

ANNEXATION REQUEST

January 14, 2026

PROPOSED ANNEXATION OF 23.7 ACRE PORTION OF ADAMS CROSSING

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
Parcel 2 - APN #0156931400001

PROPERTY SIZE: Parcel 1- 9.83 Acres
Parcel 2- 13.93 Acres

The proposed property annexation is located at the northwest corner of Chambers Road and 120th Avenue (see attached vicinity map and legal descriptions). This proposal is consistent with the City's Northern Neighborhoods District map, the City's Economic Development Framework map and the City's 2045 Comprehensive Plan. The Comprehensive Plan denotes the property as "Northern Range Commercial" like the three other property corners at this intersection of Chambers and 120th Avenue.

Statutory Compliance: CRS 31-12-104

Contiguity: Over one-sixth of the perimeter of the proposed annexation area is contiguous with Commerce City boundaries, satisfying statutory contiguity requirements set forth in CRS-31-12-104. The total contiguous perimeter is 30.14% which meets the required 16.67%

Urbanization & Integration: The area is urbanizing rapidly, with infrastructure improvements underway along E. 120th Avenue. The property abuts plated streets and rights-of-way and is integrated with the surrounding urban fabric capable of receiving municipal services from SACWSD, NGID and Commerce City.

Community of Interest: The parcels share an economic, social, geographically cohesive population and infrastructure ties with Commerce City, reinforcing the required community of interest criteria. The property proposed to be annexed is capable of being integrated with the City of Commerce City.

Physical Impracticality For Urban Services: Given the nature of the property and its proximity to Interstate 76 and the existing railways, it is not physically practicable to extend to the area proposed to be annexed those urban services which the annexing municipality can provide. Estimates were received from Calibre engineering with options ranging between \$4.4MM and \$5.9MM dollars for potable water and sanitary sewer services only.



Limitations and compliance: CRS 31-12-105

- **Ownership Integrity:** There has been no division of this annexation property being held in identical ownership without written consent. Both parcels are under unified ownership and are being annexed in full.
- **Valuation Thresholds:** Land being held in identical ownership to this annexation property, has not been divided into separate parts or parcels without written consent of the landowners therefore, except unless such tracts or parcels are already separated by a dedicated street, road, private waterway, canal, or other public way.
- **Other annexation proceedings:** No other annexation proceedings have been commenced by another municipality of part or all the proposed property to be annexed to the City of Commerce.
- **Three-Mile Rule Compliance:** The annexation does not extend municipal boundaries beyond the three-mile annual limit. Commerce City maintains an updated Three-Mile Plan that includes this area and outlines infrastructure and land use strategies.
- **School District Coordination:** The annexation does not alter school district boundaries, avoiding the need for school board resolutions. The 27J Schools planning manager has no objections to the proposed annexation citing “there will be no impact and no required land dedications. Given that the proposed commercial use of this property.

Petition requirements met: CRS 31-12-107

- An annexation petition has been submitted by the landowner, meeting the statutory requirement of ownership of more than 50% of the land and area proposed for annexation.
- It is desirable and necessary that the proposed annexation property be annexed into Commerce City to receive viable access to the property along with municipal services and utilities. The property should help meet the local commercial services demand and provide additional taxes for the City of Commerce.
- The filed petition also meets the criteria of CRS Sections 31-12-104 and 31-12-105
- The filed annexation petition includes:
 - a). Legal descriptions of both parcels
 - b). A map delineating annexation boundaries and adjacent municipal borders
 - c). Signatures and any affidavits as required

- A petition has been filed with the City of Commerce City Planning Department and referred to the appropriate governing body for review and scheduling of public hearings.

There is an existing inter-governmental agreement (IGA) between Brighton City and Commerce City that incorporates the described parcels and facilitates their potential annexation.

The proposed annexation property of (23.7 acres) is located just east of Interstate US-76, and therefore Brighton City is limited in its ability to provide utility service to the property. We have had ongoing discussions with South Adams Water and Sanitation District, and they have expressed a willingness and consideration for inclusion into their General Improvement District and have provided us with a "will serve" letter.

