

Introduction

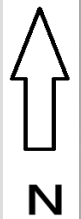
Proposed Land Use Map Amendment Case # LUP25-0001

- ▶ Applicant: Adams Crossing, LLC
- ▶ Property Location: The NW corner of Chambers Road & 120th Avenue, Brighton, CO
- ▶ Proposed Action: An amendment to the Commerce City's Land Use Map for the purpose of annexing property into Commerce City
- ▶ Requested Future Uses: Commercial, Retail and Agricultural

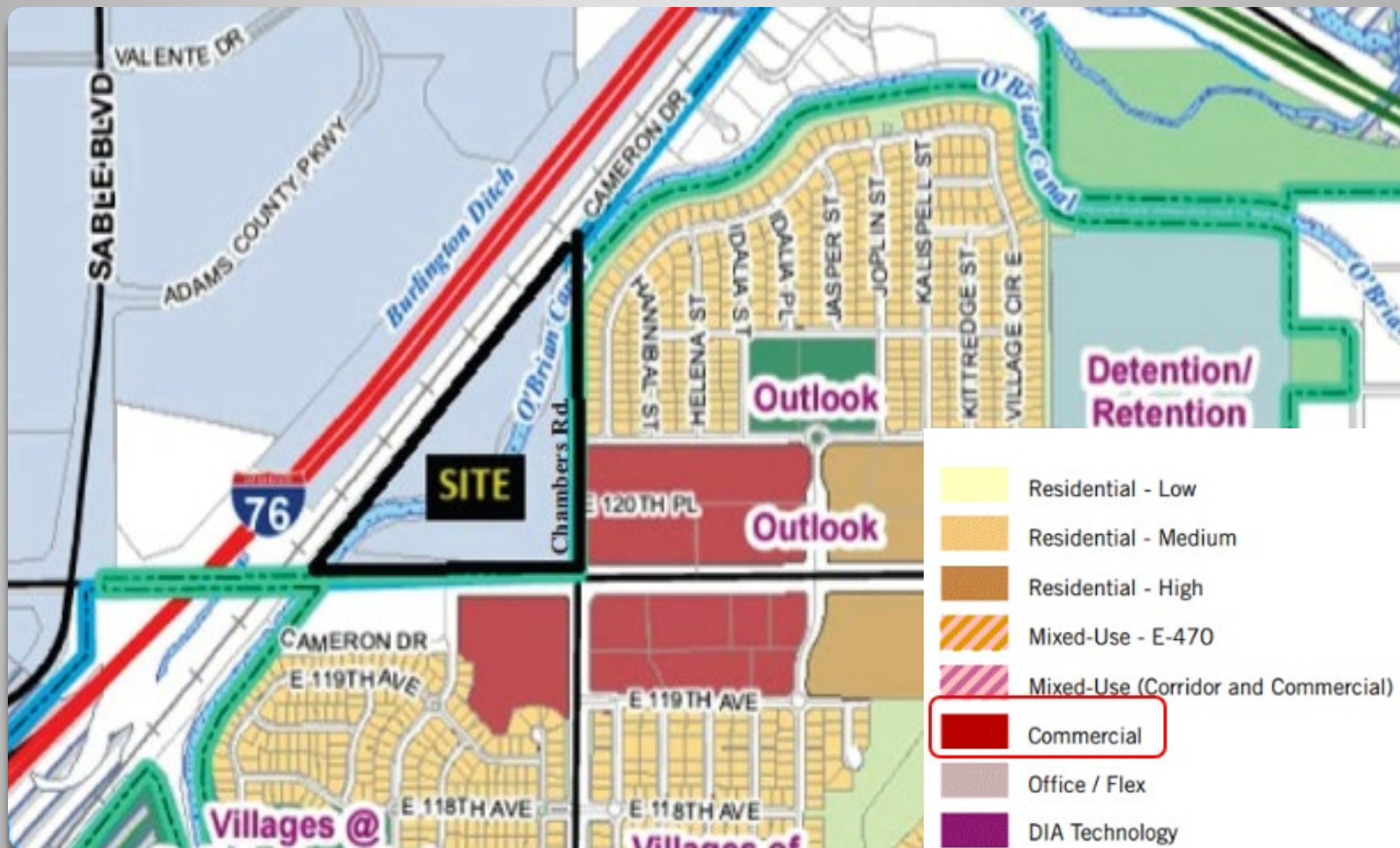
Site Overview

- ▶ Current Zoning: Adams County Agricultural (A-3)
- ▶ New Proposed Zoning:
 - Parcel 1 - 13.9 acres zoned Commercial (C-2)
 - Parcel 2 - 9.83 acres zoned Agricultural (AG)
- ▶ Total Land Area: 23.7 acres (two parcels)

