

City-initiated Annexation

AN26-0003

August 3, 2026 City Council

Presented by: Omar Yusuf, Staff Planner



Commerce
CITY

Aerial

Code Year: 2025 LDC
Site Size: 0.732 acres
Concurrent Cases: n/a



Zoning Map

Site shown in hatch marks with Adams County designation.



Site History

- Previously used as a United Power substation on the southeastern parcel ceased operations in 2011.
- Crown Castle leases the north and west property for a monopole with an array of antennas in 1999 and remains on site today.
- Both parcels were sold to the City of Commerce City in 2018.

Current Conditions

1. View from East 88th Avenue facing north (taken May 2026)



View from Tower Road facing west
(taken May 2026)

Character Area

Northern Neighborhoods



Comprehensive Plan Goals and Objectives

Character Areas

- **Goal 2:** Manage growth and annexation in a strategic, positive, and compatible way to accommodate the City's growing population.
- **Goal 2.5:** Strategically improve roadway, water, and wastewater capacity to support future growth.

Approval Criteria – Annexation

Sec. 21-7200 (C)

- ✓ **Criteria (1) State Statutes.** The Annexation is in compliance with the Municipal Annexation Act, as amended, and the State constitution, [C.R.S., §31-12-106](#);
- ✓ **Criteria (2) Consistency.** The Annexation is consistent with the City's Comprehensive Plan;
- ✓ **Criteria (3) Capacity.** The area being proposed for Annexation has, or will have at the time of development, the capacity to serve residents of the area with adequate [utilities](#), facilities, and public services; and
- ✓ **Criteria (4) Best Interests.** The Annexation is in the best interests of the City.

Approval Criteria

Section 21-7140

- ✓ The request complies with the applicable standards of the City's Code, this [LDC](#), and any applicable county, state, or federal requirements.
- ✓ The request substantially conforms to any associated prior approval for the development, including, but not limited to, a PUD Zone Document, Conditional Use Permit, or Overall Development Plan.
- ✓ The request is consistent with applicable policies of the [Comprehensive Plan](#) and applicable sub-area plans and capital [improvement](#) plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.
- ✓ The request promotes the purposes of this LDC as established in Sec. 21-1120, Purpose, and in other applicable purpose statements in this LDC.
- ✓ Adequate facilities, including [public](#) or private [utilities](#), [solid waste](#) service, roads, drainage, and other improvements, are present or are planned to be provided by either the City or the applicant.
- ✓ The request demonstrates [compatibility](#) with surrounding conforming and permitted land [uses](#) and [structures](#) and with the general character of the area.
- ✓ The request will not impede the normal and orderly development and improvement of surrounding property.

Staff Recommendation: Approval

- The Zoning Map Amendment and Annexation is complementary with the Comprehensive Plan and surrounding uses.
- There are no pending development plans with this proposal due to the project being city-initiated.
- The application meets the Zoning Map Amendment and Annexation approval criteria

Staff is available to answer to questions.

