

Adams Crossing Land Use Plan Amendment #LUP25-0001

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Case Summary

Property Concept Study

F Acres Agricultural (AG)
F Acres Commercial C-2

Request: Land Use Plan Amendment for 23.76 acres, with am

- Character Areas Land Use
- Annexation Areas and Growth Boundaries
- Residential Areas Framework
- Economic Development Framework Map

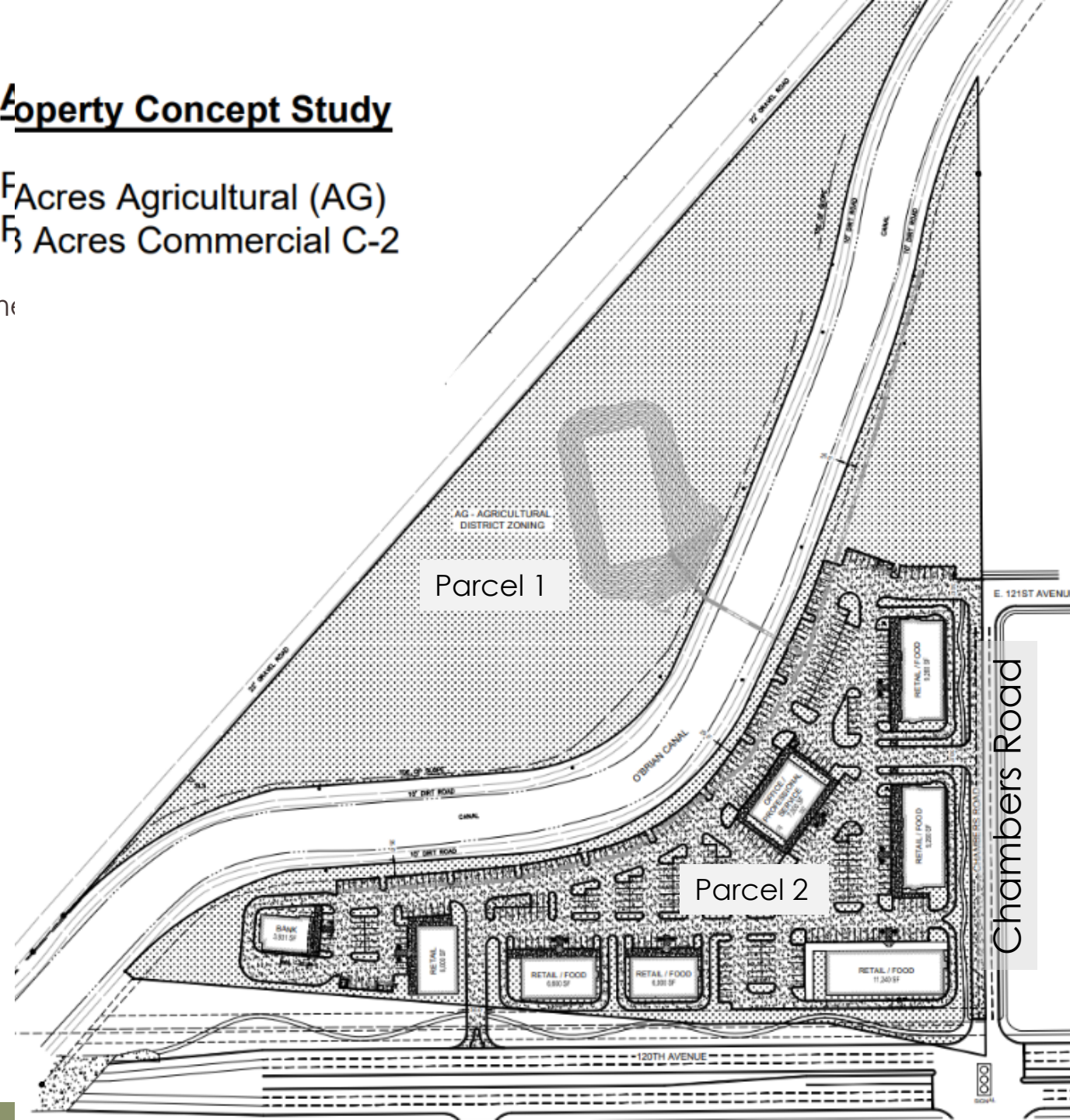
Location: NWC of Chambers Road and E. 120th Ave.