Site Overview Aerial



Map and Surrounding Properties



Purpose of the Land Use Map Amendment Request

- ▶ An amendment would allow for the potential annexation of approximately 23.7 acres of vacant property into Commerce City.
- ▶ This Land Use Plan Amendment, if approved, would amend the Annexation Areas and Growth Boundaries map, Character Areas Land Use Map, Residential Areas Framework map and Economic Development Framework within the 2045 Comprehensive Plan.
- ▶ Specifically, the amendment would:

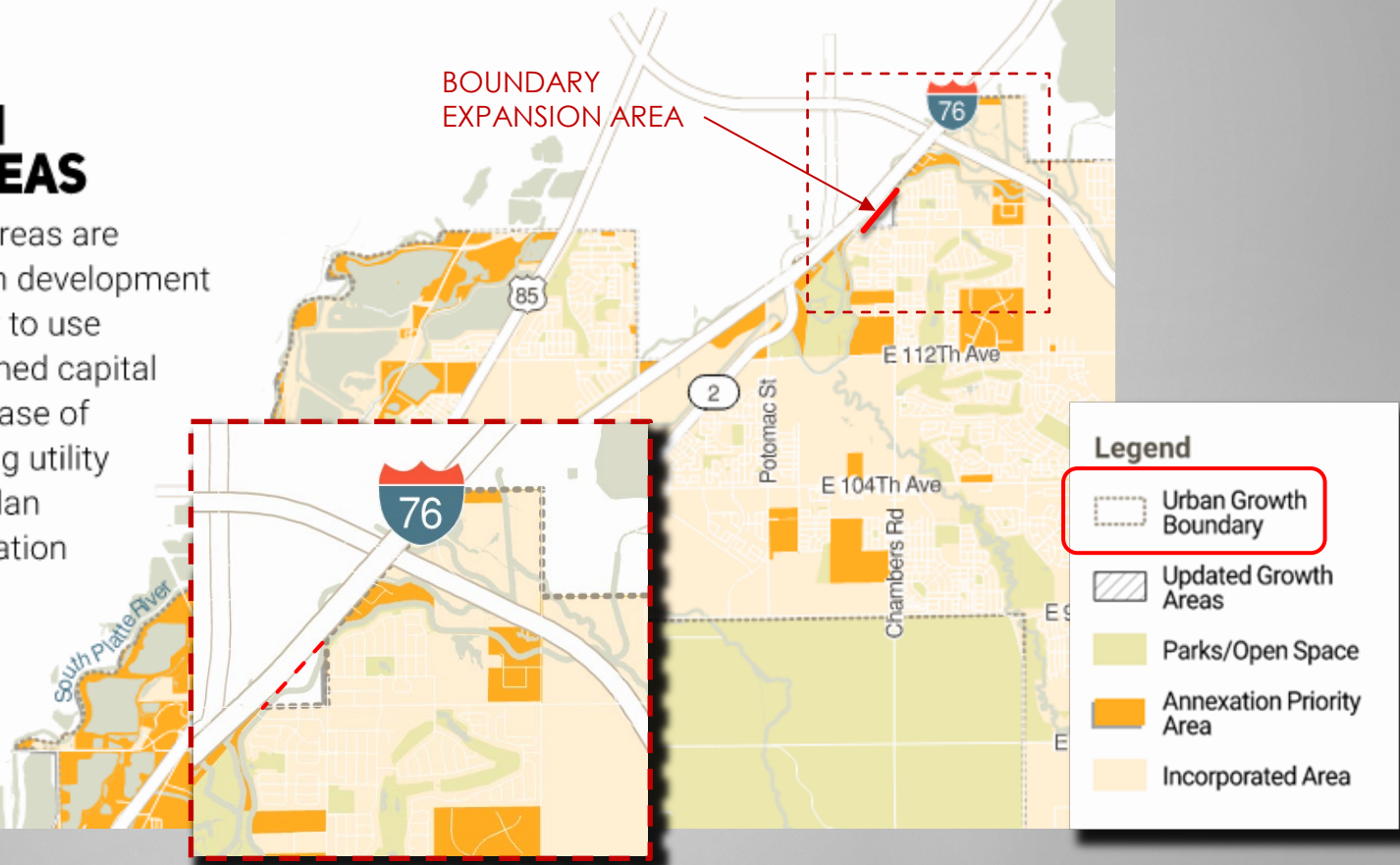
Expand the urban growth boundary and designate the Property as an annexation priority area within the Annexation Areas and Growth Boundaries map.



