



AN-245-17 and Z-781-02-04-05-06-10-17

Location:	North of E. 104 th Avenue, between Potomac Street and Chambers Rd.
Applicant:	Shea Homes
Request:	Annexation and Zoning of the property

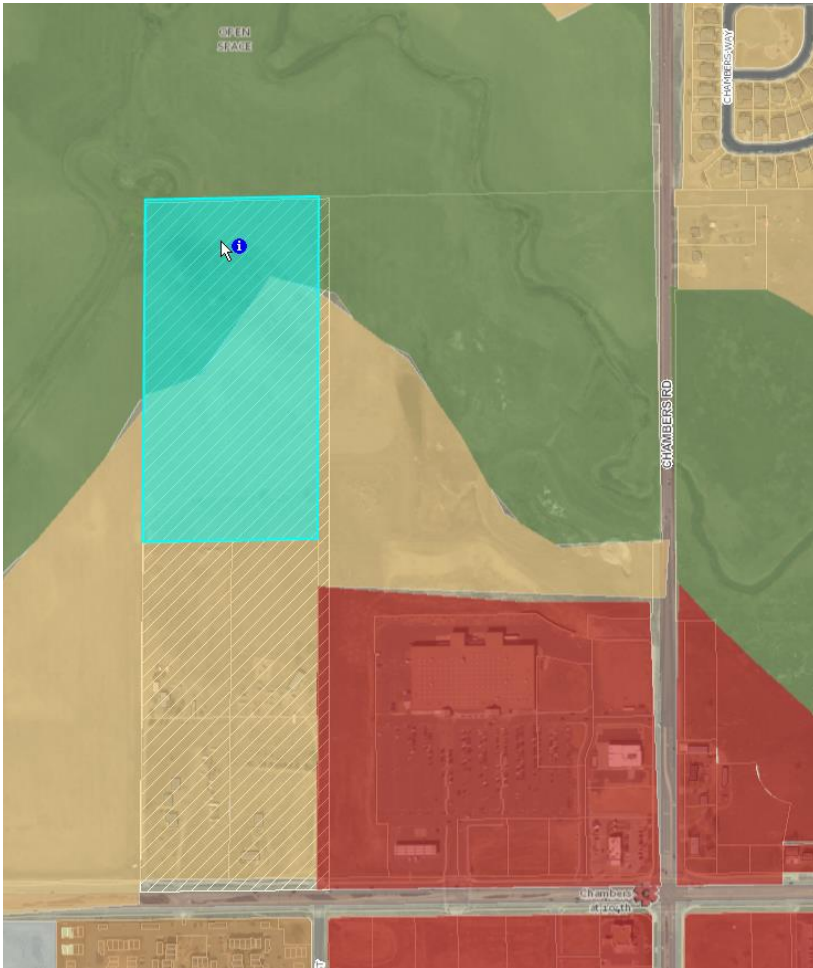
Vicinity Map



Currently Zoned:
Adams County AG



Future Land Use Plan



Designation:
Residential
Medium and
Open
Space/Flood
Plain



Site Photos



Clockwise Views:

