



Zone Change Report

Case #Z24-0006

Planning Commission Date: April 1, 2025

City Council Date: May 5, 2025

GENERAL INFORMATION

PROJECT NAME	Matheson Holdings Zone Change
LOCATION	6925 & 6981 East 54 th Place
SITE SIZE	1.4 Acres
CURRENT ZONING	R-2 (Single-Family Attached Residential District)
PROPOSED ZONING	I-2 (Medium Intensity Industrial District)
APPLICANT	Matheson Holdings
OWNER(S)	Matheson Holdings
CASE PLANNER	Dalton Guerra

REQUEST

The request is for a zone change for two adjacent properties from R-2 (Single-Family Attached Residential District) to I-2 (Medium Intensity Industrial District).

Zone Change

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 has a variety of straight zoning districts including residential districts, commercial districts, and industrial districts. Planning Commission provides a recommendation of the proposed zoning, which is then reviewed by the City Council.

BACKGROUND AND CASE HISTORY

A single-family residential building existed on 6981 East 54th Place until it was demolished around 2010. When the residential building existed, the two subject properties were still being utilized for outdoor storage. The outdoor storage is an accessory use for the existing truck repair business located directly west of the subject properties. Matheson Holdings owns all three properties: 6875, 6925, and 6981 East 54th Place.

ADDITIONAL INFORMATION

There are two concurrent applications under review for this site including a Final Plat (S25-0003) and a Development Plan (D25-0003). The applicant's intent is to rezone the subject properties to I-2 and consolidate the two lots into one lot to allow for outdoor storage adjacent to the existing truck repair business. The Development Plan will ensure that the site is meeting all standards for outdoor storage as outlined in Section 21-5254 of the Land Development Code (LDC).

COMPREHENSIVE PLAN (CP) CONSISTENCY

2045 Comprehensive Plan

Character Areas

The subject properties are located within the South Rose Hill Fusion District Character Area. The Rose Hill neighborhood has historically been an industrial district with outdoor storage and trucking uses. There are also residential properties throughout the Rose Hill neighborhood should be buffered from industrial uses. One of the Fusion District goals is to phase out heavy industrial uses over time within the residential areas.

The subject properties are surrounded by existing I-2 zoning and are not located within the residential area of the Rose Hill neighborhood. The Development Plan process will allow staff the ability to ensure that the property meets all standards within the LDC. The Development Review Team found that the proposed I-2 zoning meets the intent of the South Rose Hill Character Area by allowing an industrial land use that is consistent with the goals and surrounding area while also being sensitive to the existing residential properties. The rezoning and development of the subject properties will enhance the aesthetics of the site and bring the properties into compliance with the LDC.

Commerce and Employment

The zone change meets the following Commerce and Employment Core Principles:

- Core Principle: Welcoming and Equitable City: A diverse, resilient economy provides opportunities for individuals and businesses to succeed.
- Core Principle: Economically Thriving City: The City's commercial and employment areas increase the range of goods and services to meet a broader spectrum of need and support the whole community.

The proposed zoning allows for a 1.4-acre outdoor storage lot adjacent and accessory to an existing truck repair business that has been in Commerce City for decades. The subject property is designated as Business and Employment Parks within the [Economic Development Framework](#) section of the Comprehensive Plan. Business and Employment Parks aim to enhance the character of industrial areas to attract businesses and enhance screening and landscaping. The rezoning and development of the subject properties will ensure that adequate screening and landscaping is in place to enhance the character of the property.

PROJECT ANALYSIS

Site Overview

The requested zone change is for approximately 1.4 acres located at 6925 & 6981 East 54th Place. The site is currently vacant but adjacent to an existing truck repair business under the same ownership. The site is bordered by I-2 zoning and industrial uses with outdoor storage to the west, north, and east. To the south of East 54th Place is another I-2 zoned property with outdoor storage.

Road Network Impacts

The subject properties front East 54th Place and one existing access point with a gate. The existing property to the west has two main access points off of East 54th Place with internal access to the subject properties. Per the [Transportation Master Plan](#) East 54th Place is classified as a local street. The Development Review Team (DRT) reviewed a traffic generation analysis which provided a projected number of trips for the use. The type of use is expected to generate approximately 3 daily trips. The DRT found that there are no adverse impacts to traffic in relation to the proposed zoning and land use.