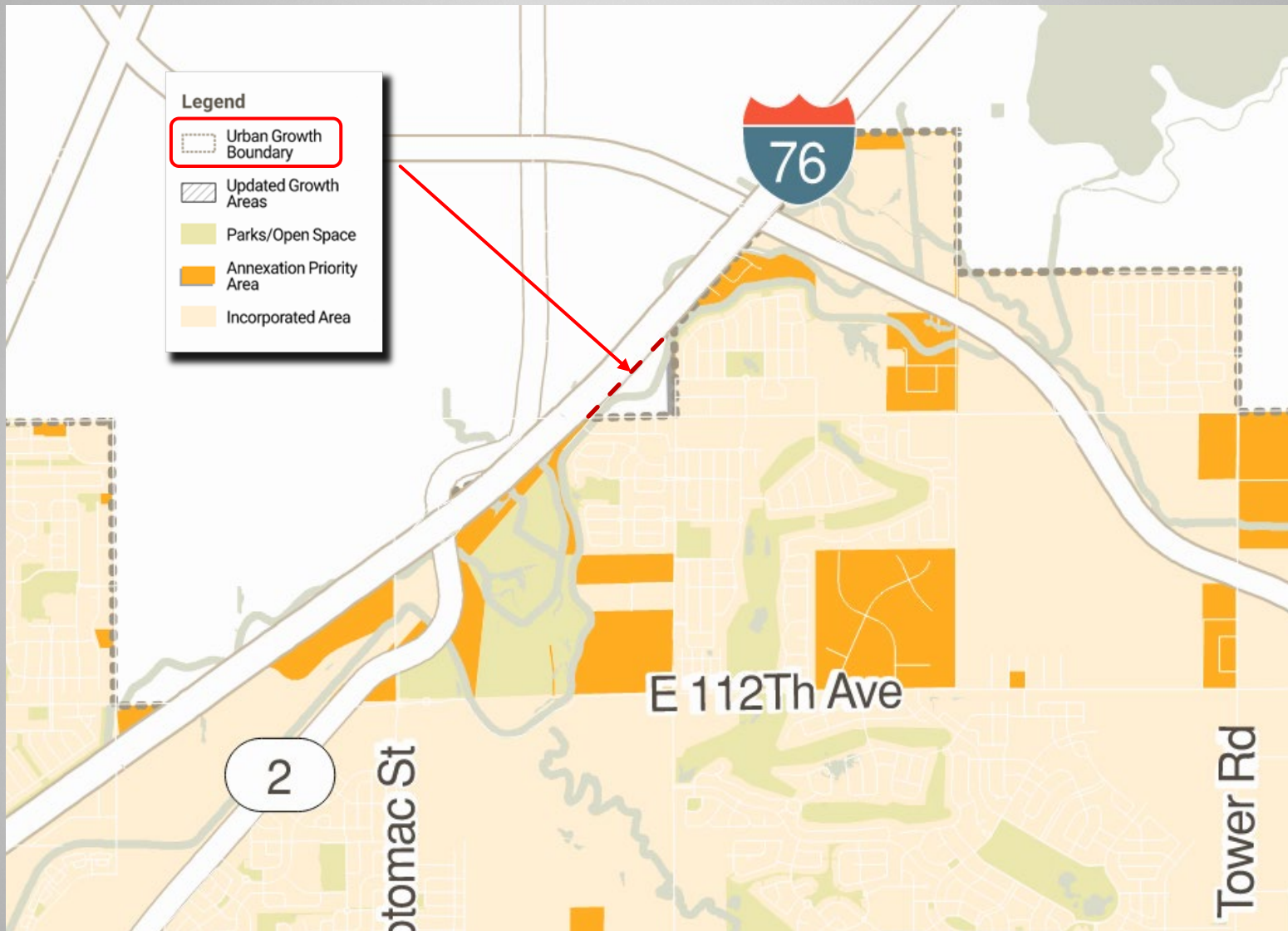
ANNEXATION AREAS AND GROWTH BOUNDARIES

ANNEXATION PRIORITY AREAS

Annexation priority areas are appropriate for urban development based on their ability to use existing or programmed capital improvements and ease of connection to existing utility infrastructure. The Plan prioritizes the annexation of unincorporated enclaves scattered within or adjacent to the City's current limits.



Urban Growth Boundary Expansion Area



Expand the urban growth boundary and designate the Property as northern neighborhoods within the Character Areas Land Use Map.

