

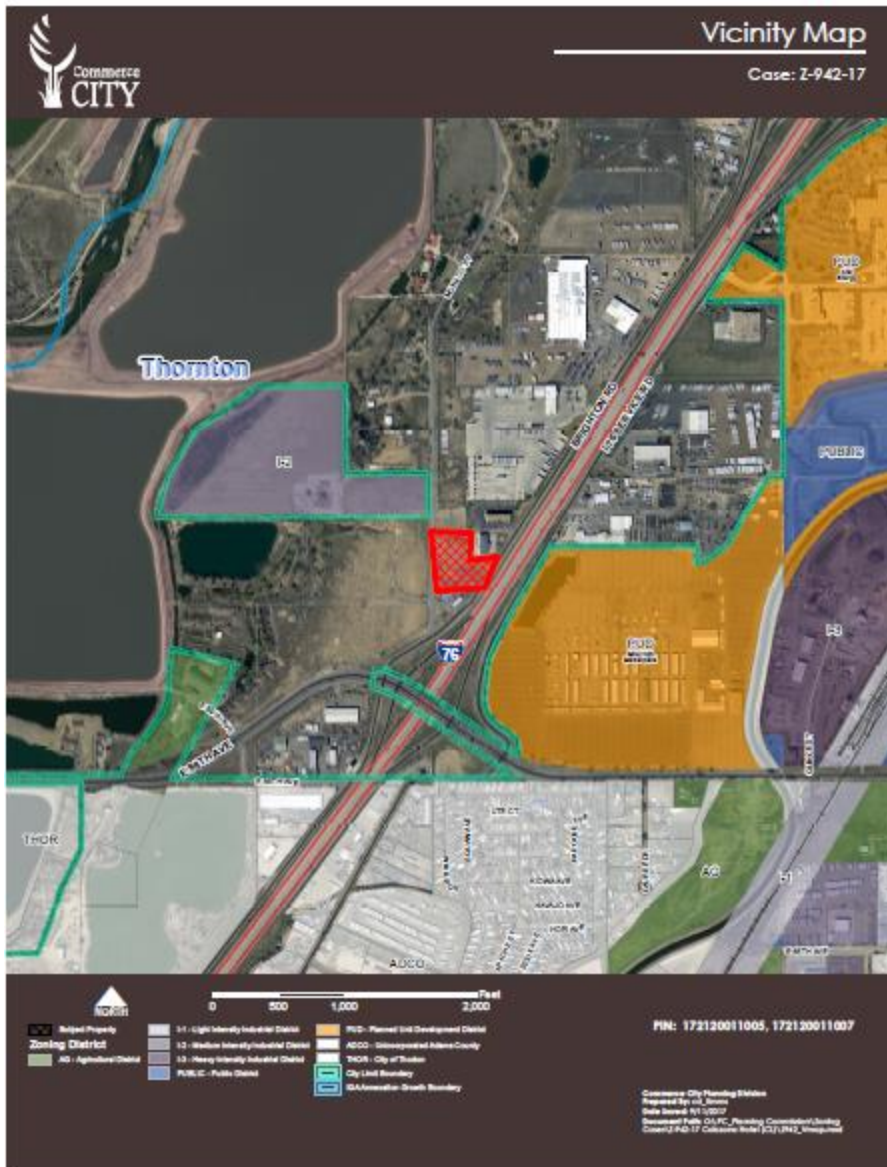


AN-247-17, AN-248-17, and Z-942-17

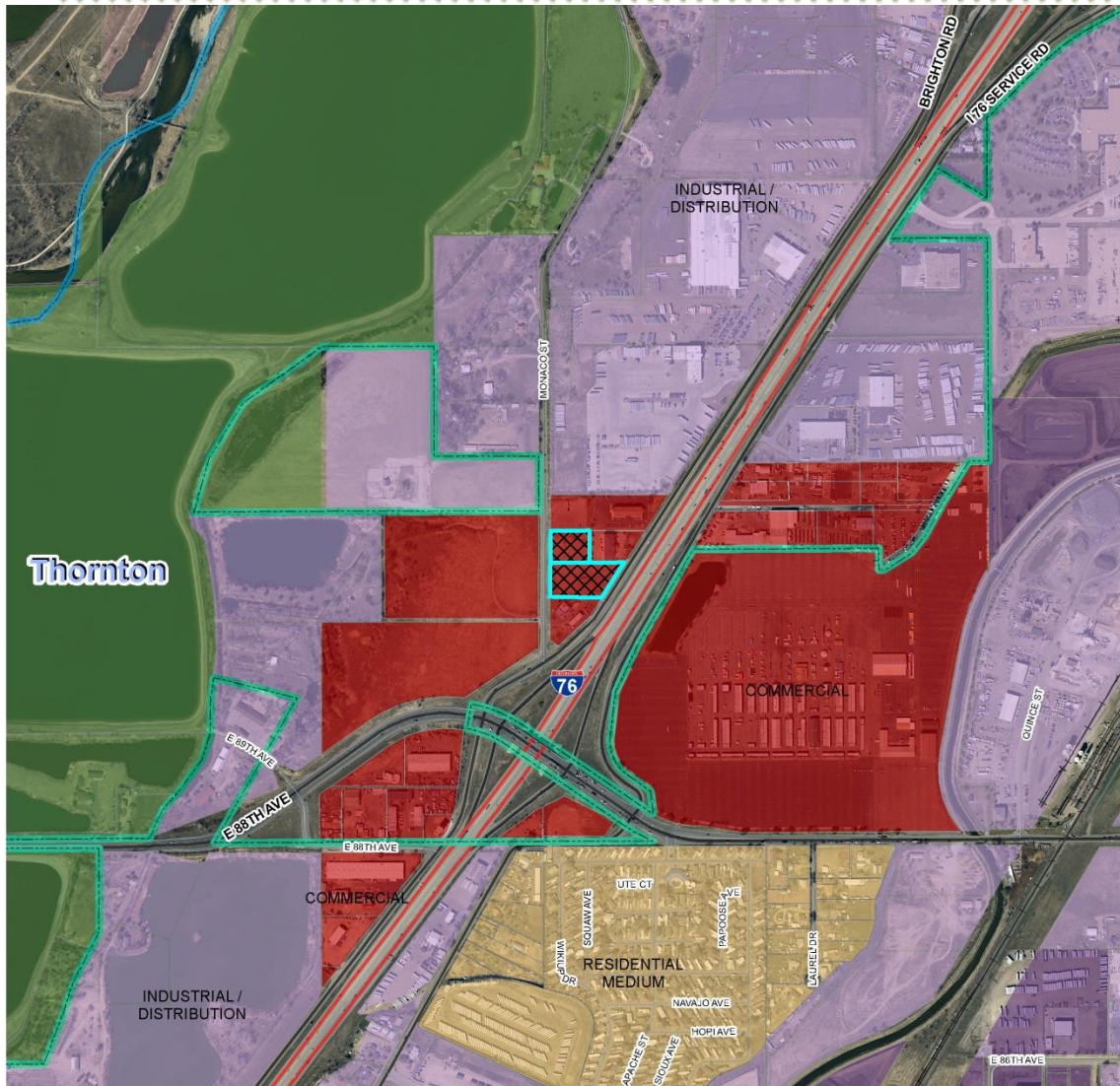
Location:	East 88 th Avenue/Monaco Street/I-76 Frontage
Applicant:	Colozona Inc.
Request:	Annexation and Zoning to C-3 for two parcels

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Currently Zoned:
Adams County Commercial



