



# Commerce City

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## Council Communication

File Number: AN-268-24

**Agenda Date:** 10/21/2024

**Version:** 1

**Status:** Public Hearing

**In Control:** City Council

**File Type:** Ordinance

AN ORDINANCE ANNEXING THE PROPERTY GENERALLY LOCATED AT 9901 CHAMBERS ROAD TO THE CITY OF COMMERCE CITY, COLORADO IN CASE AN-268-24 KNOWN AS THE ANDERSON RANCH ANNEXATION

### Summary & Background

*Anderson Ranch Annexation Ordinance (AN-268-24) was continued from the August 19, 2024 City Council.*

There are two related applications being reviewed concurrently with the Annexation:

- Annexation Zoning (Z-973-21-24)
- Northern Infrastructure General Improvement District inclusion (NIGID23-0001)

Anderson Trust is requesting the approval of a property for annexation into the City of Commerce City. The parcel is approximately 121 acres in size and is currently used for agricultural purposes. The subject property is located at 9901 Chambers Road (PINs 172300000196, 172300000194 & 172300000189) and is proposed to be rezoned to a Planned Unit Development (PUD). Five planning areas have been proposed with the Anderson Ranch PUD including a mixture of single-family detached, single-family attached, townhomes, private open space & parks, school site & public park dedication. This case is in conjunction with the annexation zoning case Z-973-21-24, and inclusion into the Northern Infrastructure General Improvement District case NIGID23-0001.

### Approval Criteria

Section 21-3340 states: "The annexation application may be approved if:

- (1) The annexation is in compliance with the Municipal Annexation Act of 1965, as amended, the Constitution of the State of Colorado, and this land development code;
- (2) The annexation is consistent with the comprehensive plan and all other adopted city plans and policies;
- (3) The best interests of the city would be served by annexation of such property;

- (4) The property is within the Municipal Service Area (MSA) of the Commerce City Growth Boundary as stated in the comprehensive plan. No property outside of the MSA or Growth Boundary shall be considered for annexation unless the city council finds that, consistent with the comprehensive plan, the best interests of the city would be served by annexation of such property and provided a land use plan for the area proposed to be annexed is submitted together with the annexation application;
- (5) The property is capable of being integrated into the city in compliance with all applicable provisions of this land development code;
- (6) 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;
- (7) 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;
- (8) The proposed annexation is in compliance with all pertinent intergovernmental agreements to which the City is a party; and
- (9) Unless otherwise agreed to by the city, any preexisting vested property rights have been waived in writing as a condition of such annexation.

**Staff Responsible:** Jeff Brasel, Interim Community Development Director

**Staff Presenting:** Nathan Chavez, Planner II

**Financial Impact:** N/A

**Funding Source:** N/A

**Actions:**

Approve the Ordinance; or  
Deny the Ordinance