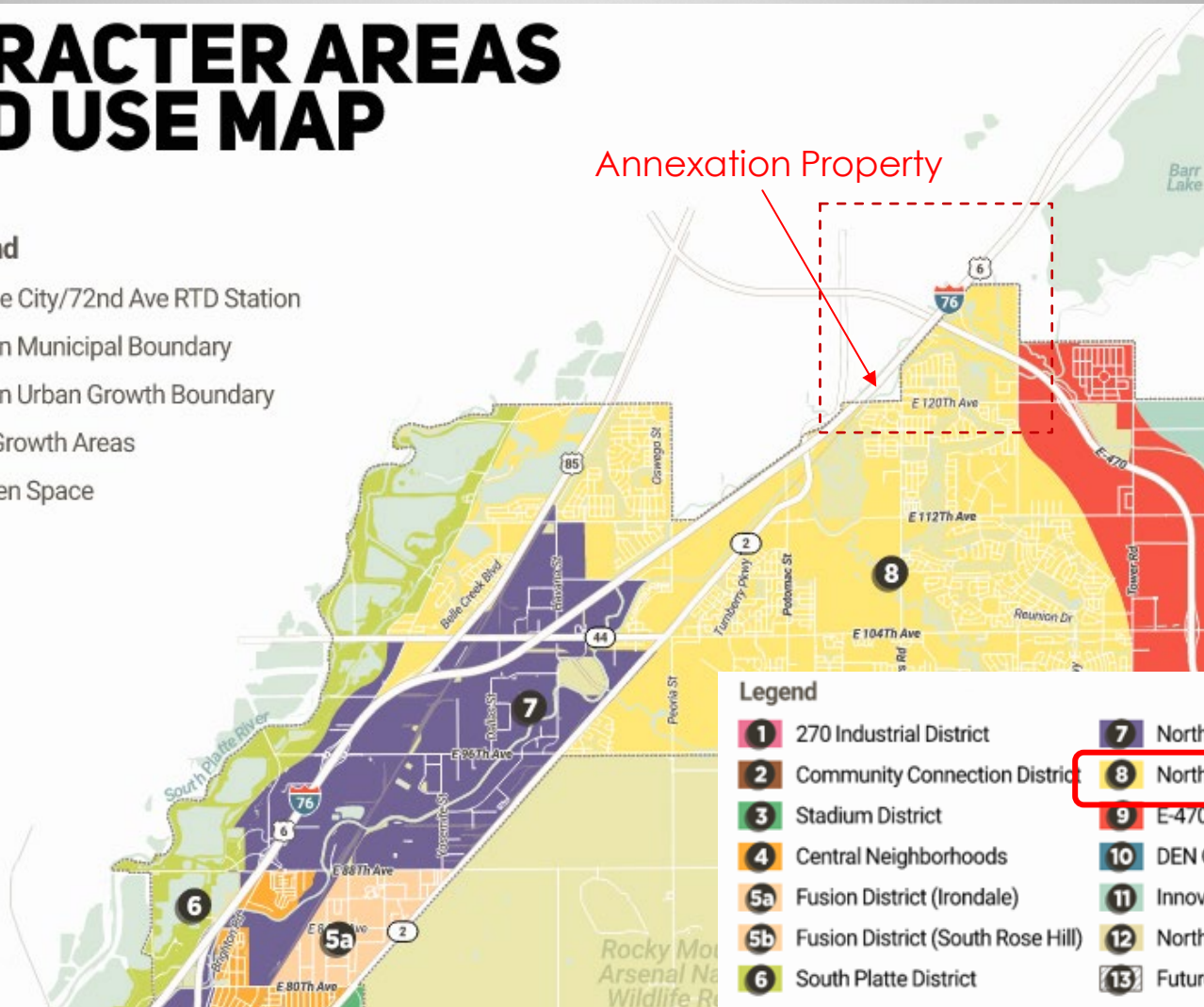


CHARACTER AREAS LAND USE MAP

Context Legend

- Commerce City/72nd Ave RTD Station
- Area within Municipal Boundary
- Area within Urban Growth Boundary
- Updated Growth Areas
- Parks/Open Space
- Railroad

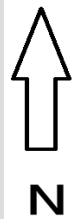
Annexation Property



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 |

Expand the urban growth boundary within the Economic Development Framework map.

