



# Annexation Zone Change Report

## Case #Z24-0005

*Planning Commission Date: May 5, 2026*

*Continued Planning Commission Date: June 2, 2026*

*City Council 1<sup>st</sup> Reading Date: July 6, 2026*

*City Council 2<sup>nd</sup> Reading Date: August 3, 2026*

### **GENERAL INFORMATION**

<b>PROJECT NAME</b>	Adams Crossing Annexation Zone Change
<b>LOCATION</b>	Northwest corner of East 120 <sup>th</sup> Avenue and Chambers Road
<b>SITE SIZE</b>	21.59 Acres
<b>CURRENT ZONING</b>	Adams County Agricultural-3 (A-3)
<b>APPLICANT</b>	Pierpont Group
<b>OWNER</b>	Adams Crossing, LLC
<b>CASE PLANNER</b>	Nathan Chavez

### **REQUEST**

Pierpont Realty Group on behalf of Adams Crossing, LLC is requesting Annexation Zone Change approval for two parcels from Adams County Agricultural-3 (A-3) to Commerce City Agricultural (AG) and General Commercial (C-2). The 21.59-acre properties are generally located at the northwest corner of East 120th Avenue and Chambers Road. The northern parcel is 9.83 acres with proposed Agricultural (AG) zoning, and the southern parcel is 11.76 acres with proposed General Commercial (C-2) zoning.

### **BACKGROUND AND CASE HISTORY**

The subject sites were originally within the City of Brighton's (Brighton) jurisdiction and zoned Brighton Planned Unit Development – Sable. Due to infrastructure development difficulties, the property owners explored developing the properties within Commerce City. This resulted in an intergovernmental agreement (IGA) between Brighton and Commerce City regarding annexation boundaries, specifically allowing Commerce City to annex the subject sites if disconnected by Brighton. A copy of the 2019 IGA is available within the packet. The disconnection from the City of Brighton occurred on August 5, 2025 at a Brighton City Council meeting. A copy of the disconnection ordinance is also available within the packet.

To facilitate the annexation into Commerce City, a Land Use Plan Amendment (LUP25-0001) was reviewed and approved by City Council on February 2, 2026. This approval specifically expanded the urban growth boundary and designated the sites as annexation priority areas within the Annexation Areas and Growth Boundaries map (Figure 3). It also expanded the urban

growth boundary and designated the sites as northern neighborhoods within the Character Areas Land Use Map (Figure 4), as well as expanded the urban growth boundary within the Economic Development Framework map (Figure 5) of the [2045 Comprehensive Plan](#). Lastly, there are two corresponding applications under review for the Adams Crossing project: an Annexation (AN24-0004) and Northern Infrastructure General Improvement District inclusion (NIGID24-0001), which are tentatively scheduled for City Council first reading on Monday June 1, 2026 and second reading on Monday July 6, 2026.

### **May 5, 2026 Planning Commission**

The applicant requested a continuance to the June 2, 2026 Planning Commission hearing, as they needed additional time to review the annexation agreement associated with the corresponding annexation application (AN24-0004). Planning Commission voted 5-0 to continue the case to the requested June 2, 2026 hearing date.

## **PROJECT ANALYSIS**

### **Site Overview**

The requested Annexation Zone Change is for two parcels totaling 21.59 acres, located at the northwest corner of East 120<sup>th</sup> Avenue and Chambers Road. The northern parcel is 9.83 acres and is only accessible via Cameron Drive and the southern parcel is 11.76 acres and fronts Chambers Road and East 120<sup>th</sup> Avenue. The properties are bisected by the Farmers Reservoir and Irrigation ditch and are bordered by Cameron Drive to the northwest, East 120<sup>th</sup> Avenue to the south, and Chambers Road to the east. Further to the northwest is I-76, the BNSF Railroad, and the Burlington Ditch. The properties are located at a commercial corner with the Outlook, the Villages at Buffalo Run East and the Buffalo Run commercial developments at the other corners. Directly behind each of these commercial corners are residential neighborhoods. Directly adjacent to the southern parcel are single-family detached homes within the Outlook neighborhood.

