



City Council Communication

AGENDA DATE: March 2, 2025

LEGISTAR ITEM #: RES 2026-011

PRESENTER: Nathan Chavez **DEPARTMENT:** Community Development

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Public Hearing
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REQUEST

Adams Crossing, LLC requests approval of Resolution 2026-011, a formal finding that the annexation petition for 23.761 acres located at the northwest corner of E. 120th Avenue and Chambers Road substantially complies with the content requirements specified in Colorado Revised Statutes.

BACKGROUND

The annexation petition are addressed in Colorado Revised Statutes (C.R.S.) §31-12-107 in that the petition submitted contains the following:

- The petition was filed with the City of Commerce City.
- The petition meets the required content set forth in C.R.S. §31-12-107.

The petition was accompanied by an annexation map meeting the content requirements.

The 23.761-acre property is currently zoned Adams County Agricultural-3 (A-3). The applicant is seeking 2009 Land Development Code Commerce City General Commercial (C-2) for the southern parcel and Agricultural (AG) for the northern parcel.

Finding that the annexation petition is in substantial compliance is the first of three steps in the annexation process and is primarily a procedural requirement. Resolution 2026-011 does not officially annex the property into the City. Resolution 2026-011 also sets a public hearing date for April 20, 2026, to determine the eligibility of the property (“Eligibility Hearing”) to be annexed into the City of Commerce City pursuant to state law and puts in motion a variety of public notice requirements that must occur before the Eligibility Hearing, which is the second step in the annexation process. The third step in the process, the annexation hearing will be presented to City

CITY COUNCIL COMMUNICATION CONTINUED

Council at a later date, in conjunction with the zoning request, once staff review of the zoning application is complete. The annexation hearing is what determines whether or not City Council approves the annexation.

A copy of the annexation petition is attached. Staff has reviewed the petition against the content requirements in C.R.S. §31-12-107 and has found that the petition is in substantial compliance.

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	The governing body of a municipality must determine if the annexation petition meets the requirements of substantial compliance as contained in C.R.S. §31-12-107. If determined substantially compliant, C.R.S §31-12-108 requires said body to set a hearing date within 30-60 days to review eligibility.		

PUBLIC OUTREACH

Two neighborhood meetings occurred for the whole project (August 6, 2025 & October 28, 2025), as well as all other standard referrals and standard notice requirements.

AVAILABLE ACTIONS

- Available Action #1: Approve Resolution 2026-011 accepting the petition and setting the public hearing date for April 20, 2026.
- Available Action #2: Do not approve Resolution 2026-011, which would effectively find that the petition for annexation is *not* in substantial compliance with the requirements of C.R.S. § 31-12-107.

STAFF RECOMMENDATION

Staff recommends Available Action #1 approving the resolution to find the annexation petition has met the substantial compliance requirements and to establish a date to review the annexation eligibility.