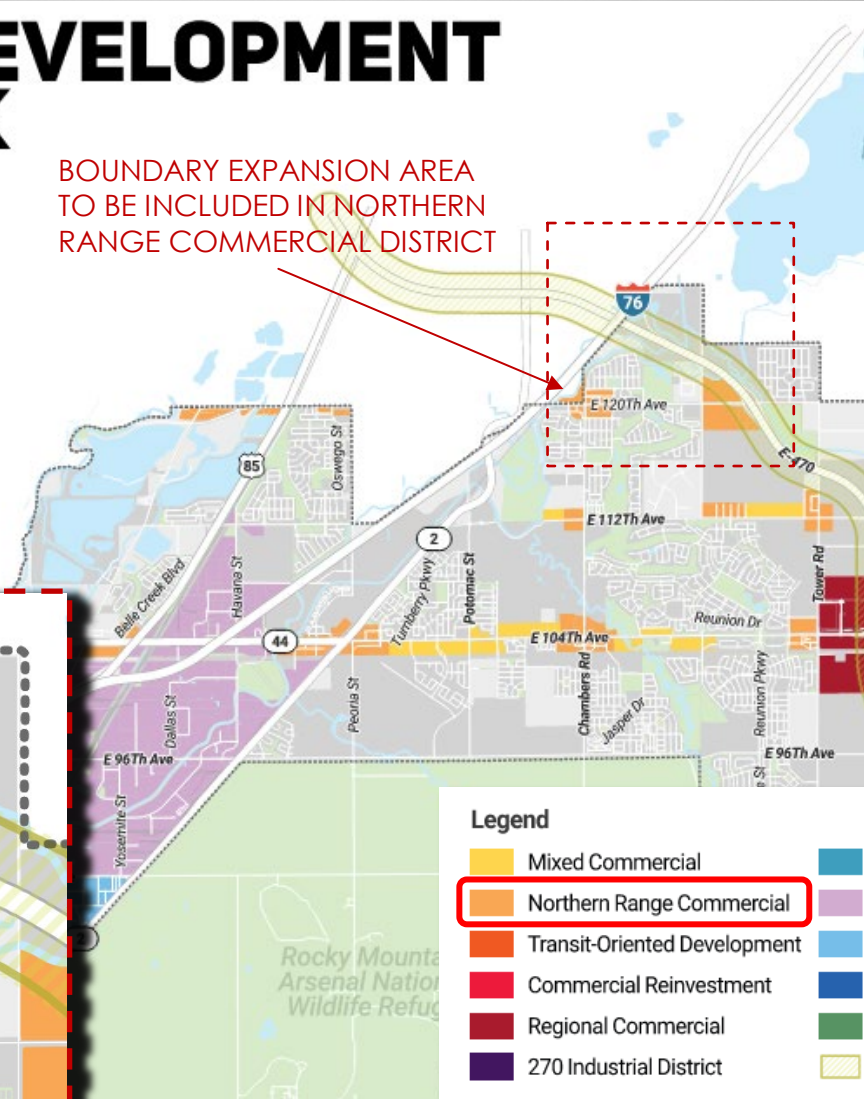
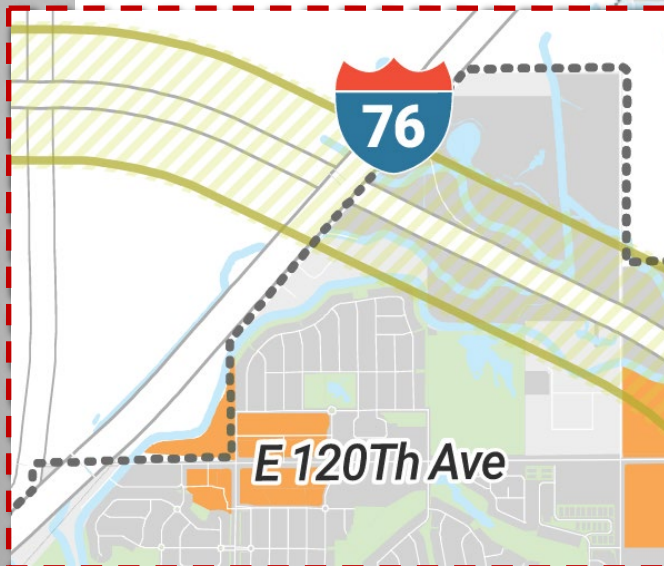


ECONOMIC DEVELOPMENT FRAMEWORK

Context Legend

- Commerce City/72nd Ave RTD Station
- Area within Municipal Boundary
- Area within Urban Growth Boundary
- Parks/Open Space
- Railroad

BOUNDARY EXPANSION AREA
TO BE INCLUDED IN NORTHERN
RANGE COMMERCIAL DISTRICT



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 |

Expand the urban growth boundary and remove from Parcel 1 of the Property the Greenfield Development designation within the Residential Areas Framework map.