### **Road Network Impacts & Master Transportation Plan**

As a part of the Annexation Zone Change request, the applicant submitted a traffic generation analysis. The traffic generation analysis assumes a total development building footprint of 104,000 square feet of commercial uses based on the proposed C-2 (General Commercial) zoning district with an assumed 0.20 Floor Area Ratio (FAR). Based on this assumption, the southern parcel has the potential to generate approximately 11,758 daily trips with 614 occurring during the morning peak hours and 1,065 during the afternoon peak hour. This is subject to change based on the actual proposed uses. In addition, it is worth noting that the C-2 (General Commercial) zoning district has a minimum FAR of 0.05 which typically means less estimated traffic due to smaller buildings.

The [Commerce City Transportation Master Plan](#) classifies East 120<sup>th</sup> Avenue as a principal arterial (6 lane road), Chambers Road to the south of East 120<sup>th</sup> Avenue as a minor arterial (4 lane road) and Chambers Road north of East 120<sup>th</sup> Avenue as a minor collector (2 lane road). The traffic generation analysis provides a conservative examination so that access is primarily

provided off of Chamber Road with alternative routes being Jasper Street and Laredo Street. The traffic generation analysis also includes recommended roadway improvements which City staff will reference when subdivision and development applications are submitted at later dates. Planned right-of-way improvements, which are memorialized in the Annexation Agreement, include dedication of right-of-way along Chambers Road and East 120<sup>th</sup> Avenue, design and construction of one half section of Chambers Road and East 120<sup>th</sup> Avenue, cash contribution for construction costs related to public improvements to East 120<sup>th</sup> Avenue and Chambers Road, and contribution of the design and construction of a traffic signal at the intersection of East 120<sup>th</sup> Avenue and Chambers Road.

### **Neighborhood Input & Public Comment**

Two neighborhood meetings occurred. The first occurred on August 6, 2025. This neighborhood meeting focused specifically on the annexation, and 19 residents were in attendance. Concerns included the impact on the Outlook residents due to possible adjacent buildings, construction traffic, and increased traffic, noise, and light pollution. The second meeting occurred on October 28, 2025. Thirteen residents attended and concerns included saving trees on the sites, how the development will coincide with the East 120<sup>th</sup> Avenue widening, how the development will connect to East 121<sup>st</sup> Avenue, the schedule for upcoming public hearings, and how residents can provide input to Planning Commission and City Council. The summaries for both neighborhood meetings are included in the packet. Letters from residents regarding the annexation and annexation zone change are also included in the packet.

### **Application Review**

Through the City of Commerce City's review process, which included three submittals, the various Development Review Team (DRT) agencies including the South Adams County Water and Sanitation District, South Adams County Fire Department, Brighton Fire Department, 27J School District, Xcel Energy, Adams County Planning Department, United Power, Farmers Reservoir and Irrigation Company, City of Brighton Planning Department, Colorado Parks and Wildlife, E-470 Public Highway Authority, and Adams County Planning Department. Reviewers from the City of Commerce City included the following: Department of Economic and Community Vitality; Geographic Information Services Division; City Clerk's Office; Parks, Recreation and Golf Department; Planning Division; Public Works Traffic Division; Energy, Equity, and the Environment Division; and Engineering Review Division. All comments were addressed, or no review was conducted. There were no comments from referral agencies in opposition to the proposed Annexation Zone Change.

## **COMPREHENSIVE PLAN (CP) CONSISTENCY**

The purpose of the 2045 Comprehensive Plan is to, "guide decisions related to development regulations, capital improvements, and other local policies and actions. It is a tool for the community to help coordinate efforts and direct how the City may use its resources. The Comprehensive Plan establishes a unified vision for the future of Commerce City and identifies the strategies, policies, and recommendations necessary to achieve that vision." Per the [2045 Comprehensive Plan](#), the site is designated as an Eligible Annexation Area and is located within

the urban growth boundary per the Annexation Areas and Growth Boundaries map (Figure 3). These properties are appropriate for urban development based on their ability to use capital improvements and connect to existing utility infrastructure. In coordination with the corresponding annexation (AN24-0004), the parcels are required to have a zoning designation assigned.

### **Character Areas (Land Use)**

Per the Character Areas Land Use Map (Figure 4), the properties are designated Northern Neighborhoods which calls for commercial as a secondary land use meant to support the primary land uses of residential and open space. The subject site is at a key intersection which also serves as a gateway into Commerce City from Brighton and Adams County. The applicant is seeking a commercial zoning district for the southern parcel, which will provide additional land for retail. This proposal is also compliant with the following Character Areas (Land Use) goals and objectives.

