



City Council Communication

AGENDA DATE: July 6, 2026

LEGISTAR ITEM #: ZON26-0003

PRESENTER: Omar Yusuf
Development

DEPARTMENT: Community

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|---|-------------------------------------|--|
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Public Hearing |
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REQUEST

Staff are requesting a Zoning Map Amendment to initially zone city-owned properties located at the northwest corner of East 88th Avenue and Tower Road as AG (Agricultural), provided the annexation of the property is approved. The property is currently zoned Adams County A-3 (Agricultural-3).

As an annexation and initial zoning, this application is being processed under the provisions of the 2025 Land Development Code and the property will be subject to the 2025 Land Development Code if approved.

BACKGROUND

The subject properties are divided into two parcels: the parcel closest to the intersection was used as a power substation until 2011 according to historic aerial photography; the parcel to the north and west has been used for a cell phone telecommunications tower, leased from the city. The owner of the telecommunications tower is Crown Castle, which leases a 2,500 square foot fenced area in the parcel to the north and west. Both properties were owned by United Power until the sale to the City of Commerce City in 2018.

The properties have a concurrent annexation application accompanying this Zoning Map Amendment; however, no development plan or final plat will be submitted with this case. The site will remain city-owned and partially vacant with no plans for future development. Major utilities, including wireless telecommunication facilities, are a conditional use in the AG zoning district. Expansion of the facilities will require approval of a conditional use permit. Additional antennas (a minor utility) are allowed by building permit.

CITY COUNCIL COMMUNICATION CONTINUED

JUSTIFICATION

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|---------------------------------------|---|------------------------------------|---|
| <input type="checkbox"/> Council Goal | <input type="checkbox"/> Strategic Plan | <input type="checkbox"/> Work Plan | <input checked="" type="checkbox"/> Legal |
| Citation | The City, consistent with its ability as stated in the City of Commerce City Land Development Code Section 21-7120 (C), has initiated this Zoning Map Amendment through the public hearing process. | | |

BOARDS & COMMISSIONS ASSIGNED

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|------------------------|---------------------|
| Board or Commission | Planning Commission |
| Recommendation | 5-0 for Approval |
| Date of Recommendation | June 2, 2026 |

PUBLIC OUTREACH

In accordance with Section 21-7150 of the City’s Land Development Code, all required notices of public hearings before the Planning Commission of the City of Commerce and the City Council regarding the requested Zoning Map Amendment were given, including by publication in the newspaper, flyer mailing, and posting a sign on the property.

AVAILABLE ACTIONS

- Available Action #1: Approve Ordinance ZON26-0003, to establish initial AG zoning on the property.
- Available Action #2: Approve Ordinance ZON26-0003 with a condition to designate a different zoning district that is 1) more compatible with the City’s Comprehensive Plan designation of the property; 2) more comparable to the County zoning classification existing on the subject property; or 3) more comparable to the present uses of the property.
- Available Action #3: Continue the matter to a date certain and direct the staff to provide additional information.

STAFF RECOMMENDATION

Staff recommends available action #1, the proposed Zoning Map Amendment is supported by the goals and objectives of the Comprehensive Plan, and meets the approval criteria.