Future Land Use Plan



Designation:
Commercial and
Highway Retail

Aerial Location



Site Photos

View looking north and east



View looking south



View looking west



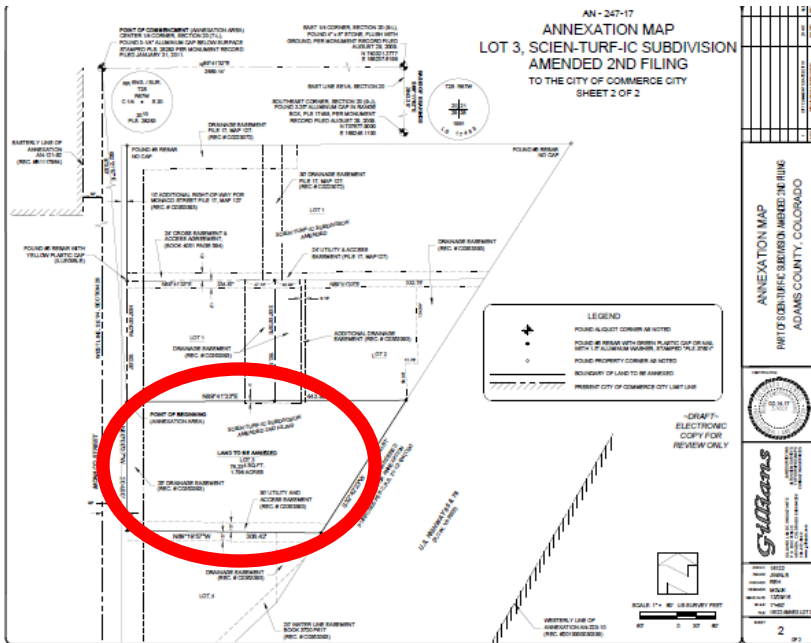
Request

- Annexation and zoning to Commerce City C-3
 - Proposed 4 –story hotel (America’s Best Value Inn- under Red Lion brand ownership) and multi-tenant retail (no specific tenants identified to staff).
 - There is an administrative review for the hotel and retail building occurring concurrently via case D-349-17.
 - There is an administrative consolidation plat to combine both parcels into one occurring concurrently via case S-684-17.