- Goal 1: Strive for a balanced mix of land uses across the City as represented in the Character Areas Plan and map.
- Goal 1.2: Provide opportunities at key nodes and intersections with land for business, retail, and industrial needs.
- Goal 2.6: Ensure adequate land for future economic development growth.
- Goal 6: Prioritize infill projects as well as redevelopment within the City to minimize the need for additional infrastructure improvements.
- Goal 7.2: Coordinate with Adams County and other neighboring jurisdictions and regional agencies.
- Goal 8: Improve the overall image and appearance of the City.

### **Commerce and Employment**

The Economic Development Framework map (Figure 5) designates the southern parcel as Northern Range Commercial in which the promotion of commercial centers is encouraged. The proposed Annexation Zone Change will assign a commercial zoning district for the southern parcel with the corresponding annexation. This will allow new businesses to build within Commerce City at a key intersection. In addition, the commercial is near existing residential allowing for pedestrian traffic to access future retail. Because of this relationship, it can be found that this proposal meets the following Commerce and Employment Goals and Objectives.

- Goal 2: Promote a healthy, progressive, and competitive local economy.
- Goal 3.1: Promote site design, programs and development that add to the overall quality of life for Commerce City residents and businesses.
- Goal 5.5: Explore opportunities for pedestrian-orientated development commercial center with a mix of uses.
- Goal 6.1: Expand commercial uses in the City.
- Goal 6.2: Encourage the development of new centers with an emphasis on commercial/retail.

- Goal 7: Reduce economic leakage by having more retail and service options for existing and future residents within Commerce City.
- Goal 7.1: Preserve adequate land for commercial concentration areas.

### **Art, Culture and Tourism**

The Community Character map (Figure 6) located in the Art, Culture and Tourism chapter of the Comprehensive Plan designates East 120<sup>th</sup> Avenue as a Primary Key Corridor, which is a highly trafficked roadway which should be enhanced and well maintained. Additionally, the same map notes East 120<sup>th</sup> Avenue and Interstate-76 as a Key Gateway Area. This proposal will bring high-quality development to the area and enhance these major locations and roadways within the City.

Lastly, staff found that the application also meets the following goals and objectives.

- Housing and Neighborhoods: Goal 6.3: Allow neighborhood-serving retail, office, and local neighborhood amenities.
- Transportation and Mobility: Goal 1.3: Ensure land use decisions are coordinated with transportation considerations.
- Transportation and Mobility: Goal 5.1: Improve pedestrian and bicycle safety along major roadways and intersections

### **ZONE CHANGE APPROVAL CRITERIA**

A decision for this case must be based on the following criteria from [Sec. 21-3232\(5\). – Rezoning or Zone Changes](#) of the 2009 Land Development Code. An application may be approved if:

**Criteria (a): The zone change corrects a technical mistake on the part of the city in classifying a parcel within a specific zoning district; or**

*Analysis: This criteria is **not applicable**.*

**(b) The zone change meets all of the following:**

**Criteria (i): The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;**

*Analysis: The 2045 Comprehensive Plan designates the sites as Northern Neighborhoods within the Character Areas Land Use Map (Figure 4) which calls for commercial as a secondary use and open space as a primary land use, and Northern Range Commercial for the southern parcel within the Economic Development Framework Map (Figure 5). Taking these two maps into account a commercial zoning district at the hard corner southern parcel and an agricultural zoning district in the northern parcel is appropriate and is supported by the 2045 Comprehensive Plan. In addition, there are several goals and core principles from the 2045 Comprehensive Plan the proposed*

annexation zone change meets (see below for a full list). *Therefore, it can be found that **criteria (i) is met.***

#### Character Areas (Land Use)

- Goal 1: Strive for a balanced mix of land uses across the City as represented in the Character Areas Plan and map.
- Goal 1.2: Provide opportunities at key nodes and intersections with land for business, retail, and industrial needs.
- Goal 2.6: Ensure adequate land for future economic development growth.
- Goal 6: Prioritize infill projects as well as redevelopment within the City to minimize the need for additional infrastructure improvements.
- Goal 7.2: Coordinate with Adams County and other neighboring jurisdictions and regional agencies.
- Goal 8: Improve the overall image and appearance of the city.