The intended use of the proposed annexation property would be diverse. The property has several unique characteristics. The O'brian canal bisects the property and a portion of the property below the canal is determined to be non-jurisdictional "wetland. The applicant is requesting this parcel be zoned AG – Agricultural. Additionally, given that the property above the canal is located along a major arterial and a collector street, the upper property lends itself very well to Commercial (C-2) uses.

The applicant is requesting a Commercial C-2 designation for the 13.93-acre Parcel 2. Which fronts 120th Avenue.

The two properties under consideration for annexation are located within the following Districts:

1. Water and Sewer: Within the Brighton City Water and Sewer service area.
2. Range view Library District.
3. Central Colorado Water Conservation District.
4. Fire District #6.
5. Urban Drainage South Plat.
6. Urban Drainage Flood Control

Both parcels 1 & 2 have been withdrawn from the Adams Crossing Metro District #2

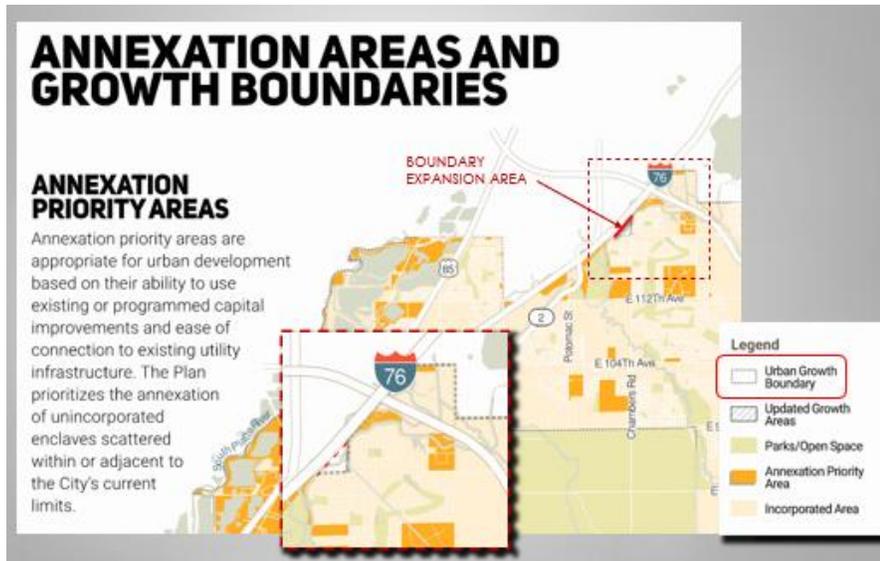
Community Impact

The annexation is expected to generate positive social, economic, and environmental outcomes for Commerce City. It supports smart growth, enhances commercial diversity, and aligns with regional planning efforts. The proposed zoning mix ensures compatibility with surrounding uses while minimizing strain on public services.

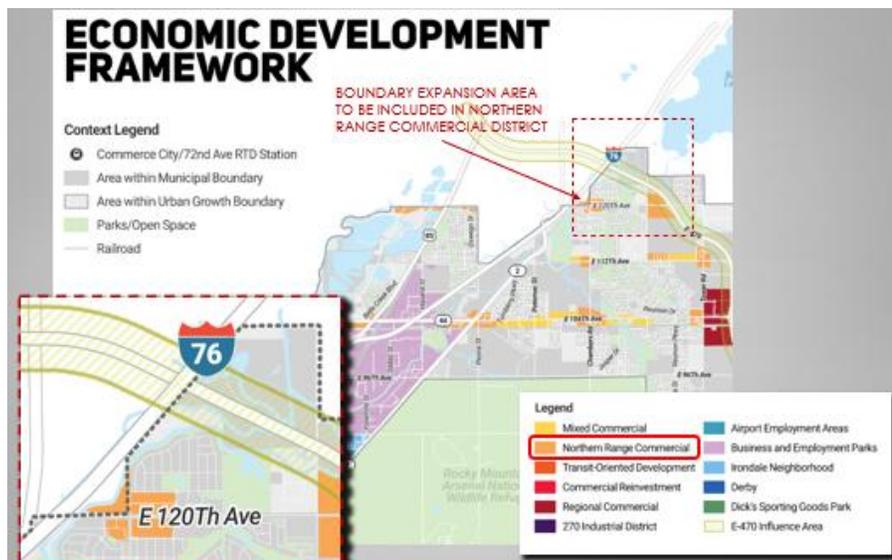
Commerce City Land Development Code Sec 21-3340

1. The proposed annexation is consistent with the adopted 2045 comprehensive plan and all other adopted city plans and policies.
2. The best interests of the city would be served by annexation of such property
3. Upon completion of the proposed Land Use Amendment by the City of Commerce, the property will be included within the Municipal Service Area (MSA) of the Commerce City Growth Boundary as stated in the comprehensive plan.