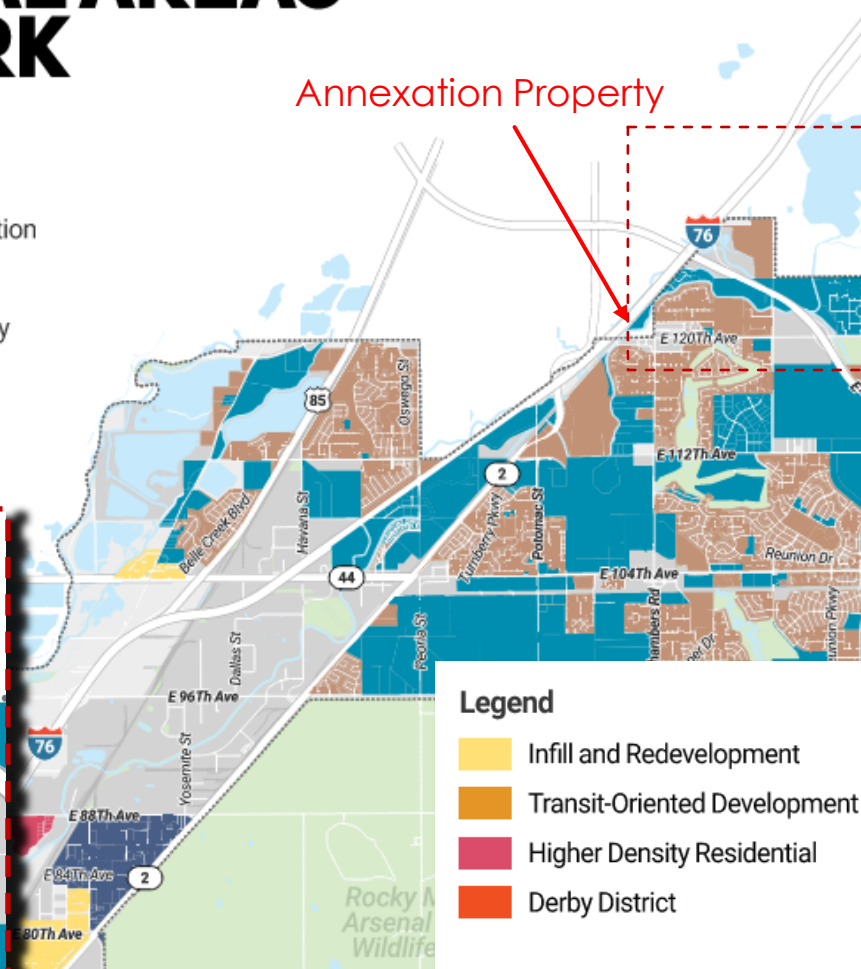


RESIDENTIAL AREAS FRAMEWORK

Context Legend

- Commerce City/72nd Ave RTD Station
- Area within Municipal Boundary
- Area within Urban Growth Boundary
- Updated Growth Areas
- Parks/Open Space
- Railroad