#### Commerce and Employment

- Goal 2: Promote a healthy, progressive, and competitive local economy.
- Goal 3.1: Promote site design, programs and development that add to the overall quality of life for Commerce City residents and businesses.
- Goal 5.5: Explore opportunities for pedestrian-orientated development commercial center with a mix of uses.
- Goal 6.1: Expand commercial uses in the City.
- Goal 6.2: Encourage the development of new centers with an emphasis on commercial/retail.
- Goal 7: Reduce economic leakage by having more retail and service options for existing and future residents within Commerce City.
- Goal 7.1: Preserve adequate land for commercial concentration areas.

#### Miscellaneous

- Housing and Neighborhoods: Goal 6.3: Allow neighborhood-serving retail, office, and local neighborhood amenities.
- Transportation and Mobility: Goal 1.3: Ensure land use decisions are coordinated with transportation considerations.
- Transportation and Mobility: Goal 5.1: Improve pedestrian and bicycle safety along major roadways and intersections

**Criteria (ii): The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;**

Analysis: The southern parcel is located at the hard corner of Chambers Road and East 120<sup>th</sup> Avenue. Prospective retailers and restaurants find intersections with the high traffic volumes attractive. There is a strong desire for additional retail and commercial within the City, and the proposed annexation zone

change will bring a commercial zoning district to a hard corner at an intersection which has seen other commercial uses built on the adjacent corners. In addition, there is a push from the neighbors requesting the preservation of existing open space and vegetation. This is being accomplished via the proposed agricultural zoning for the northern parcel. In addition, the applicant is proposing development limitations via the corresponding annexation agreement. These limitations include restricting any type of commercial development directly adjacent to the existing Outlook subdivision residential and a height limitation of one story for the southern parcel. *Therefore, it can be found that **criteria (ii) is met.***

**Criteria (iii): The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;**

Analysis: The annexation zone change and corresponding applications were reviewed by the Development Review Team including the City of Commerce City Public Works Department and Engineering Division, and outside agencies including United Power, Xcel Energy, South Adams Water and Sanitation District, and South Adams County Fire Department. All reviewing entities have no further comments regarding the proposed annexation zone change and have informed the applicant of standards and submittal requirements to ensure any future proposed development has adequate public services such as water and sewer infrastructure, roadway connections to and from the property, and adequate drainage on the site. Lastly, there is an active Northern Infrastructure General Improvement District application (NIGID24-0001) to ensure that developers pay for infrastructure costs. *Therefore, it can be found that **criteria (iii) is met.***

**Criteria (iv): The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;**

Analysis: The annexation zone change includes one 9.83 Agricultural (AG) lot which will primarily be used for drainage and open space. In addition, the applicant is agreeing to development limitations via an annexation agreement which will restrict any development on 2.09 acres directly adjacent to residences within the Outlook neighborhood. *Therefore, it can be found that **criteria (iv) is met.***

**Criteria (v): There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and**

Analysis: There is a strong desire for additional retail and commercial within the City and the proposed annexation zone change will bring a commercial zoning district to a hard corner at an intersection which has seen other commercial

uses built on the adjacent corners. In addition, there is a push from the neighbors requesting the preservation of existing open space and vegetation. This is being accomplished via the proposed agricultural zoning for the northern parcel. *Therefore, it can be found that **criteria (v) is met.***

**Criteria (vi): The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.**

Analysis: The subject site is located at the northwest corner of East 120th Avenue and Chambers Road, a key intersection into Commerce City. Prospective retailers and restaurants find intersections with high traffic volumes attractive. There is a strong desire for additional retail and commercial within the City, and the proposed annexation zone change will bring a commercial zoning district to a hard corner at an intersection which has seen other commercial uses built on the adjacent corners. In addition, there is a push from the neighbors requesting the preservation of existing open space and vegetation. This is being accomplished via the proposed agricultural zoning for the northern parcel as well as through an annexation agreement which will limit development on the land directly adjacent to the neighboring Outlook subdivision homes. *Therefore, it can be found that **criteria (vi) is met.***