History:

- IGA b/w C3 & Brighton recorded in 2019
- Disconnected from Brighton August 5, 2025

Concurrent Cases:

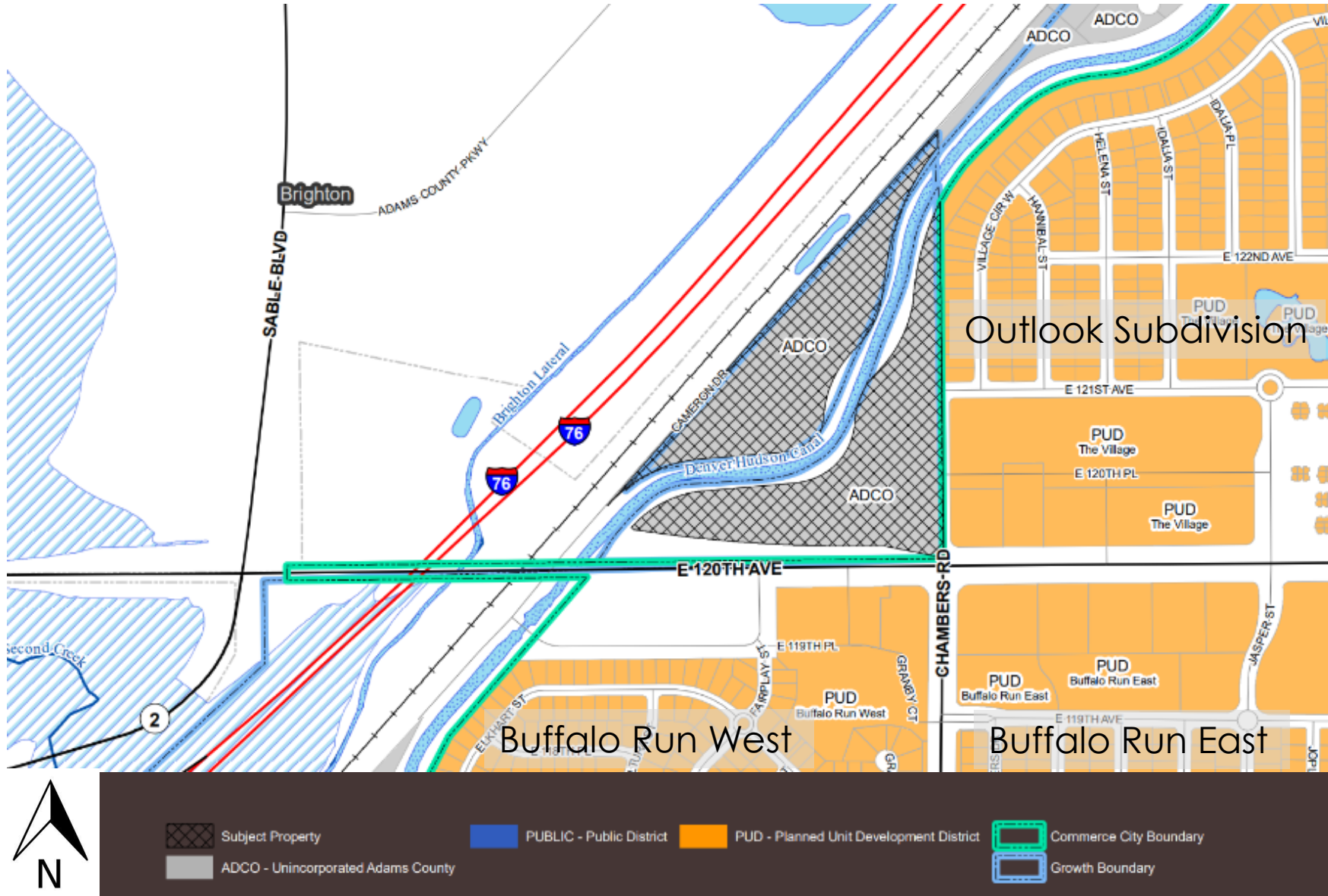
- Annexation (AN24-0004)
- Annexation Zone Change (Z24-0005)
- Northern Infrastructure GID inclusion (NIGID24-0001)



