



Commerce City

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Council Communication

File Number: Res 2025-033

Agenda Date: 3/3/2025

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF THE ANNEXATION PETITION IN CASE AN24-0005 KNOWN AS THE NORTHWEST CORNER OF EAST 96TH AVENUE AND PICADILLY ROAD ANNEXATION AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATION

Summary & Background

An annexation petition has been submitted to the City for the annexation of approximately 270.44 acres, located generally at the northwest corner of East 96th Avenue and Picadilly Road. A vicinity map has been included for the specific location. The property is currently zoned Adams County Agricultural-3 (A-3) and is requesting to be rezoned to Commerce City Planned Unit Development (PUD).

If approved by City Council, Resolution 2025-033 will find the annexation petition submitted substantially complies with the content requirements of Colorado Revised Statutes (C.R.S) 31-12-107 in that the petition submitted contains the following:

- The petition with filed with the City
- The petition meets the required content set forth in C.R.S. 31-12-107
- The petition was accompanied by an annexation map meeting the content requirements

Finding that the annexation petition is in substantial compliance is the first required step of three in the annexation process and is primarily a procedural requirement. Resolution 2025-003 does not officially annex the property into the City.

Resolution 2025-033 also sets a public hearing date for April 7, 2025 to determine the eligibility of the property ("Eligibility Hearing") to be annexed into the City per state law and puts in motion a variety of public notice requirements that has to occur prior to the Eligibility Hearing, which is the second step in the annexation process. The third step in the process, the annexation hearing will be presented to Council at a later date, in conjunction with the zoning request once staff review of the PUD application is complete. The annexation hearing is what determines whether or not City Council approves the annexation.

A copy of the annexation petition is attached. Staff has reviewed the petition against the content requirements in C.R.S. 31-12-107 and has found that the petition is in substantial compliance and recommends City Council approve Resolution 2025-033.

Staff Responsible (Department Head): Jeff Brasel, Community Development
Director

Staff Presenting: Dalton Guerra, Senior Planner

Financial Impact: N/A

Funding Source: N/A

Actions: Approve the resolution accepting the petition and setting the public hearing
date for April 7, 2025