



City Council Communication

AGENDA DATE: January 5, 2025

LEGISTAR ITEM #: LUP25-0001

PRESENTER: Nathan Chavez
Development

DEPARTMENT: Community

☒ Ordinance	☐ Resolution	☒ Public Hearing
---	-------------------------------------	--

REQUEST

Pierpont Realty Group on behalf of Adams Crossing, LLC is requesting a Land Use Plan Amendment to amend the Annexation Areas and Growth Boundaries, Character Areas Land Use Map, Residential Areas Framework, and Economic Development Framework maps within the 2045 Comprehensive Plan. The 23.76-acre property is zoned Adams County Agricultural-3 (A-3).

BACKGROUND

The subject sites were originally within the City of Brighton's jurisdiction and zoned Brighton Planned Unit Development – Sable. Due to infrastructure development difficulties, the property owners explored developing the properties within Commerce City. This resulted in an intergovernmental agreement (IGA) between Brighton and Commerce City regarding annexation boundaries, specifically allowing Commerce City to annex the subject sites if disconnected by Brighton. A copy of the 2019 IGA is available within the packet. The disconnection from the City of Brighton occurred on August 5, 2025 at a Brighton City Council meeting. A copy of the disconnection ordinance is also available within the packet. Now that the properties are disconnected from the City of Brighton, the applicant is starting the process to annex into Commerce City. The first step is amending various maps within the 2045 Comprehensive plan, specifically, the Annexation Areas and Growth Boundaries, Character Areas Land Use Map, Residential Areas Framework, and Economic Development Framework maps.

There are three additional corresponding applications under review for the Adams Crossing project; an Annexation (AN24-0004), Annexation Zone Change (Z24-0005), and Northern Infrastructure General Improvement

CITY COUNCIL COMMUNICATION CONTINUED

District inclusion (NIGID24-0001). The proposed Annexation Zone Change is from Adams County Agricultural-3 (A-3) to Commerce City General Commercial (C-2) for the southern parcel and Agricultural (AG) for the northern parcel. There are challenges to developing the northern parcel including right-of-way access, presence of the floodplain, and wetlands, which is why an Agricultural (AG) zoning district is proposed as opposed to a zoning district which will allow for more intense development. This zoning proposal will be heard by City Council at a later date.

JUSTIFICATION

☐ Council Goal	☐ Strategic Plan	☐ Work Plan	☒ Legal
Citation	The applicant, consistent with their ability as stated in the City of Commerce City Land Development Code, Section 21-2110(1), has initiated this amendment to the Comprehensive Plan through the public hearing process.		

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	Planning Commission
Recommendation	5-0 for Approval
Date of Recommendation	December 2, 2025

PUBLIC OUTREACH

In accordance with Section 21-3180 of the City's Land Development Code, all required notices of public hearings before the Planning Commission and the City Council regarding the requested Land Use Plan Amendment were given, including by publication in the newspaper, flyer mailing and posting a sign on the property. In addition, two neighborhood meetings occurred for the overall project, specifically, one regarding the Annexation and Annexation Zone Change and another for this Land Use Plan Amendment

AVAILABLE ACTIONS

- Available Action #1: Approve Ordinance LUP25-0001, to find that the requested Land Use Plan Amendment meets the criteria of the Land Development Code found in Section 21-2110(3).

CITY COUNCIL COMMUNICATION CONTINUED

- Available Action #2: Deny Ordinance LUP25-0001, to find that the requested Land Use Plan Amendment fails to meet the criteria of the Land Development Code found in Section 21-2110 (3).
- Available Action #3: Approve with conditions Ordinance LUP25-0001, to find that the requested Land Use Plan Amendment meets the criteria of the Land Development Code found in Section 21-2110(3) with added conditions.

STAFF RECOMMENDATION

Staff recommends Available Action #1.