Annexation Property



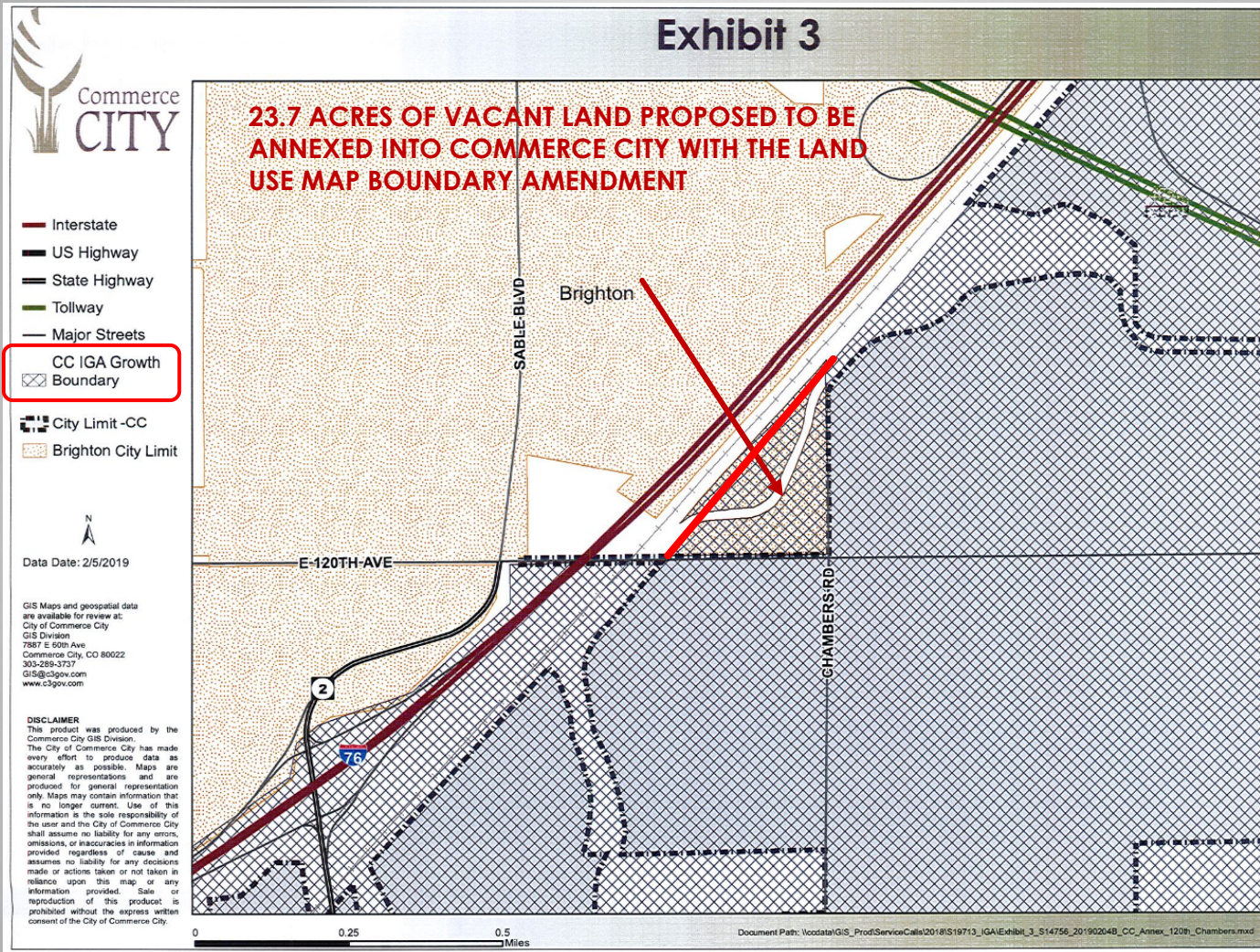
Legend

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

The proposal complies with the 2019 Intergovernmental Agreement (IGA)

- ▶ The potential annexation is supported by 2019 IGA between Commerce City and Brighton City
- ▶ The IGA Identifies this area to be within Commerce City Annexation Boundary.
- ▶ Aligns with regional growth and development boundaries.

2019 Intergovernmental expansion map



Rationale for Land Use Map Amendment

- ▶ The proposed map amendment and proposed annexation would align with Commerce City's Northern Neighborhood District & Economic Framework Map and is consistent with other property corners at the intersection of Chambers & 120th Avenue which are currently developed and zoned commercially.
- ▶ Promotes Infill development while utilizing existing infrastructure and utilities which are located within the bordering roads.
- ▶ Development of this property within Brighton City is not feasible due to the utility access distances (I-76 and railways create separation).

Proposal's Alignment with the 2045 Comprehensive Plan

- ▶ The Property's proposed uses align with it's 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.
- ▶ Proposal is compliant with CRS 31-12-104 demonstrating Continuity, Urbanization and Integration and Community of interest.

Envisioned uses for property

- ▶ Parcel #1 (C-2 Commercial): Intended for local retail and service businesses.
- ▶ Parcel #2 (AG Agricultural): Provides for a possible residence while preserving open space and natural habitat.
- ▶ Potential for 55,000–65,000 SF of commercial development.
- ▶ Appropriate use of this infill property
- ▶ Located on two major corridors: Chambers Road and 120th Avenue.
- ▶ Future planned widening of 120th Avenue to 4–6 lanes.
- ▶ Future commercial development helps maximizes city investment in existing utilities and transportation.
- ▶ A compatible blend of commercial and agricultural uses.