Aerial



Current zoning:
Adams County
Agricultural-3 (A-3)



Comprehensive Plan Amendments

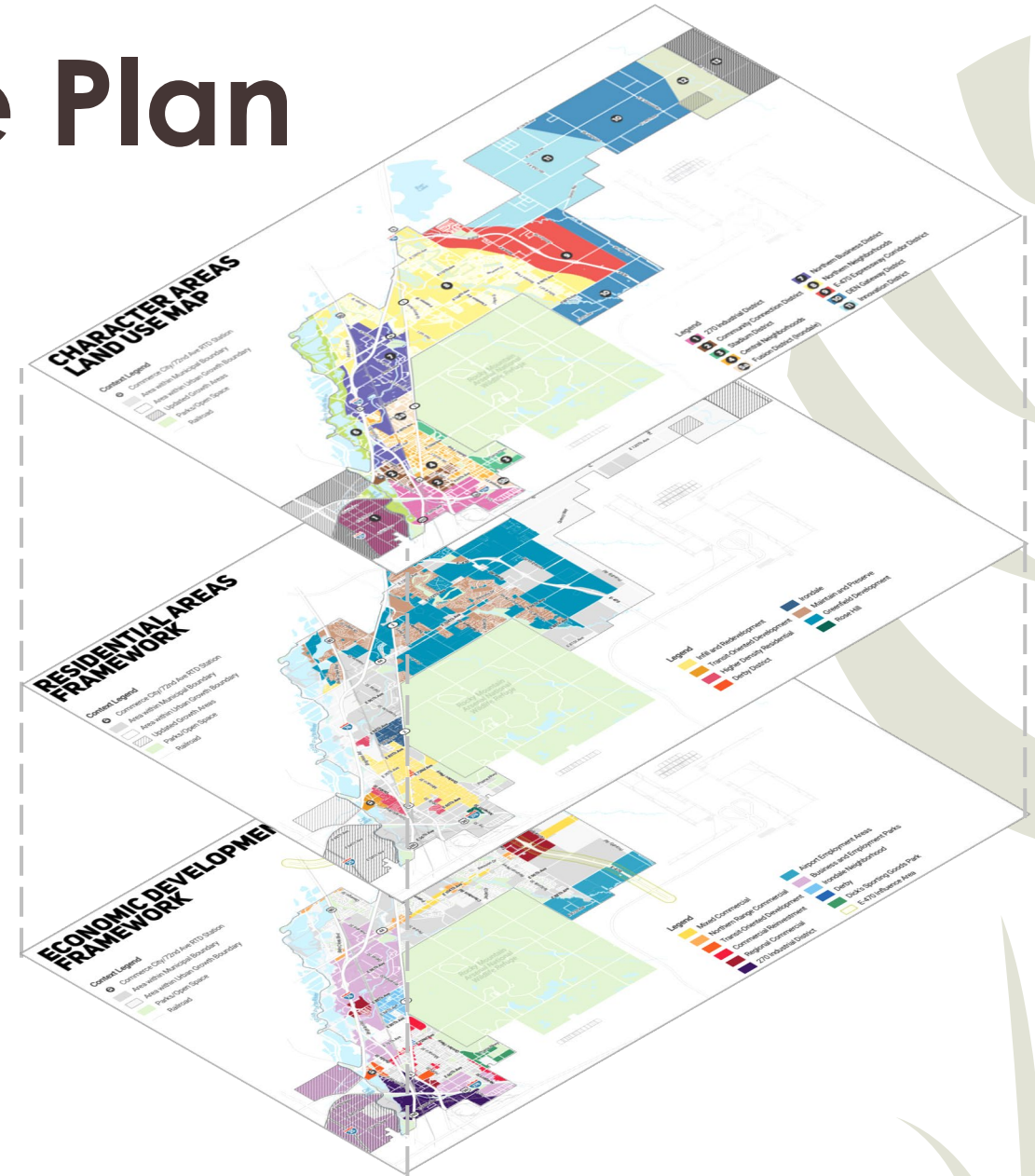
- Comprehensive Plans are non-regulatory or parcel specific.
- Comprehensive Plans are the long-term vision of the City and is used as a reference for Zone Change decisions.