## **ZONING OF NEWLY ANNEXED LAND APPROVAL CRITERIA**

Per [Sec. 21-3350. - Zoning of Newly Annexed Land](#) of the 2009 Land Development Code, after passage on first reading of an ordinance annexing property to the city, the subject property shall be given the zoning classification based on one of the following criteria:

**Criteria (a): Most compatible with the city's comprehensive plan designation of the property;**

Analysis: The 2045 Comprehensive Plan designates the sites as Eligible Annexation Areas with the Annexation Areas and Growth Boundaries map (Figure 3), Northern Neighborhoods within the Character Areas Land Use Map (Figure 4) which calls for commercial as a secondary use and open space as a primary land use, and Northern Range Commercial for the southern parcel within the Economic Development Framework Map (Figure 5). Taking these two maps into account, a commercial zoning district for the hard corner southern parcel and an agricultural zoning district in the northern parcel is appropriate and is supported per the 2045 Comprehensive Plan. *Therefore, it can be found that **Criteria (a) is met.***

**Criteria (b): Most comparable to the county zoning classification existing on the subject property at the time of acceptance by the city of the annexation petition for the subject property; or**

Analysis: The current county zoning is Agricultural-3 (A-3) while the north parcel's proposed zoning of Agricultural (AG) zoning is comparable, this criteria would not lend itself to the proposed General Commercial (C-2) zoning district for the southern parcel. *Therefore this criteria is **not applicable.***

**Criteria (c): Most comparable to the present use(s) of the property.**

Analysis: Because there is no present use of the property and the applicant seeks to develop the parcels, *this criteria is **not applicable**.*

**RECOMMENDATIONS**

The proposed Annexation Zone Change is supported by the goals and objectives of the 2045 Comprehensive Plan and meets the approval criteria found within Sec. 21-3232(5). - Rezoning or Zone Changes and Sec. 21-3350(2). – Zoning of Newly Annexed Lands of the 2009 Land Development Code. Therefore, staff recommends the Planning Commission provide a recommendation of approval of this Annexation Zone Change application to the City Council.

**CONSIDERATIONS FOR REQUESTED ANNEXATION ZONE CHANGE**

1. The annexation zone change meets the approval criteria found within Sec. 21-3232(5). - Rezoning or Zone Changes and Sec. 21-3350(2). – Zoning of Newly Annexed Lands
2. The proposed Annexation Zone Change will allow the southern site to develop with commercial land uses.
3. Development of the property will include dedication of right-of-way and improvements to East 120<sup>th</sup> Avenue and Chambers Road.
4. The applicants are proposing limiting development adjacent to existing residential through the corresponding annexation agreement.
5. The proposed Annexation Zone Change will help attract commercial development to Commerce City.
6. The Department of Economic and Community Vitality supports the application which will allow for commercial development.

**POTENTIAL MOTIONS**

1. Continuance
  - a. I move that the Planning Commission continue the public hearing of the requested **Annexation Zone Change** for the property located at the **northwest corner of East 120<sup>th</sup> Avenue and Chambers Road** contained in case **Z24-0005** to:
    1. The next regularly scheduled Planning Commission hearing;
    2. A date certain
2. Approval
  - a. I move that the Planning Commission enter a finding that the requested Annexation Zone Change for the property located at the **northwest corner of East 120<sup>th</sup> Avenue and Chambers Road** contained in case Z24-0005 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the **Annexation Zone Change**.
3. Denial
  - a. I move that the Planning Commission enter a finding that the requested Annexation Zone Change for the property located at the **northwest corner of East 120<sup>th</sup> Avenue and Chambers Road** contained in case Z24-0005 does not meet the criteria of the Land

Development Code and based upon such finding, recommend that the City Council deny the **Annexation Zone Change**.