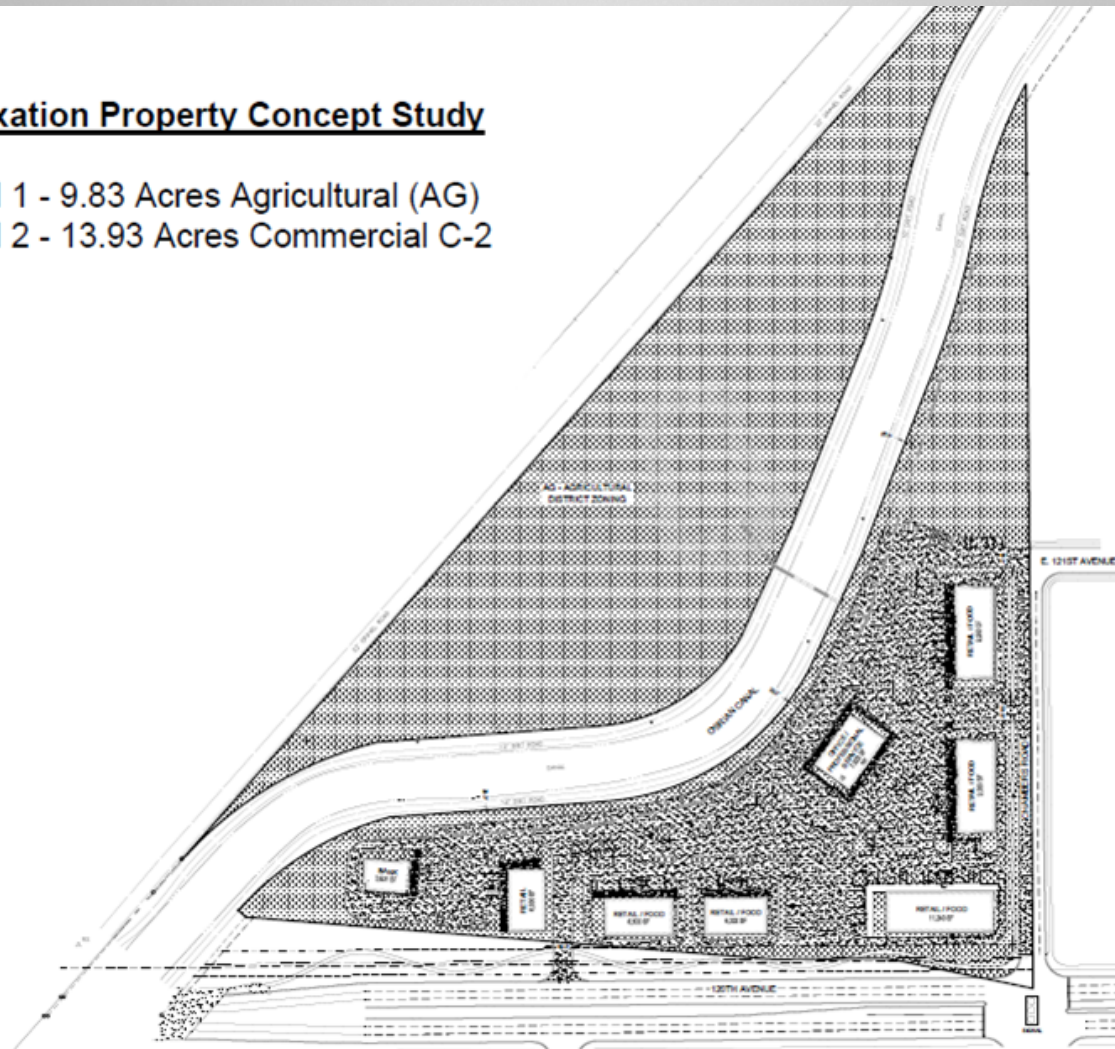
Annexation Parcels Concept Study



Annexation Property Concept Study

Parcel 1 - 9.83 Acres Agricultural (AG)

Parcel 2 - 13.93 Acres Commercial C-2



LAND USE SUMMARY	
AGRICULTURAL	9.83 AC
COMMERCIAL	13.93 AC
TOTAL AREA	23.76 AC

NOTES

1. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PARKING STALLS SHOWN ARE A MINIMUM DIMENSION OF 8 FEET BY 14 FEET, AND MINIMUM DRIVE AISLE WIDTH OF 24 FEET FOR TWO-WAY TRAFFIC.
3. BICYCLE PARKING PROVIDED PER CITY SPECIFICATION.
4. LANDSCAPE AREAS MAY INCLUDE BUSH, SHRUBS, TREES, GRASS, PLANTING BEDS, TREES, LAWN, HEDGING, ORNAMENTAL PLANTING, AND ORNAMENTAL PLANTING, AND ORNAMENTAL PLANTING PER CITY SPECIFICATION.

Comments from the Neighborhood Meetings

- Concerns regarding impact on area property values.
- Concerns with traffic congestion if development access is located on Chambers Road at 121st Ave.
- Concerns that development of the property immediately adjacent to the residential homes will block views, disturb privacy and wildlife, and create a lighting and noise nuisance.
- Concerns with the height of future buildings. They would like them limited to single level.

How the Amendment Supports the Community Goals

- ▶ Provides neighborhood commercial services and amenities.
- ▶ Strengthens the economic corridor.
- ▶ Maintains open space by preserving approximately 45–50% of the land for agricultural use and open space.
- ▶ Community Benefits
 - ▶ Provides new commercial services for residents.
 - ▶ Generates sales tax revenue for the city.
 - ▶ Preserves nearly half the site as open space/agricultural use.
 - ▶ Enhances livability and economic sustainability.