City Council's Role

- Consider Planning Commission's recommendation
- Determine whether the request Land Use Plan Amendment meets all the requirements of the approval criteria.

2045 Comprehensive Plan

- Character Areas
 - Amendment proposed
- Framework Maps
 - Amendments proposed



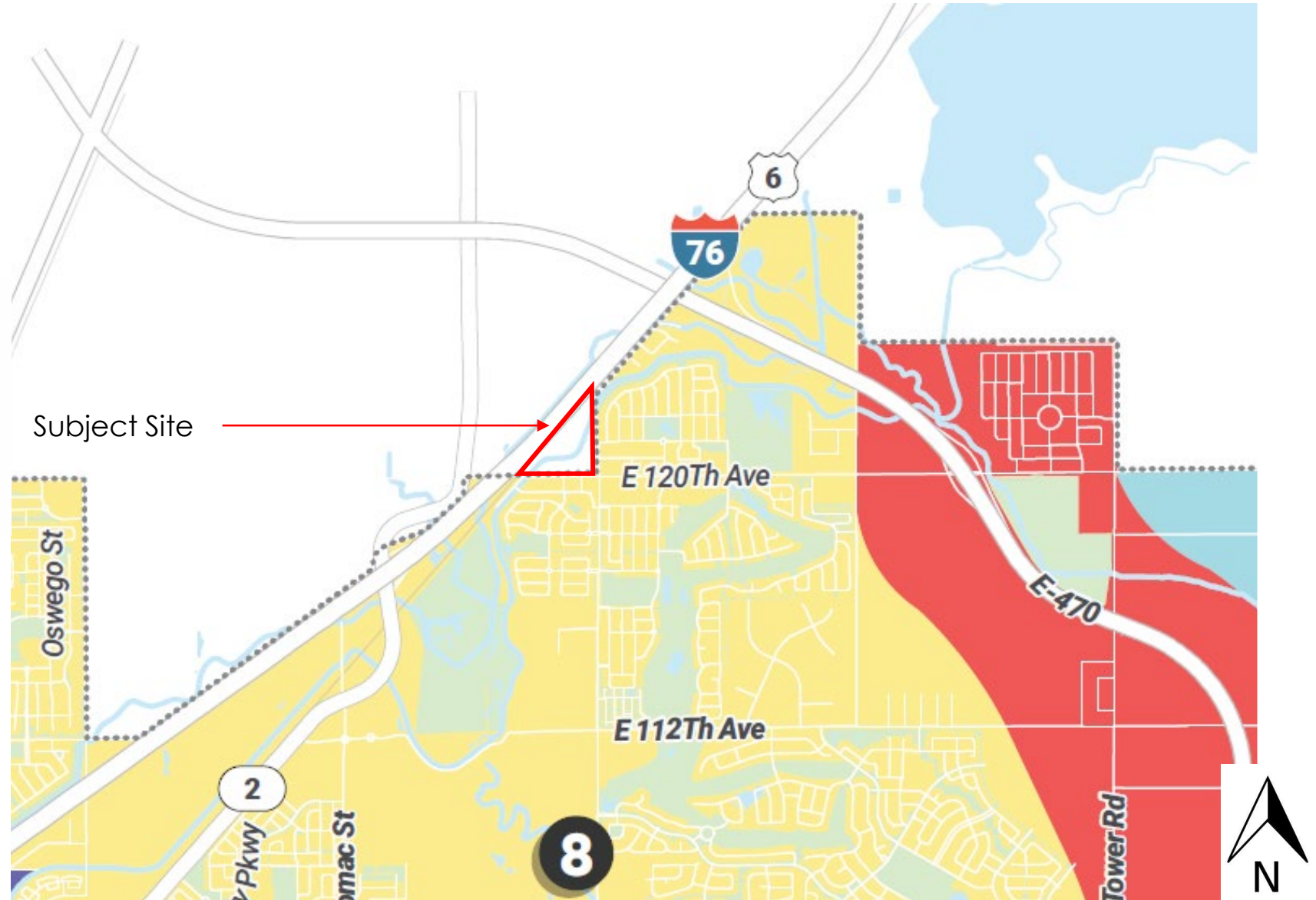
Character Areas Land Use Map

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 |

Proposed:

