

ORDINANCE NO. LUP25-0001

AN ORDINANCE AMENDING THE COMMERCE CITY 2045 COMPREHENSIVE PLAN'S ANNEXATION AREAS AND GROWTH BOUNDARIES MAP, CHARACTER AREAS LAND USE MAP, ECONOMIC DEVELOPMENT FRAMEWORK MAP, AND RESIDENTIAL AREAS FRAMEWORK MAP FOR THE AREA GENERALLY LOCATED AT THE NORTHWEST CORNER OF EAST 120TH AVENUE AND CHAMBERS ROAD

WHEREAS, in October 2024, the City Council of the City of Commerce City ("City") adopted the Commerce City 2045 Comprehensive Plan by Ordinance 2616 ("Comprehensive Plan"), inclusive of the Annexation Areas and Growth Boundaries map, Character Areas Land Use map, Economic Development Framework map, and Residential Areas Framework map;

WHEREAS, the Annexation Areas and Growth Boundaries map designates priority areas appropriate for development based on their ability to use existing or programmed capital improvements and ease of connection to existing utility infrastructure;

WHEREAS, the Character Areas Land Use Map depicts the general location of each character area which serves as the City's framework for managing desired growth and development across the community;

WHEREAS, the Economic Development Framework map indicates areas throughout the City where commercial uses could be located;

WHEREAS, the Residential Areas Framework map indicates areas throughout the City where residential uses could be located;

WHEREAS, the owner of the property generally located at the northwest corner of East 120th Avenue and Chambers Road, more accurately described in Exhibit A ("Property"), applied to amend the Comprehensive Plan to (1) expand the urban growth boundary and designate the Property as an annexation priority area within the Annexation Areas and Growth Boundaries map, (2) expand the urban growth boundary and designate the Property as northern neighborhoods within the Character Areas Land Use Map, (3) expand the urban growth boundary within the Economic Development Framework map; and (4) expand the urban growth boundary and remove from parcel 1 of the Property the greenfield development designation within the Residential Areas Framework map;

WHEREAS, in accordance with Section 21-3180 of the City's Land Development Code, all required notices of public hearings before the Planning Commission of the City and the City Council regarding the requested land use plan amendment was given, including by: publication on November 20, 2025 and December 18, 2025 in the Commerce City Sentinel Express, a legal newspaper of general circulation in the City of Commerce City; mailing on November 21, 2025, and November 21, 2025, through the United States Postal Service in the manner required by the Land Development Code; and posting placards on the property that is the subject of the application on November 21, 2025, and November 21, 2025, in the manner and for the duration required by the Land Development Code;

WHEREAS, following a public hearing conducted in compliance with law, the Planning Commission made findings and recommended that the City Council move forward with approval of the proposed land use plan amendment;

WHEREAS, the City Council has conducted a public hearing regarding the requested zoning; and

WHEREAS, City Council has determined that the portion of the Comprehensive Plan governing the Property generally located at the northwest corner of East 120th Avenue and Chambers Road, should be amended to (1) expand the urban growth boundary and designate the Property as an annexation priority area within the Annexation Areas and Growth Boundaries map, (2) expand the urban growth boundary and designate the Property a northern neighborhoods within the Character Areas Land Use Map, (3) expand the urban growth boundary within the Economic Development Framework map; and (4) expand the urban growth boundary and remove from parcel 1 of the Property the greenfield development designation within the Residential Areas Framework map, and.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, AS FOLLOWS:

SECTION 1. Recitals. The recitals to this ordinance are incorporated as findings of the City Council. This ordinance is found to be necessary for the preservation of the public health, safety, and welfare and in the public interest.

SECTION 2. Findings. The City Council of the City of Commerce City finds, consistent with the Commerce City Land Development Code, Section 21-2110(3), that the proposed land use plan amendment:

- (a) Is consistent with the overall intent of the comprehensive plan;
- (b) Is consistent with the purposes set forth in section 21-2100;
- (c) Is necessary or desirable because of changing social values, new planning concepts, or other social or economic conditions;
- (d) Will not have a negative effect on the immediate area;
- (e) Will not have a negative effect on the future development of the area; and
- (f) Will promote the public health, safety, and general welfare of the people of the city.

SECTION 3. The City Council hereby accepts the recommendation of the Planning Commission regarding the requested land use plan amendment and approves the amendment to (1) expand the urban growth boundary and designate the Property as an annexation priority area within the Annexation Areas and Growth Boundaries map, (2) expand the urban growth boundary and designate the Property a northern neighborhoods within the Character Areas Land Use Map, (3) expand the urban growth boundary within the Economic Development Framework map; and (4) expand the urban growth boundary and remove from parcel 1 of the Property the greenfield

development designation within the Residential Areas Framework map. The Annexation Areas and Growth Boundaries map, Character Areas Land Use Map, Economic Development Framework map, and Residential Areas Framework map of the Comprehensive Plan of the City of Commerce City, Colorado, are hereby amended to reflect the land use plan amendment approved by this ordinance.