4. The property is capable of being integrated into the city in compliance with all applicable provisions of this land development code.
5. At the time any development of the area proposed to be annexed is completed, there is a reasonable likelihood that capacity will exist to adequately serve residents or users of such area with all necessary utilities, municipal services and facilities.
6. The annexation boundaries are configured such that the annexation will not limit the city's ability to integrate surrounding land into the city or cause variances or exceptions to be granted if the adjacent land is annexed or developed.
7. The proposed annexation is in compliance and alignment with all pertinent intergovernmental agreements to which the City is a party to.



Furthermore, the 2045 Commerce City Comprehensive Plan's Economic Development Framework map currently designates the subject property as Northern Range Commercial within the Economic Development Framework and consistent with the other three property corners at this intersection of Chambers and 120th Avenue.



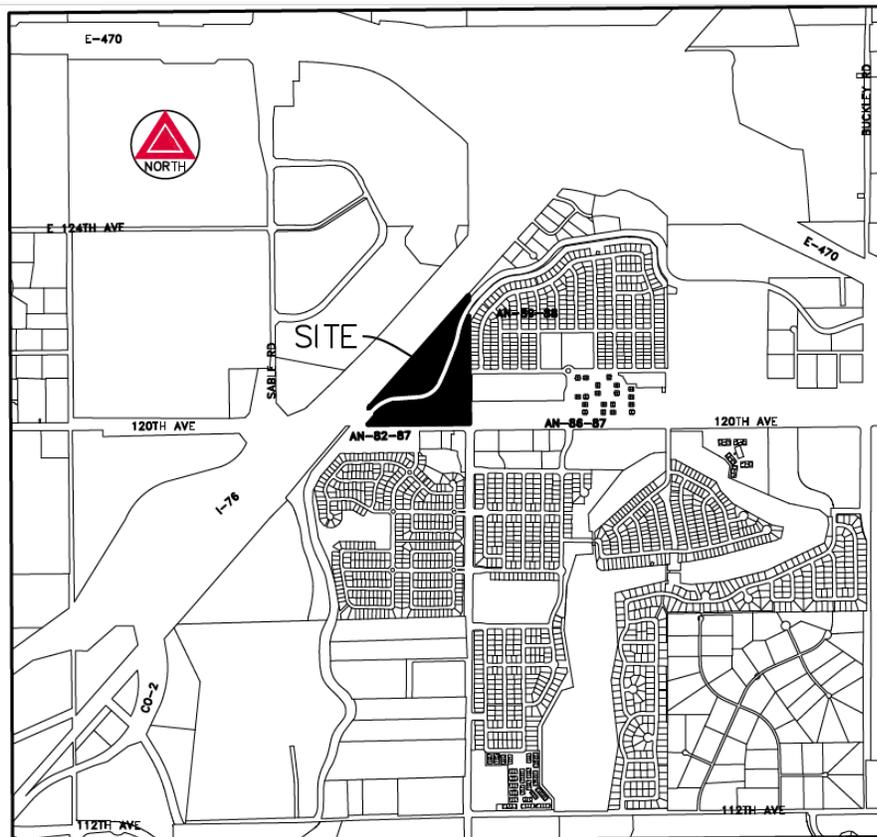
The annexation request for this 23.7-acre property is also consistent with the City's Northern Neighborhoods District allowing residential-scale neighborhood commercial uses at perimeter locations.

The City's current zoning map identifies the contiguous parcels to this proposed annexation as commercial PUD Village zoning. 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. The City's Comprehensive plan suggests "A significant amount of residential growth has occurred in the Northern Range over the past two decades. There is a need for additional commercial uses to support existing and future residents and provide a balanced mix of uses."

Please contact me with any additional questions.

Lance Richards - Representative
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VICINITY MAP



VICINITY MAP
SCALE: 1" = 2000'