels are identified in the 270 Industrial District area in the Economic Development Framework. The Comprehensive Plan aims to mitigate any adverse health or environmental impacts from lower intensity uses. By analyzing the legacy industrial areas such as I-270 Industrial District, the applicant has applied the following recommendations:

- Ensure industrial buildings feature high-quality facades with attractive materials, windows and doors, add articulations to add visual interest and break up large blank

walls.

- Require high quality fencing and landscaping to screen outdoor storage, utility areas, loading areas, and surface parking lots from right-of-way view.

Overall Analysis

Through Commerce City's review process, various Development Review Team (DRT) agencies including the South Adams County Water and Sanitation District, South Adams County Fire Department, 27J School District, Xcel Energy, and City of Commerce City: Economic and Community Vitality Division, Geographic Information Services Division, Parks, Recreation and Golf Department, Planning Division, Public Works Department, and Engineering Review Division and all agencies had no objections to the Zoning Map Amendment.

ZONING MAP AMENDMENT APPROVAL CRITERIA

A decision for this case must be based on the following approval criteria for a Zoning Map Amendment from Sec. 21-7220 (C) and the Common Decision Criteria from Section 21-7140 of the 2025 Land Development Code. An application may be approved if:

Section 21-7220 (C)

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

Not applicable

Criteria 2. Adherence to Criteria. The Zoning Map Amendment meets all of the following:

a. The range of allowed uses allowed by the amendment are compatible with proposed development, surrounding land uses, and the natural environment;

The subject properties are currently zoned (I-1 & I-2) Light and Medium Intensity Industrial which are compatible with the current land uses. The proposed amendment would allow for the proposed upzone to (I-3) Heavy Intensity Industrial which is also supported by the I-270 Character Area framework. They will remain as a food manufacturing center and will only expand their operations within the allowances of the Land Development Code. *Therefore, it can be found that this application **meets Criteria (2a)**.*

b. The proposed amendment will have, or future development can provide, efficient and adequate provision of public services and uses; and

Future development can provide adequate provision of public services and uses. The property is currently fully developed as a food manufacturing center and can provide existing utilities to accommodate additional operations. *Therefore, it can be found that this application **meets Criteria (2b)**.*

c. 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.

The proposal supports local employment and business retention; enables business expansion with existing facilities; contributes to tax base through

increased operations capacity; and supports regional food systems to promote the preservation of working farms, agricultural lands, community gardens, and other components of the local food system throughout the city. *Therefore, it can be found that this application* ***meets Criteria (2c)****.*

Section 21-7140-1 Common Review Criteria Applicability

The request complies with the applicable standards of the City's Code, this LDC, and any applicable county, state, or federal requirements.

Through the City of Commerce City's review process, the various Development Review Team agencies including the South Adams County Water and Sanitation District, South Adams County Fire Department, Denver International Airport Strategic Planning, United Power, Xcel Energy, and City of Commerce City Economic and Community Vitality Division, Geographic Information Services Division, Parks, Recreation and Golf Department, City Attorney's Office, Planning Division, Public Works Department, and Engineering Review Division found that there is no evidence to suggest that the proposed Zoning Map Amendment will violate any state, federal, or local laws, regulations, or requirements. ***Therefore, it can be found that this criterion is met.***

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 property has conformed to prior zone change applications (Z-837-05) by allowing more intense uses that were previously operating as legal non-conforming in the previous zoning code. Additionally, a development plan was reviewed at the same time to review an addition to the Shamrock Foods facility which combined, has brought the whole site into compliance as per the LDC. ***Therefore, it can be found that this criterion is met.***

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 proposed Zoning Map Amendment is consistent with the 2045 Comprehensive Plan. The following goals are pertinent to this proposal:

- **Goal 3** Ensure industrial areas continue to provide a strong employment base while working to improve their overall impact on Commerce City residents.
- **Goal 3.5** Review industrial development standards to determine ways to improve both new and existing sites.
- **Goal 3.6:** Expand and further develop business retention strategies.

Therefore, it can be found that this criterion is met.

The request promotes the purposes of this LDC as established in Sec. 21-1120, Purpose, and in other applicable purpose statements in this LDC.

The applicant has demonstrated compliance with Fire and Building codes for current storage facilities; stormwater management as per the previously approved development plan and ensuring that their adequate emergency access throughout the site. Shamrock Foods has maintained and preserved environmental features by ensuring a landscape buffer fronting the right-of-way. *Therefore, it can be found that this criterion is met.*

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 property is currently developed and can connect to existing utilities, solid waste services, roads, and drainage. *Therefore, it can be found that this criterion is met.*

The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the general character of the area.