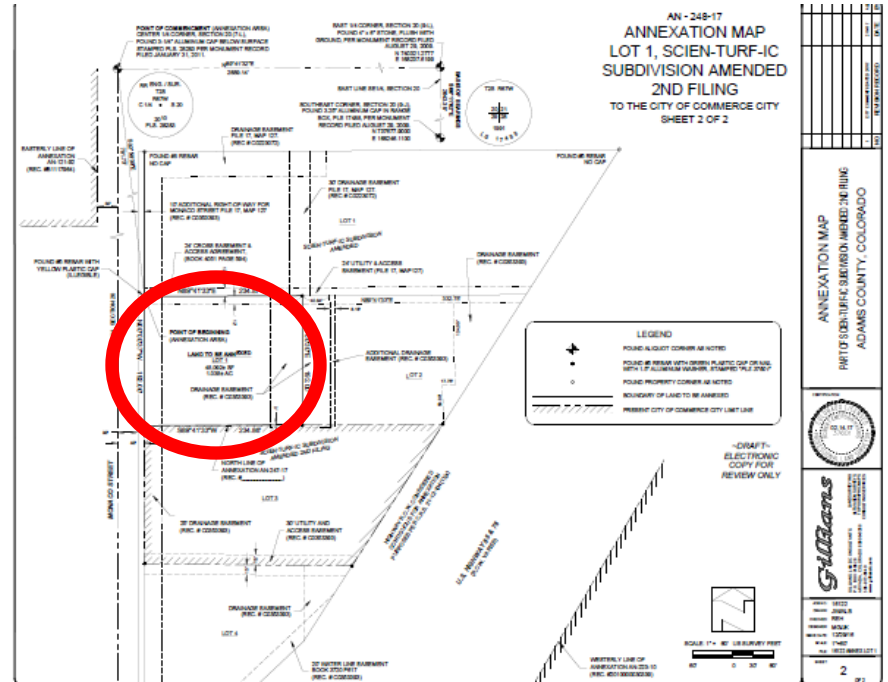


Annexation Maps

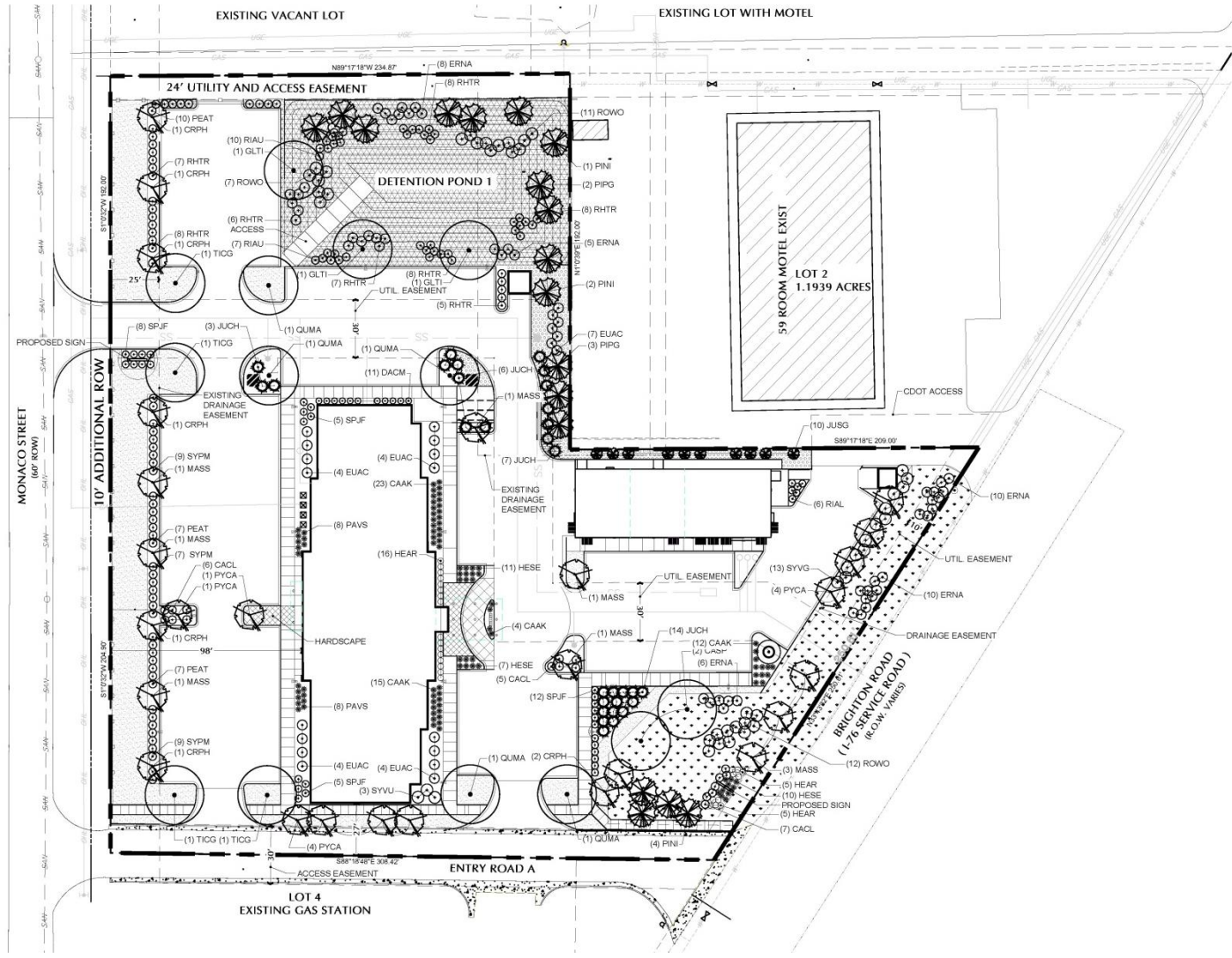
- AN-247-17



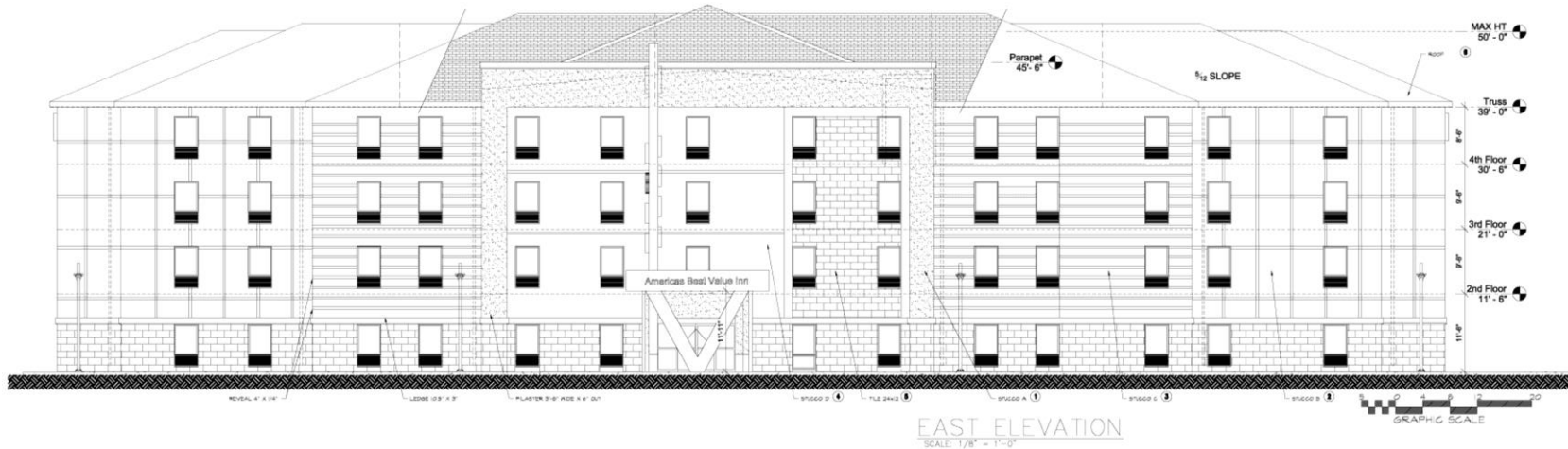
