

Neighborhood Meeting Summary of Discussion

Proposed annexation: 120th Ave. and Chambers Rd.

Applicant: (Adams Crossing, LLC)

Annexation and Zoning cases: Z24-0005 & AN24-0004

Meeting location: Adams County Building – Platt River Rm.

Meeting held: August 6th, 2025

Time: 6PM – (Neighborhood Attendance list Exhibit “A” attached)

Commerce City officials in attendance:

- 1. Nathan Chavez – Commerce City planner**
- 2. Lee Alverson – Commerce City development engineering manager**

Topics of discussion:

1. Impact on the Residents & Quality of Life

- Concerns were expressed regarding the negative impacts that any development would have on their property values.
 - Neighbors complained that there has been a complete lack of consideration for the homes backing up to the property in laying out the site. And positioning the buildings.
 - Several neighbors’ concerns center around the loss of views, open space and privacy.
 - Some neighbors mentioned that they had paid a premium for their Lots and were told the space behind would remain open space.
 - Neighbors mentioned the concern for increased light and noise pollution.
 - A few neighbors voiced concerns about crime and parked cars along 121st Ave., as well as a concern for cars racing along 121st Ave.
 - Residents urged the city and the property owner to create uses that would benefit the neighborhood.
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2. Environmental Concerns

- Concerns centered around negative effects to wildlife and natural habitat disruption, the displacement of wildlife and danger to the ecosystem.
- Some neighbors would like to see all the property preserved as open space or a park with trails.
- Neighbors expressed a need for park & open space zones and suggested this site.

- Concerns were expressed surrounding the loss of more agricultural land which is the hallmark of the area.
 - Concerns around lighting and its impact on the neighborhood should be addressed in the annexation hearing. Lighting should not shine directly into the residences
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3. Traffic & Safety

- Concerns about elevated crime activity and lack of protection.
 - General traffic and increased traffic concerns of speeding.
 - Probable increase in traffic accidents.
 - Heavier traffic on 121st Ave.
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4. Infrastructure Disruption

- A concern was expressed regarding the tearing up roads for utility connections.
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5. Zoning & Development Rights and Proposed Restrictions

- Suggested development occurs on the Corner of the property only.
 - Some suggested height restrictions.
 - Some argued the property currently has no valuable property rights since it's not annexed or zoned yet.
 - Use restrictions & zoning restrictions such as no marijuana sales, car washes and height restrictions were suggested by some citizens.
 - Some owners suggest self-imposed restrictions on use and development.
 - They suggest a compromise of having no development on the northernmost portion of the property which extends north of 121st Ave. and extends behind the existing eight (8) homes. They suggest that portion of property becomes open space or a park with trails.
 - It was suggested that access to 121st Ave. on Chambers Rd. be avoided.
 - It was suggested that the existing concept plan be revised for the annexation hearing to remove development of structures or parking from behind the existing abutting (8) homes.
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6. Annexation Timing & Justification

- Neighbors asked why annex now, why not wait until the demand is evident.
- Too many existing empty building spaces, and vacant land already, no need to annex and build more.

Attendance- Exhibit "A"

Neighborhood Meeting List of Attendees

Annexation petition and zoning discussion for Commerce City, CO

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In attendance

Name

Gisele + Norman Read
Brittany + Richard McGinnis
Allen Boston
Dary + Gail Nyman
Amy LaGuardia
Christine LaGuardia
RICHARD MCGINNIS
Keith Chalmers
Anita Brenner
Joseph Brenner
Kevin Woods
JOSEPH HEU
HUNO RODRIGUEZ
Amy Wilson