The surrounding properties are zoned industrial with a variety of intensities. The industrial area has adequate infrastructure which makes the area an established industrial corridor. A rail spur is proposed to connect the existing railroad to the south that will support the increased operations. *Therefore, it can be found that this criterion is met.*

The request will not impede the normal and orderly development and improvement of surrounding property.

The zoning amendment is intended to allow the storage of more than 48,000 gallons of liquids which will be located away from the property line and surrounding industrial properties. *Therefore, it can be found that this criterion is met.*

STAFF RECOMMENDATION

Staff finds that this application meets all the approval criteria found within Sec. 21-7220(C)and 21-7140 of the 2025 Land Development Code and recommends that Planning Commission recommends approval to the City Council of Case ZON26-0004.

CONSIDERATIONS FOR DISCUSSION

1. The Zoning Map Amendment is complementary with the Comprehensive Plan and surrounding uses.
2. The requested Zoning Map Amendment is being requested to satisfy requirement to allow more than 48,000 gallons of above ground storage.
3. The application meets the Zoning Map Amendment approval criteria.

POTENTIAL MOTIONS

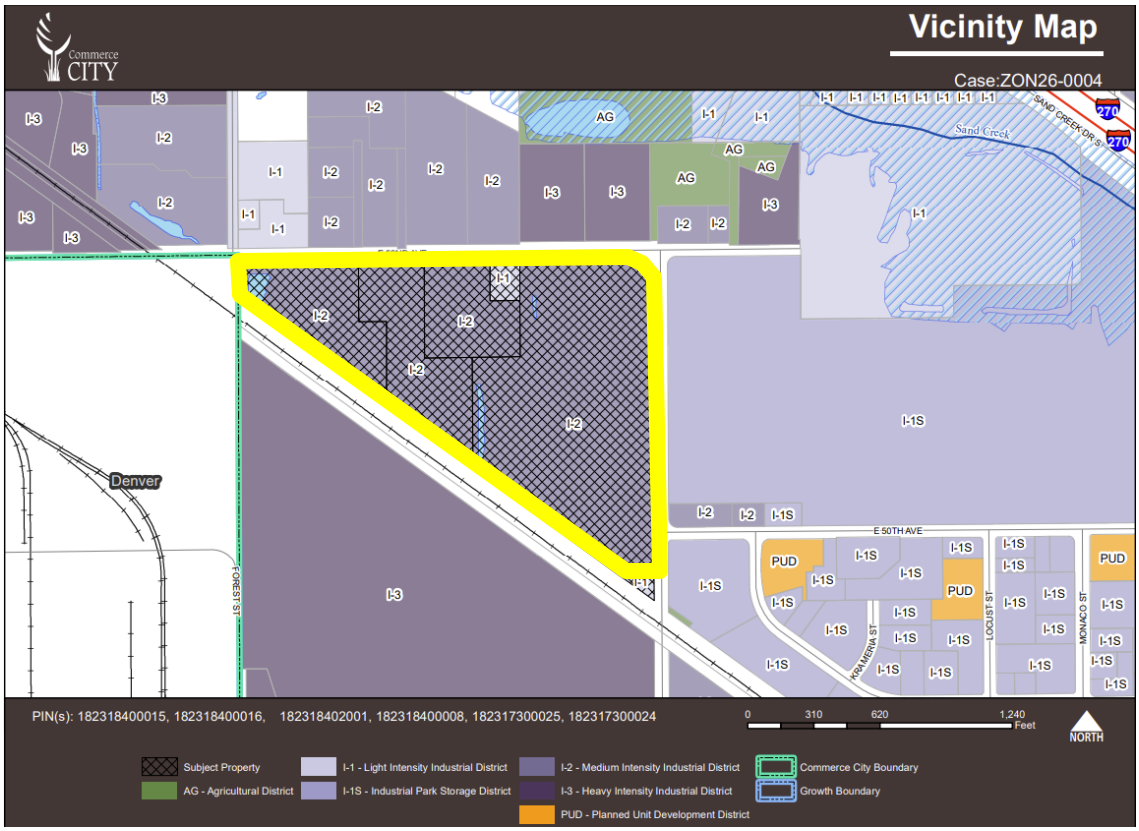
1. Approval
    a. I move that the Planning Commission enter a finding that the requested **I-3 (Heavy-Intensity Industrial Zoning District) Zoning** for the property located at **southwest corner of East 52 Avenue and Ivy Street** contained in case **ZON26-0004** meets the criteria of the Land Development Code and based upon such finding, recommend approval to City Council of the **I-3 (Heavy- Intensity Industrial Zoning District) Zoning**
2. Denial
    a. I move that the Planning Commission enter a finding that the requested **I-3 (Heavy-Intensity Industrial Zoning District) Zoning** for the property located at **southwest corner of East 52 Avenue and Ivy Street**

contained in case **ZON26-0004** fails to meet the criteria of the Land Development Code and based upon such finding, recommend denial to the City Council of the **I-3 (Heavy-Intensity Industrial Zoning District) Zoning**

*Insert criteria not met.