SECTION 4. In all other respects, the Annexation Areas and Growth Boundaries map, Character Areas Land Use Map, Economic Development Framework map, and Residential Areas Framework map, and the Comprehensive Plan, remain unchanged and in full force and effect.

SECTION 5. Repealer. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency.

SECTION 6. Effective Date. This ordinance shall be effective as provided in the City Charter.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED
THIS 5TH DAY OF JANUARY, 2026.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED
THIS 2ND DAY OF FEBRUARY, 2026.

CITY OF COMMERCE CITY, COLORADO

Steve J. Douglas, Mayor

ATTEST

Stephen J. Ruger, City Clerk

Exhibit A

Legal Description

ANNEXATION DESCRIPTION

TWO (2) PARCELS OF LAND LOCATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°28'32" WEST, A DISTANCE OF 2,653.87 FEET, BEING MONUMENTED AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31 BY A 3-1/4" ALUMINUM CAP STAMPING ILLEGIBLE AND AT THE EAST QUARTER CORNER OF SAID SECTION 31 BY A 3-1/4" ALUMINUM CAP STAMPED ALPHA ENGINEERING PLS 1233.

PARCEL 1

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 00°28'32" WEST, A DISTANCE OF 1677.66 FEET TO THE POINT OF BEGINNING, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 987.49 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 51°19'48" EAST;

THENCE, DEPARTING SAID EAST LINE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°22'46", AN ARC LENGTH OF 489.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,190.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°07'55" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°46'22", AN ARC LENGTH OF 223.88 FEET;

THENCE SOUTH 21°17'39" WEST, A DISTANCE OF 281.14 FEET;

THENCE SOUTH 24°30'30" WEST, A DISTANCE OF 191.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 279.33 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°45'19" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°37'02", AN ARC LENGTH OF 276.02 FEET;

THENCE SOUTH 85°50'29" WEST, A DISTANCE OF 353.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 615.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 14°04'39" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°03'15", AN ARC LENGTH OF 365.92 FEET TO A POINT OF CUSP ON THE EASTERLY RIGHT-OF-WAY OF CAMERON DRIVE RECORDED IN RIGHT-OF-WAY AGREEMENT ADAMS COUNTY RECORDS IN BOOK 968 AT PAGE 486;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 41°25'28" EAST, A DISTANCE OF 2,014.12 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00°28'32" EAST, ALONG SAID EAST LINE, A DISTANCE OF 66.31 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 9.831 ACRES, (428,225 SQUARE FEET), MORE OR LESS.

PARCEL 2

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION 31:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, NORTH 00°28'32" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-82-87 ADAMS COUNTY RECORDS, RECORDED AT RECEPTION NO. B781151 AND THE SOUTHERLY BOUNDARY OF THAT CERTAIN WARRANTY DEED ADAMS COUNTY RECORDS IN BOOK 5441 AT PAGE 81;

THENCE ALONG SAID AN-82-87, SOUTH 89°29'53" WEST, A DISTANCE OF 1,356.06 FEET; THENCE DEPARTING SAID AN-82-87 AND ALONG THE EASTERLY BOUNDARY OF SAID WARRANTY DEED, NORTH 41°29'42" EAST, A DISTANCE OF 166.71 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 48°09'17" WEST, A DISTANCE OF 15.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 495.66 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°07'34" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°54'34", AN ARC LENGTH OF 284.69 FEET;

THENCE NORTH 85°50'29" EAST, A DISTANCE OF 342.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 399.29 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 04°08'29" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°23'33", AN ARC LENGTH OF 399.96 FEET;

THENCE NORTH 24°30'30" EAST, A DISTANCE OF 198.95 FEET;

THENCE NORTH 21°17'39" EAST, A DISTANCE OF 283.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,310.73 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 67°25'20" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°47'10", AN ARC LENGTH OF 246.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 867.49 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 79°48'44" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°21'06", AN ARC LENGTH OF 262.71 FEET TO A POINT ON THE PRESENT CITY OF COMMERCE CITY LIMITS PER AN-89-88 ADAMS COUNTY RECORDS, RECORDED AT RECEPTION NO. B799284 AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31;

THENCE ALONG SAID AN-89-88 AND EAST LINE, SOUTH 00°28'32" EAST, A DISTANCE OF 1,431.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 13.930 ACRES, (606,787 SQUARE FEET), MORE OR LESS.

CONTAINING A TOTAL AREA OF 23.761 ACRES, (1,035,012 SQUARE FEET), MORE OR LESS.