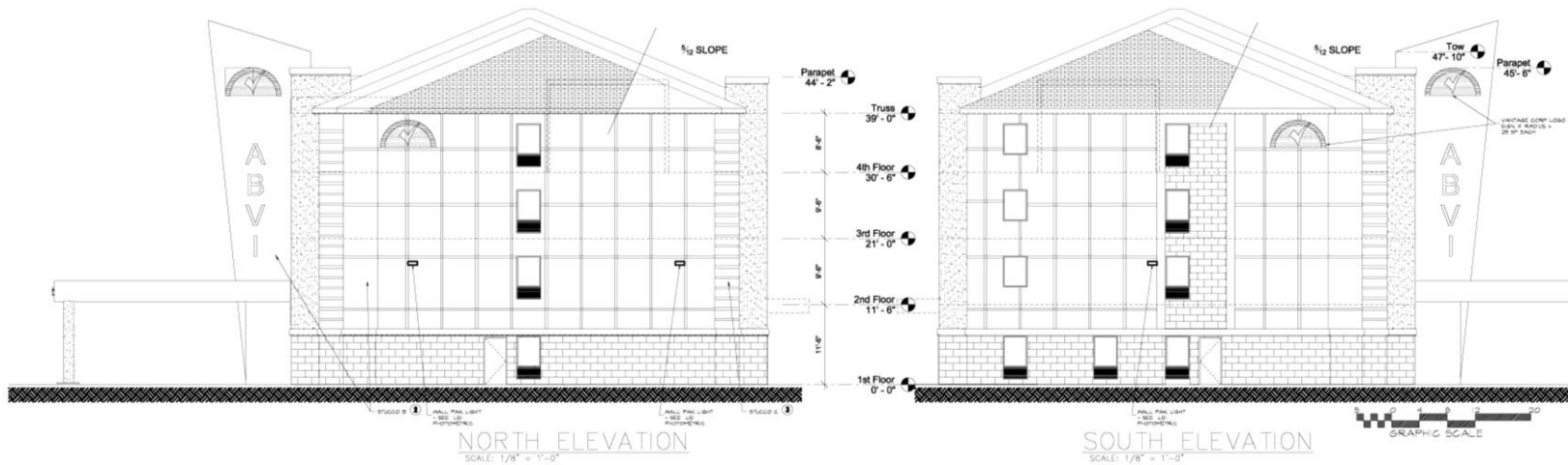
- AN-248-17



NOTE: Neither Monaco Street or I-76 Frontage Road will be annexed with this property and will remain unincorporated.