- Northern Neighborhoods
- Urban Growth Boundary extension



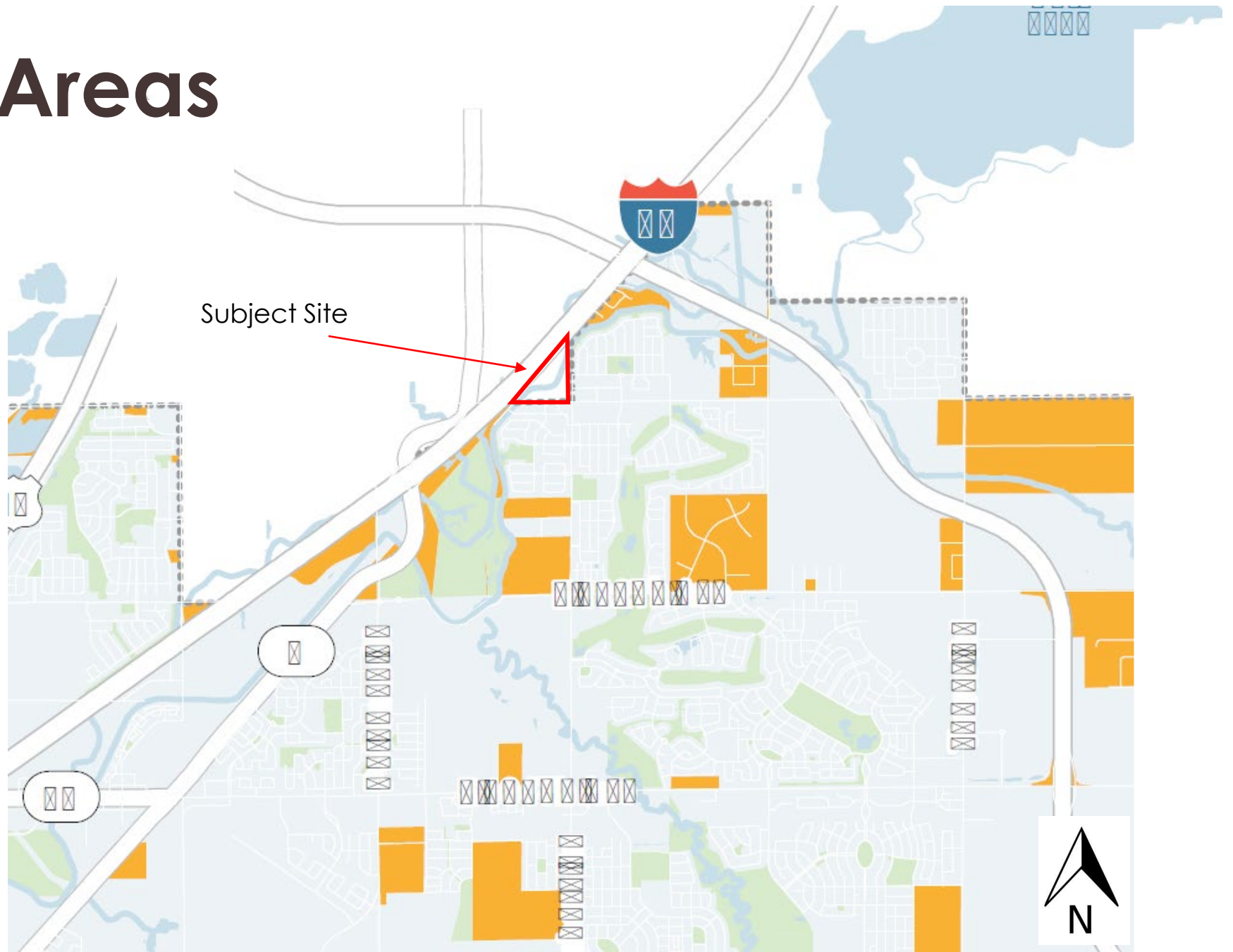
Annexation Areas and Growth Boundaries

Proposed:

- Annexation Priority Area
- Urban Growth Boundary extension

Legend

-  Urban Growth Boundary
-  Updated Growth Areas
-  Parks/Open Space
-  Annexation Priority Area
-  Incorporated Area