1. View to North West
2. View to South
3. View to East

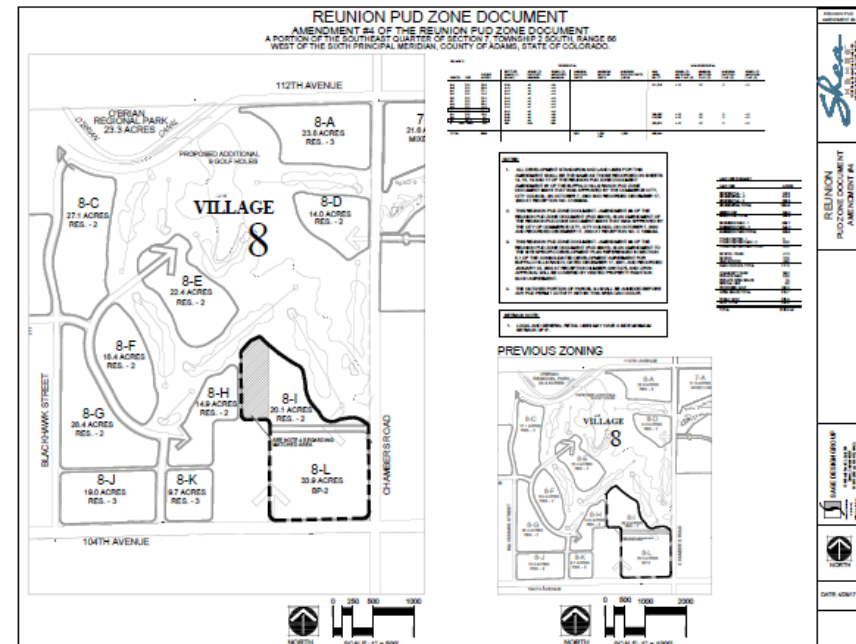
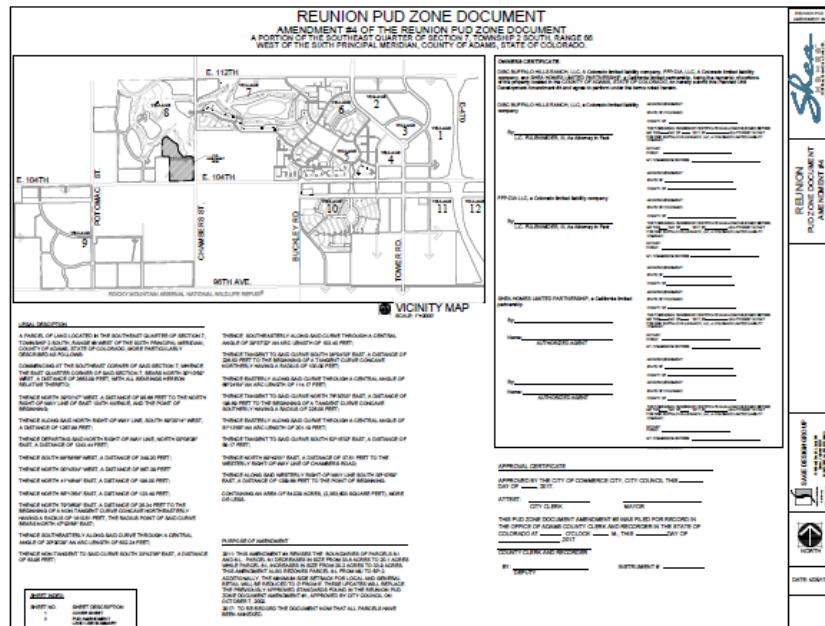


Request

- Annexation and Zoning of the subject property to the Reunion PUD zoning designation.
 - Future development of the property as a portion of Reunion and Second Creek Open Space.
 - Streamline future development of the property (no development proposed at this time).



- Reunion PUD Amendment #4 already covers this portion of land. It lays out and references use and bulk requirements for this development.



DRT Analysis – Annexation Approval Criteria

Annexation Approval Criteria	Rationale
The annexation complies with state law and the LDC;	Yes, the annexation complies with state law.
The annexation is consistent with the Comprehensive Plan and the best interest of the city is served;	As outlined above, the request is consistent with the Comprehensive Plan.
The property is within the Municipal Service Area (MSA);	Yes, the property is within the MSA.
The property can be integrated into the city in compliance with the LDC;	Yes, the property will be developed in the future into residential and open space.
At the time of development, capacity will exist to serve the user; and	Yes, when the site is developed it will be constructed with adequate capacity.
The annexation will not limit the city's ability to integrate surrounding property into the city.	The annexation will help integrate future properties into the city.



PC Analysis – Annexation Zoning Approval Criteria

Criteria for Zoning Annexed Land (1 required to be met)	Rationale
The zoning is most compatible with the city's comprehensive plan designation for the property;	The requested zoning to Reunion PUD designation is most compatible with the future land use designation of the property as residential and open space.
The zoning is most compatible to the county zoning of the property at the time of annexation; or	N/A
The zoning is most comparable to the present use(s) on the property.	N/A



Public Comment

- As of this date, staff has received one request for additional information.



DRT Recommendation for Annexation

- The DRT recommends that the City Council vote to **approve** the annexation request.



Recommendation for Zoning

- On May 2, 2017, the Planning Commission voted 5-0 to forward this request to City Council for approval.





City staff and the applicant are available to answer questions.