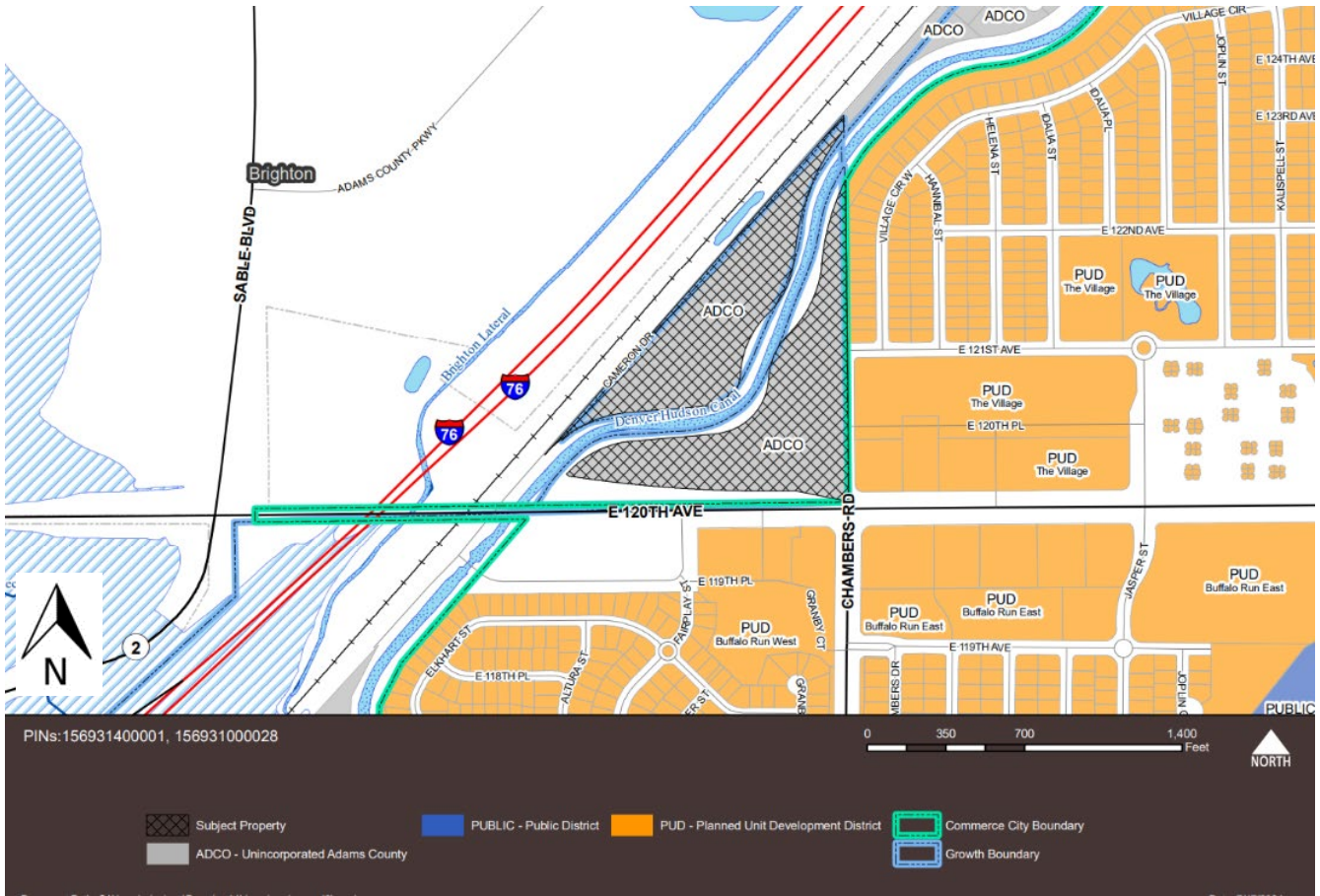
\*inset criterion not met\*

Figure 1: Aerial Map

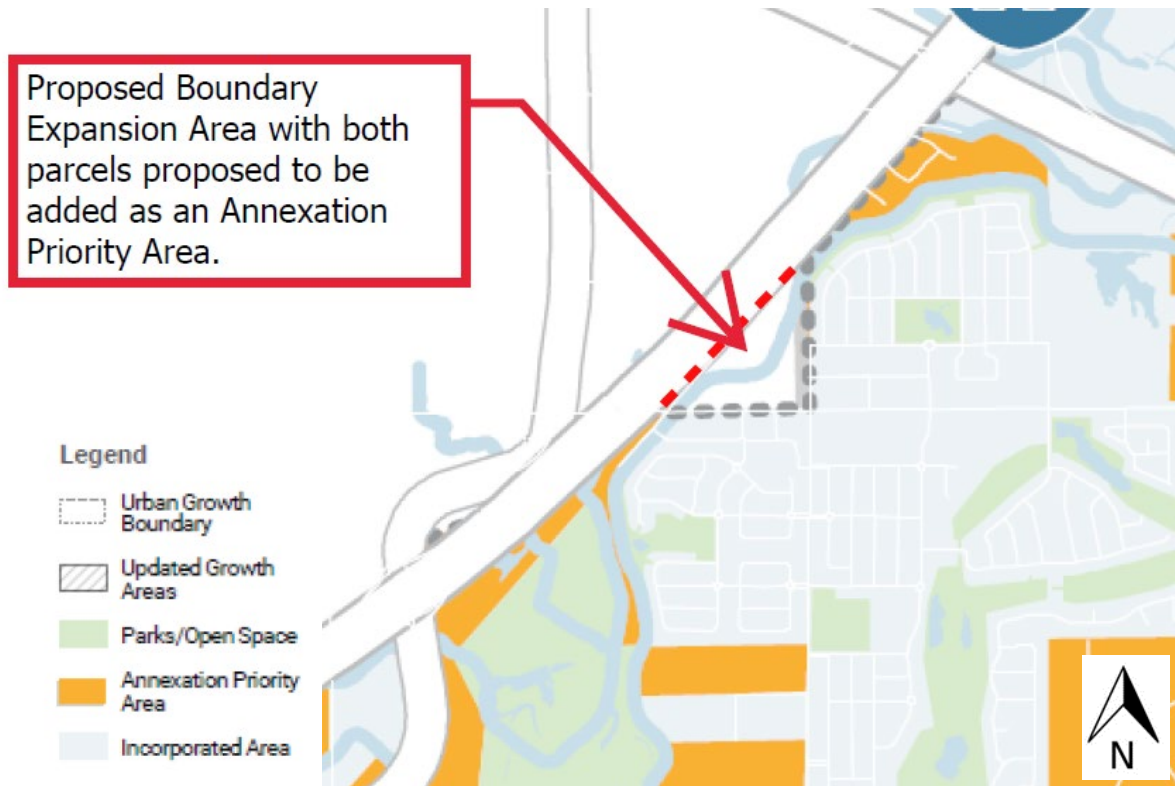


Aerial from March 3, 2025

# Figure 2: Zoning Map

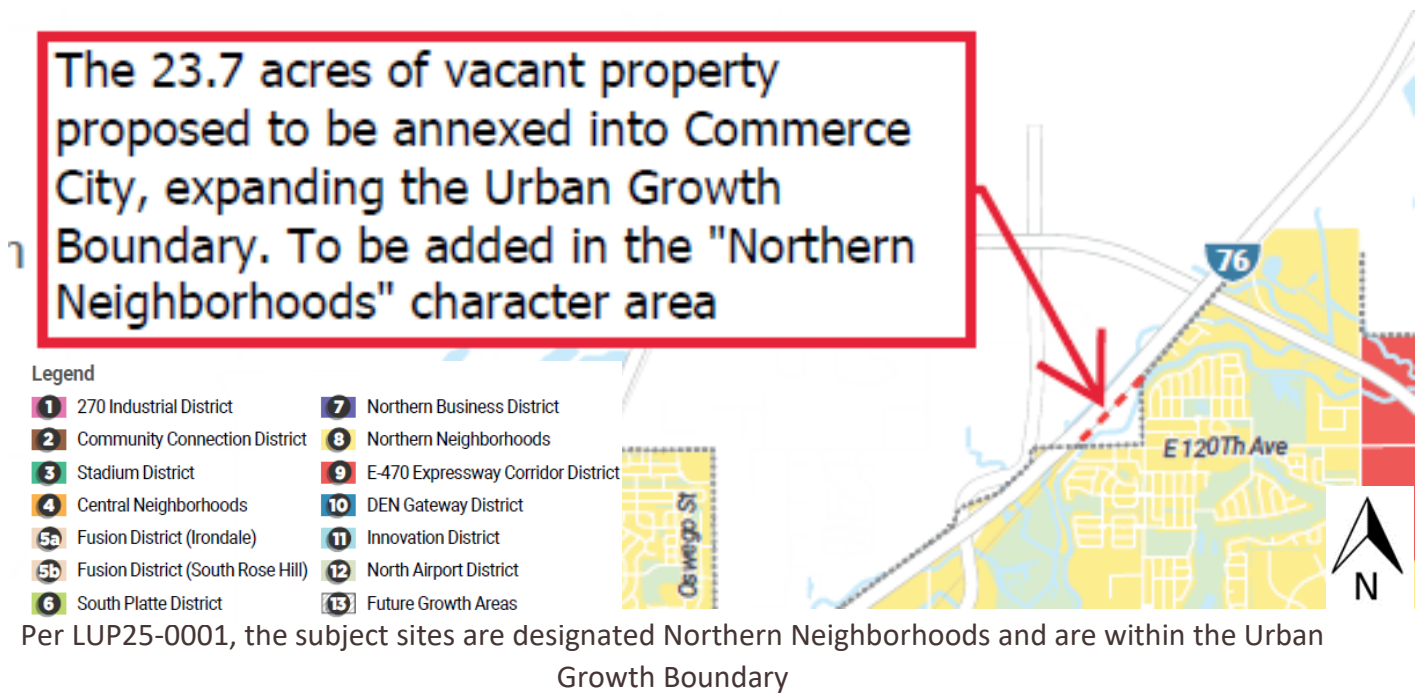