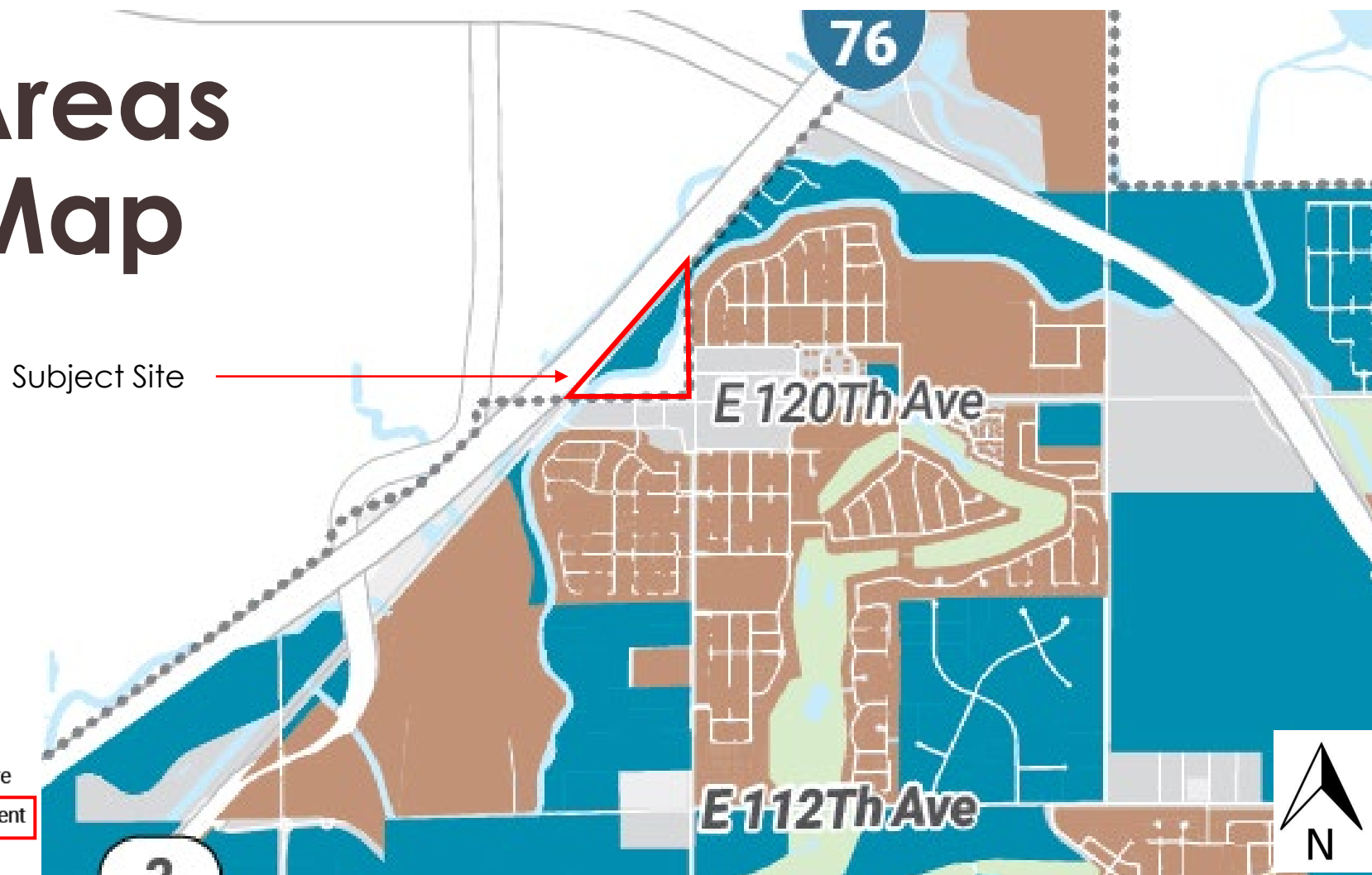
Residential Areas Framework Map

Proposed:

- Remove Greenfield Development
- Urban Growth Boundary extension

Legend

 Infill and Redevelopment	 Irondale
 Transit-Oriented Development	 Maintain and Preserve
 Higher Density Residential	 Greenfield Development
 Derby District	 Rose Hill