Drainage Impacts

City policy requires an on-site detention pond for new development unless a regional detention facility is provided and sized to accommodate the 100-year storm event. For this project, an on-site detention pond will be provided along the East 54th Place frontage. The DRT reviewed a submitted drainage report and found that drainage is adequately accommodated as proposed.

Overall Analysis

The proposed zone change has been reviewed by the Development Review Team, including Planning; Public Works; Development Review Engineering; Parks; Economic Development; South Adams County Fire Department (SACFD); Xcel Energy; and South Adams County Water and Sanitation District (SACWSD). There were no comments from referral agencies in opposition to the proposed zoning.

ZONE CHANGE APPROVAL CRITERIA

A decision for this case must be based on the following criteria from Sec. 21-3232(5) of the Land Development Code.

Criteria (a): The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or

Not Applicable

Criteria (b): The zone change meets all of the following:

Criteria (i): The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;

The proposed I-2 (Medium Intensity Industrial District) zoning district is consistent with the South Rose Hill Fusion District Character Area and the Economic Development Framework within the Comprehensive Plan. Industrial is identified as a primary land use in this neighborhood and the goals of the Comprehensive Plan are to continue enhancing industrial areas while buffering from existing residential properties. *Therefore, it can be found that this application meets Criteria (i).*

Criteria (ii): The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;

The proposed zoning of I-2 is consistent with the surrounding area as the subject properties are directly adjacent to I-2 properties to the west, north, east, and

south. The adjacent land uses are also industrial with outdoor storage which is a permitted use within I-2. *Therefore, it can be found that this application **meets Criteria (ii).***

Criteria (iii): The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;

This zone change application was reviewed by the applicable public service providers, including Public Works, Engineering, South Adams County Fire Department, and South Adams County Water and Sanitation District. All agencies have no outstanding concerns regarding the proposed zoning. *Therefore, it can be found that this application **meets Criteria (iii).***

Criteria (iv): The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;

Future development at this location would have access to public uses. As a nonresidential zone district, future development would not be subject to school impact fees, however, the project will be contributing to these broader community amenities through the assessment of other impact fees such as those for public parks. *Therefore, it can be found that this application **meets Criteria (iv).***

Criteria (v): 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; and

The Rose Hill neighborhood contains a mix of uses including residential, commercial, and industrial the majority being industrial. The subject properties are zoned for residential but surrounded by I-2 properties in an area that is primarily industrial uses. The rezone of the properties will provide a consistent industrial zoning district for this area of the Rose Hill neighborhood. *Therefore, it can be found that this application **meets Criteria (v).***

Criteria (vi): The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

The purpose of the zone change is to allow the existing truck repair business to develop the site for accessory outdoor storage. Although the properties are zoned R-2 there has not been a residential building on the site since 2010. The zone change will allow an existing industrial business in the Rose Hill neighborhood to continue their operations in a manner that meets the Land Development Code requirements and furthers the intent and goals of the 2045 Comprehensive Plan. *Therefore, it can be found that this application **meets Criteria (vi).***

CONSIDERATIONS FOR DISCUSSION

1. The I-2 District is compatible with the 2045 Comprehensive Plan.
2. The Zone Change allows the site to develop as an accessory outdoor storage use which is consistent with the surrounding properties in the neighborhood.
3. Development of the property will bring it into compliance with the LDC and provide site improvements to the surfacing, screening, and landscaping.

STAFF RECOMMENDATION

Staff recommends approval of the zone change from R-2 to I-2 for the properties located at 6925 & 6981 East 54th Place.

