

ANNEXATION ZONING CHANGE

23.7 ACRE PORTION ADAMS CROSSING - ZONING CHANGE

March 10, 2026

APPLICANT: Adams Crossing, LLC C/o Woodbury Corporation

PROPERTY ADDRESS: Northwest corner of Chambers and 120th Avenue, Brighton City, CO

PARCEL IDENTIFICATION: Parcel 1 - APN #0156931000028 - 12098 Chambers Rd.

Parcel 2 - APN #0156931400001 - 12099 Chambers Rd.

PROPERTY SIZE: Parcel 1- 9.83 Acres

Parcel 2 – 13.9 Acres

PROPOSED SITE ZONING: Parcel 1- Commerce City – AG Agricultural

Parcel 2- Commerce City - C-2 Community Commercial

PROPOSED LAND USE: Parcel 1- Agricultural

Parcel 2- General Retail, business and service uses as well as professional offices.

EXPLANATION OF PROPOSAL:

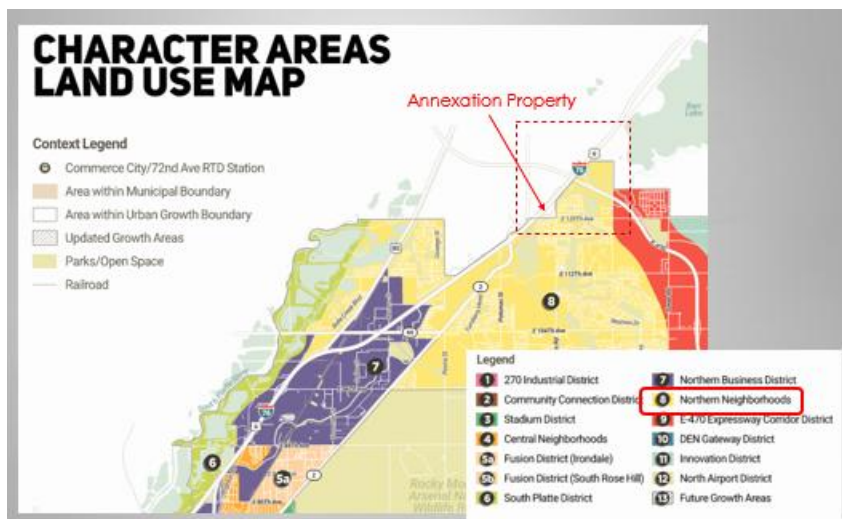
The proposed site consists of two (2) existing parcels located within Adams County, CO. One parcel is approximately 9.83 acres, and the other parcel is approximately 13.9 acres. The existing parcels are currently zoned A-3 Agricultural in Adams County. Currently, the sites are undeveloped open land. Parcel 1 has portions of wetlands that have been identified as non-jurisdictional by the Army Corp. of engineers. Parcel 2 does not have wetland elements. Either parcel does not include any oil or gas facilities. The O'brian Canal and easement runs between the two parcels. We are not aware of any irrigation well heads on either parcel. Both parcels are owned by the applicant and will remain in applicant's ownership for the time being. Currently there is a petition to annex the property into the City of Commerce City, and it is proposed by the owner/applicant that the zoning and annexation be done concurrently.

The owner proposes to have Lot 2 zoned for Community Commercial uses in the City of Commerce City, and have Lot 1 zoned for AG- Agricultural uses in Commerce City, given that Lot 1 contains some "upland" as well as non-jurisdictional wetlands.

CRS- 21-3350(2)