### Figure 3: Annexation Areas and Growth Boundaries

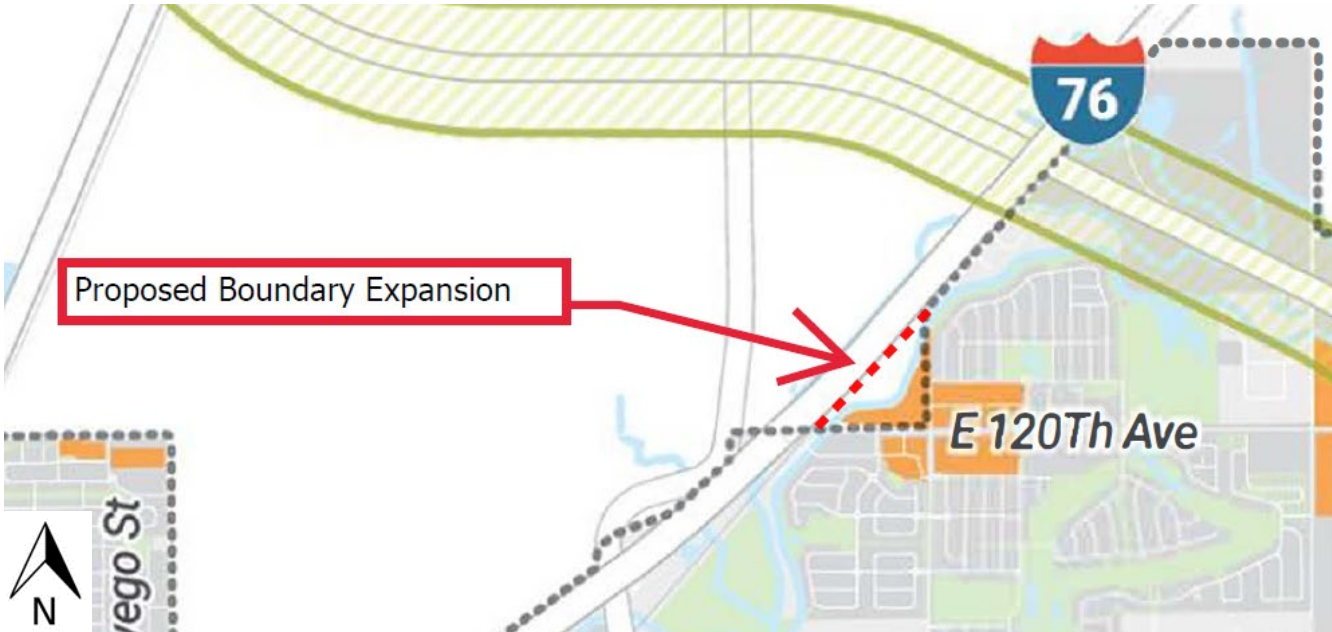


Per LUP25-0001, the subject sites are designated as Eligible Annexation Areas and within the Urban Growth Boundary

Figure 4: Character Areas Land Use Map



**Figure 5: Economic Development Framework Map**



Per LUP25-0001, the subject sites are within the Urban Growth Boundary

# Figure 6: Community Character Map



Subject site location is illustrated with a red star