Economic Development Framework Map

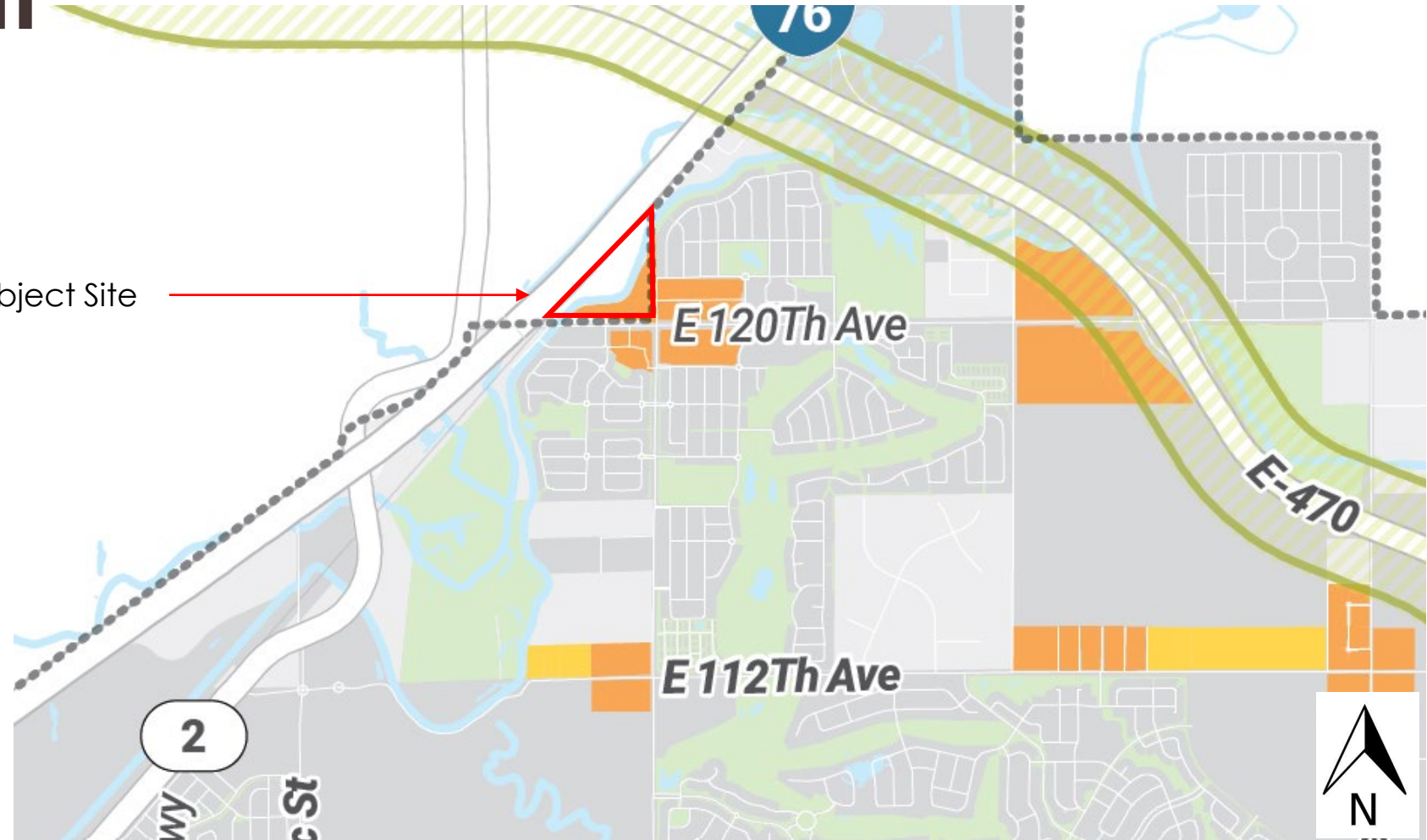
Proposed:

- Urban Growth Boundary extension

Legend

Mixed Commercial	Airport Employment Areas
Northern Range Commercial	Business and Employment Parks
Transit-Oriented Development	Irondale Neighborhood
Commercial Reinvestment	Derby
Regional Commercial	Dick's Sporting Goods Park
270 Industrial District	E-470 Influence Area

Subject Site



Public Input

- Two neighborhood meetings were held for the overall project
 - August 6, 2025 (19 residents)
 - Annexation and Annexation Zone Change
 - October 28, 2025 (13 residents)
 - Land Use Plan Amendment
- Concerns:
 - Impact to Outlook residents due to possible adjacent buildings, construction traffic, and increased traffic, noise, & light pollution.
 - Saving trees on the sites
 - How the development will coincide with the East 120th Avenue widening
 - How the development will connect to East 121st Avenue
 - Schedule for upcoming public hearings
 - Proper communication with Planning Commission and City Council
- 16 written comments were sent to staff.