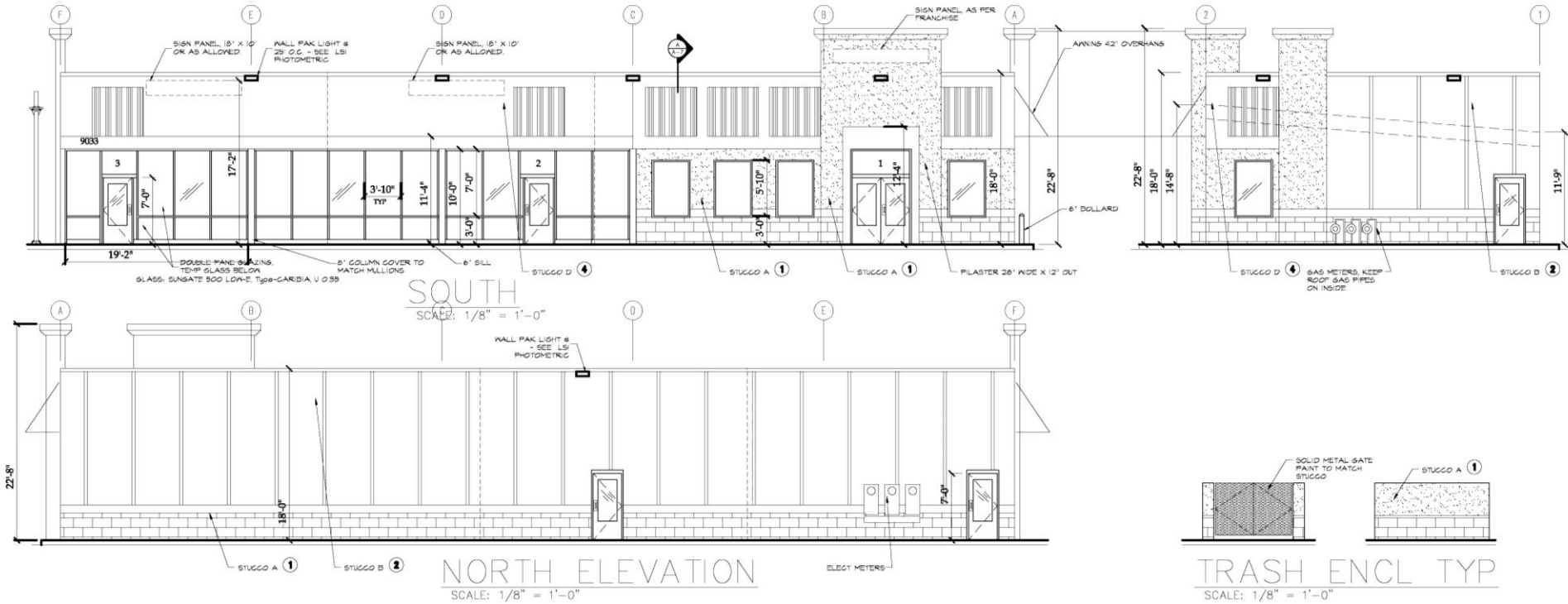


Hotel Elevations



Commerce
CITY

Retail Elevations



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 commercial uses.
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 C-3 designation is most compatible with the future land use designation of the property as commercial and highway retail
The zoning is most compatible to the county zoning of the property at the time of annexation; or	The requested C-3 zoning designation is the most similar to the existing C-4 zoning in Adams County.
The zoning is most comparable to the present use(s) on the property.	N/A

Public Notification

- As of September 11, 2017, staff has received no response to public notice.



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DRT Recommendation for Annexation

- The DRT recommends that the City Council vote to **approve** the annexation requests (AN-247-17 and AN-248-17).



Commerce
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Recommendation for Zoning

- On August 1, 2017, the Planning Commission voted 5-0 to forward this request (Z-942-17) to City Council for approval.





**City staff and the applicant are
available to answer questions.**