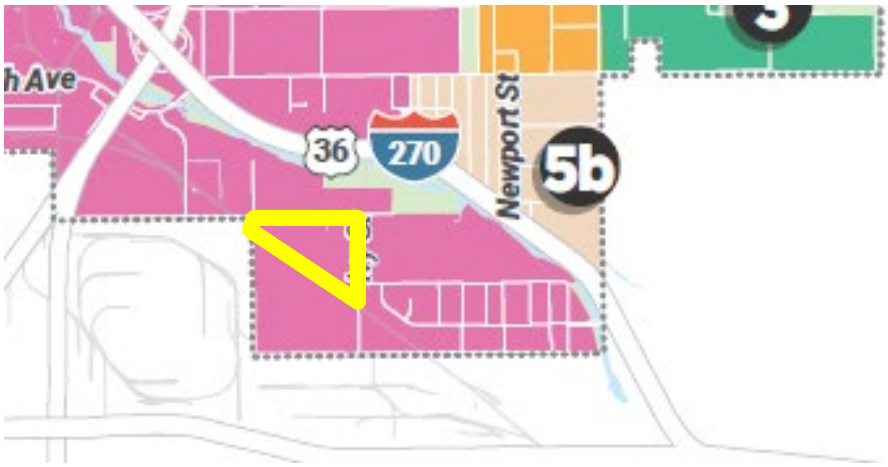
3. Continuance
    a. I move that the Planning Commission continue the public hearing of the **I-3 (Heavy-Intensity Industrial Zoning District) Zoning for** the property located at **southwest corner of East 52 Avenue and Ivy Street** contained in case **ZON26-0004** to:
        1. The next regularly scheduled Planning Commission hearing; or
        2. A date certain.

Vicinity/Zoning Map



2045 Comprehensive Plan Character Areas

Character Area: I-270 Industrial District

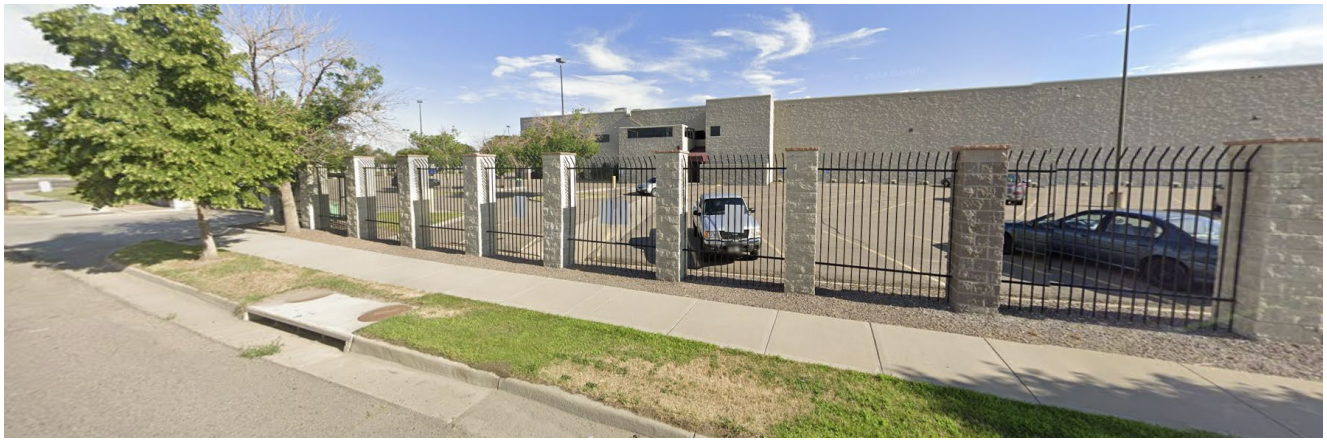


Aerial Map

Aerial of site taken February 8, 2026

Site Photos

Transportation Terminal facing west from Ivy Street



Shamrock Foods office building from East 52 Avenue