Approval Criteria

Approval Criteria. An application may be approved if the criteria from Sec. 21-2110(3):

Criteria (a): Is consistent with the overall intent of the comprehensive plan;

Analysis: The 2045 Comprehensive Plan states that its purpose 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.” The proposed Land Use Plan Amendment assigns more appropriate designations and includes the sites within the urban growth boundary within various maps throughout the comprehensive plan. *Therefore, it can be found that **Criteria (a)** is met.*

Criteria (b): Is consistent with the purposes set forth in Section 21-2100;

Analysis: [Sec. 21-2100. - Adoption and Purpose](#) specifically states, “the purpose of the comprehensive plan is to promote the health, safety, order, convenience, prosperity and general welfare of the inhabitants of the city by ensuring coordinated, adjusted, and harmonious development within the city.” The proposed Land Use Plan Amendment will create a clear path for annexation of the sites into Commerce City while creating a framework for development of the sites and right-of-way improvements. Including the properties within the urban growth boundary means that they can be developed in Commerce City and follow the City’s development guidelines. *Therefore, it can be found that **Criteria (b)** is met.*

Approval Criteria ii

Criteria (c): Is necessary or desirable because of changing social values, new planning concepts, or other social or economic conditions;

Analysis: The subject sites are located at the northwest corner of East 120th Avenue and Chambers Road, a key intersection into Commerce City. Prospective retailers and restaurants find intersections with the high traffic volumes attractive. There is a strong desire for additional retail and commercial within the City and the proposed land use plan amendment will create a stronger case for a commercial zoning district at this hard corner. In addition, there is a push from the neighbors requesting the preservation of existing open space and vegetation. This is being accomplished in part by the removal of the Greenfield Development designation within the Residential Areas Framework Map. *Therefore, it can be found that **Criteria (c)** is met.*

Criteria (d): Will not have a negative effect on the immediate area;

Analysis: While commercial development has higher volumes of traffic compared to other land uses, a traffic generation analysis is under review with the corresponding Annexation and Annexation Zone Change applications. The traffic generation analysis includes right-of-way improvement recommendations and will assist City staff in formulating how best to mitigate traffic impacts when the southern parcel develops. In addition, the applicants and City staff are exploring options to limit development directly behind the Outlook subdivision homes. Lastly, impacts fees will be applied to this development to help offset the impacts to services and facilities. *Therefore, it can be found that **Criteria (d)** is met.*

Approval Criteria iii

Criteria (e): Will not have a negative effect on the future development of the area; and

Analysis: The purpose of the land use plan amendment is to create a framework for future development of the sites via Commerce City so that the sites mesh with the existing and future development in the area. Future annexation and development of the site in Commerce City will also allow the City to request right-of-way improvements and dedications via the annexation agreement and development agreement/public improvement agreement processes. City and external agency services already exist in the area because Commerce City borders the sites on two sides. Because of this future planning and intent to bring the properties under the jurisdiction and oversight by Commerce City there are no perceived negative effects to the future development of the area. *Therefore, it can be found that **Criteria (e)** is met.*

Criteria (f): Will promote the public health, safety, and general welfare of the people of the city.

Analysis: The proposed Land Use Plan amendment will create a clear path for annexation of the site into Commerce City while creating a framework for development of the site and right-of-way improvements to the City's standards. In addition, more commercial within the City is desired. Expanding the growth boundary to include these properties will ensure that Commerce City can protect the interests of the community as a whole. *Therefore, it can be found that **Criteria (f)** is met.*

Planning Commission Recommendation

A Planning Commission public hearing was held on December 2, 2025. The Planning Commission voted 5-0 to recommend approval of this Land Use Plan Amendment.

Staff Recommendation

Staff recommends the City Council
approve LUP25-0001

Staff is available to answer to questions.