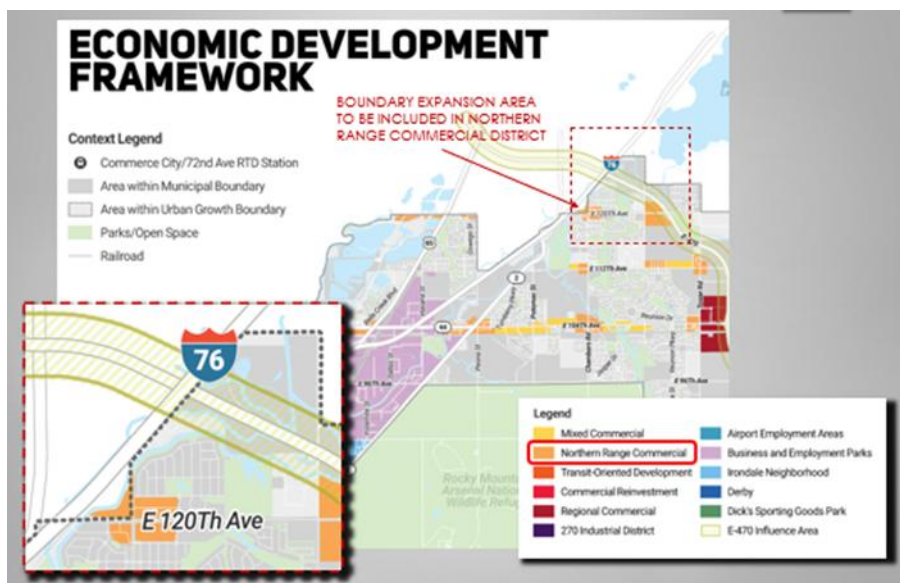
The applicant believes that the (C-2) Community Commercial zoning proposal is most compatible with the City's 2045 comprehensive plan and follows "good planning principles" while meeting the goals, the land use designations and criteria of the city's development code and the comprehensive plan which describes this property within the Northern Neighborhoods District allowing residential-scaled neighborhood commercial uses at perimeter locations.

Surrounding Land Use Patterns



The City's 2045 economic development framework map also denotes this property as "Northern Range Commercial" similar to the other three property corners at this intersection of Chambers and 120th Avenue.

The City's zoning map identifies the parcels Immediately Contiguous to this proposed annexation as zoned Commercial PUD Village. The purpose of the commercial districts is to provide a wide variety of general retail, business, as well as professional and business offices to provide supporting services for existing and future residential developments in the area.



As commercial properties are developed along E. 120th Avenue between I-76 and E-470, they are requiring expanded infrastructure along with the continued growth in the Northern Range.

Currently, E. 120th Avenue is an undersized 2-lane roadway, but is designated as a future Principle Arterial, with complete built-out plans to include a minimum of 6 lanes of travel. This stretch of E. 120th Avenue is intersected by two major roads: Chambers Road (Minor Arterial) and High Plains Parkway (Principle Arterial).



The Property's proposed uses align with its Designation as Northern Range Commercial in the 2045 Comprehensive Plan.

The proposed uses are consistent with Northern Neighborhood District's proposed commercial uses and the 2045 Comprehensive plan's Character Area Land Use map.

The uses and proposal is compatible with surrounding Commercial PUD Village zoning parcels.

The proposal Supports balanced land use — retail, business, and residential synergy and open space.

CRS- 31-12-104

The proposal is compliant with demonstrating Continuity, Urbanization and Integration and Community of interest.

The owner/applicant believes that proposing that the zoning changed to uses consistent with community commercial uses is consistent and in harmony with the goals of the overall 2045 Comprehensive Plan. And that the proposed zone change is compatible with the surrounding land uses and zoning allowances.

CRS- 21-3232 (5)

The proposed uses are consistent with the Commerce City 2045 comprehensive plan.

The proposed zone district and allowed uses are compatible with proposed development, surrounding land and because the proposal proposes over 50% open space and preservation of some non-jurisdictional wetlands, the uses should be compatible with and the surrounding natural environment. A potential concern expressed by one of the neighbors in the area was that they had observed eagles on or nearby the property. After further investigation and review of the Colorado Parks and Wildlife bald eagle nesting sites map, it is determined that there are no bald eagle nesting sites within 1/2 mile of the property.

The proposed C-2 zone district within the Northern Range commercial and residential districts provide opportunities for future development. Adequate public services, water, sewerage, electric and access are all available and can accommodate the proposed zoning and development of the property.

As stated in the 2045 comprehensive plan land use districts, there is an evolving community need for the proposed zoning and allowed development uses. The property fronts on the major corridor of 120th Avenue which has future widening plans to become a principal arterial road of up to 4-6 lanes. This property and all other corners at this intersection of Chambers Rd. and 120th Avenue are shown as Northern Range commercial within the 2045 Comprehensive Plans economic Development Framework map. Substantial single family and multifamily growth in the area along with strong commuter growth along 120th Avenue justify the need for additional support commercial along this corridor.

Considering that a good portion of the proposed site and annexation will be zoned Agricultural, it is the belief of the owner/applicant that the zoning change will not create an extensive burden on the local infrastructure or public services. Any impact on parks, schools or open spaces will be very nominal if any at all. Water and Sanitation services will be provided by South Adams Water and Sanitation District upon annexation of the parcels.

Please contact Lance Richards with any questions.

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