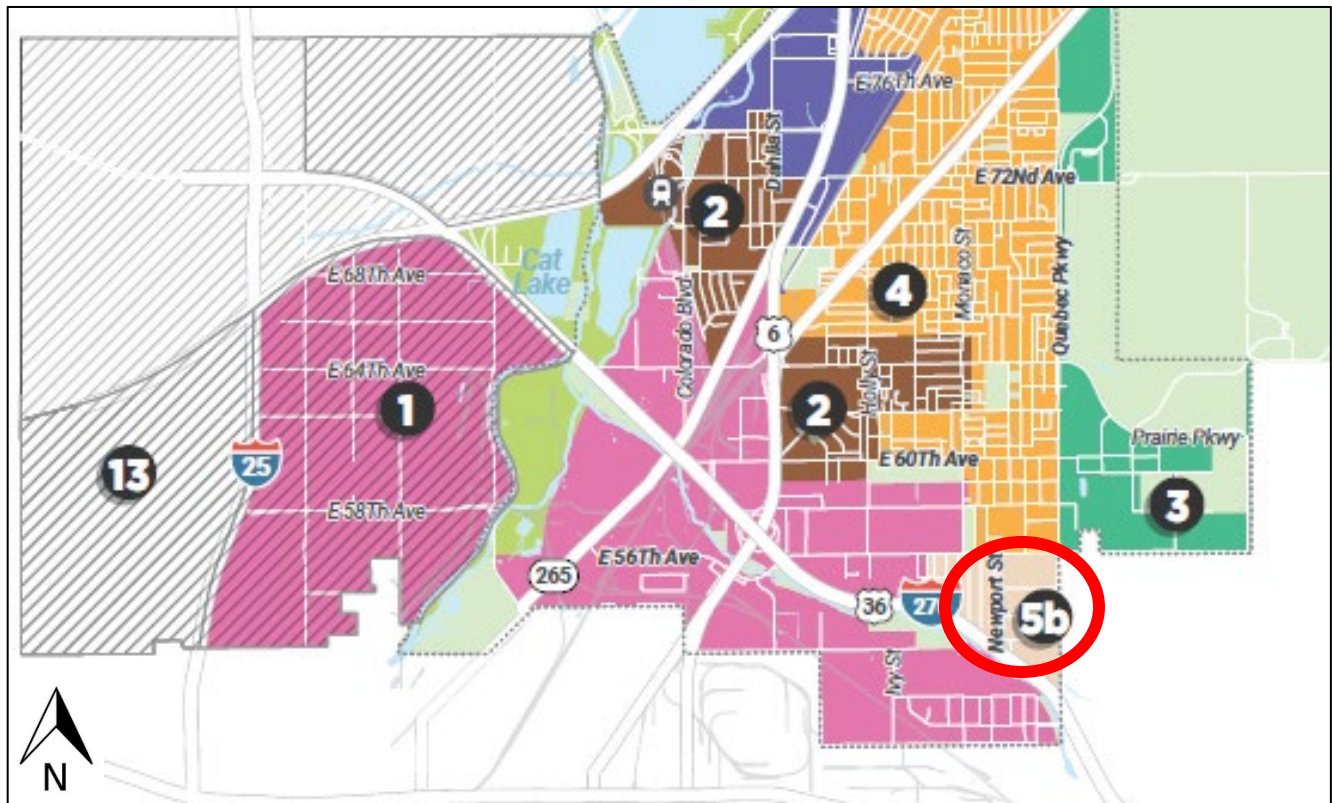
POTENTIAL MOTIONS

1. Approval
 - a. Planning Commission
 - i. I move that the Planning Commission enter a finding that the requested **I-2 (Medium Intensity Industrial District) zoning** for the properties located at **6925 & 6981 East 54th Place** contained in case **Z24-0006** meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the **I-2 (Medium Intensity Industrial District) zoning**.
 - b. City Council
 - i. I move that the City Council enter a finding that the requested **I-2 (Medium Intensity Industrial District) zoning** for the properties located at **6925 & 6981 East 54th Place** contained in case **Z24-0006** meets the criteria of the Land Development Code and based upon such finding approve the **I-2 (Medium Intensity Industrial District) zoning**.
2. Denial
 - a. Planning Commission
 - i. I move that the Planning Commission enter a finding that the requested **I-2 (Medium Intensity Industrial District) zoning** for the properties located at **6925 & 6981 East 54th Place** contained in case **Z24-0006** fails to meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council deny the **I-2 (Medium Intensity Industrial District) zoning**.
 - b. City Council
 - i. I move that the City Council enter a finding that the requested **I-2 (Medium Intensity Industrial District) zoning** for the properties located at **6925 & 6981 East 54th Place** contained in case **Z24-0006** fails to meet the criteria of the Land Development Code and based upon such finding deny the **I-2 (Medium Intensity Industrial District) zoning**.

Vicinity Map



Character Area



Legend

- | | |
|---|---|
| 1 270 Industrial District | 7 Northern Business District |
| 2 Community Connection District | 8 Northern Neighborhoods |
| 3 Stadium District | 9 E-470 Expressway Corridor District |
| 4 Central Neighborhoods | 10 DEN Gateway District |
| 5a Fusion District (Irondale) | 11 Innovation District |
| 5b Fusion District (South Rose Hill) | 12 North Airport District |
| 6 South Platte District | 13 Future Growth Areas |

Aerial Map



Aerial of Site Taken March 3, 2025