



City Council Communication

AGENDA DATE: July 6, 2026

LEGISTAR ITEM #: AN26-0003

PRESENTER: Omar Yusuf **DEPARTMENT:** Community Development

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

Staff is requesting Annexation approval for two parcels from Adams County to Commerce City. The 0.732-acre properties are generally located at the northwest corner of East 88th Avenue and Tower Road.

As an annexation, this request is being processed under the provisions of the 2025 Land Development Code

BACKGROUND

Annexations are usually a three-step process. However, the subject properties qualify as an enclave and may be annexed by ordinance in accordance with Colorado Revised Statutes subsection 31-12-106 as a one-step process. Residential development within Second Creek Farms, located directly to the north and west of these properties, requires the installation of a right-turn lane on Tower Road through the western portion of these properties. As these are city-owned properties, staff is requesting annexation of the enclave to allow the developer to go through city processes to install the turn lane rather than county processes. As city-owned property, this request is exempt from an annexation agreement, normally required by specific review procedures.

The subject properties are divided into two parcels; the parcel closest to the intersection was used as a power substation until 2011, according to historic aerial photography; the parcel to the north and west has been used for a cell phone telecommunications tower, leased from the city. The owner of the telecommunications tower is Crown Castle, which leases a 2,500-square-foot fenced area on the parcel to the north and west. Both properties were owned by United Power until the sale to the City of Commerce City in 2018.

CITY COUNCIL COMMUNICATION CONTINUED

The properties have a concurrent zoning map amendment application accompanying this Annexation; however, no development plan or final plat will be submitted with this case. The site will remain city-owned and partially vacant with no plans for future development.

PUBLIC OUTREACH

Adams County has been notified of the annexation request and has no objections. All notification requirements for the ordinance have been met. No Planning Commission recommendation is required for annexations.

AVAILABLE ACTIONS

- Available Action #1: Approve Ordinance AN26-0003, to annex the properties from Adams County into Commerce City.
- Available Action #2: Deny Ordinance AN26-0003 to keep the properties in Adams County

STAFF RECOMMENDATION

The proposed Annexation is supported by the goals and objectives of the 2045 Comprehensive Plan and meets the approval criteria found within Sec. 21-7200 (C) and the Common Decision Criteria from Section 21-7140 of the 2025 Land Development Code.