



Case # AN-241-17, AN-242-17, AN-243-17

A request to annex 71.23 acres of city owned land
for the expansion of Highway 2.

Applicant: City of Commerce City

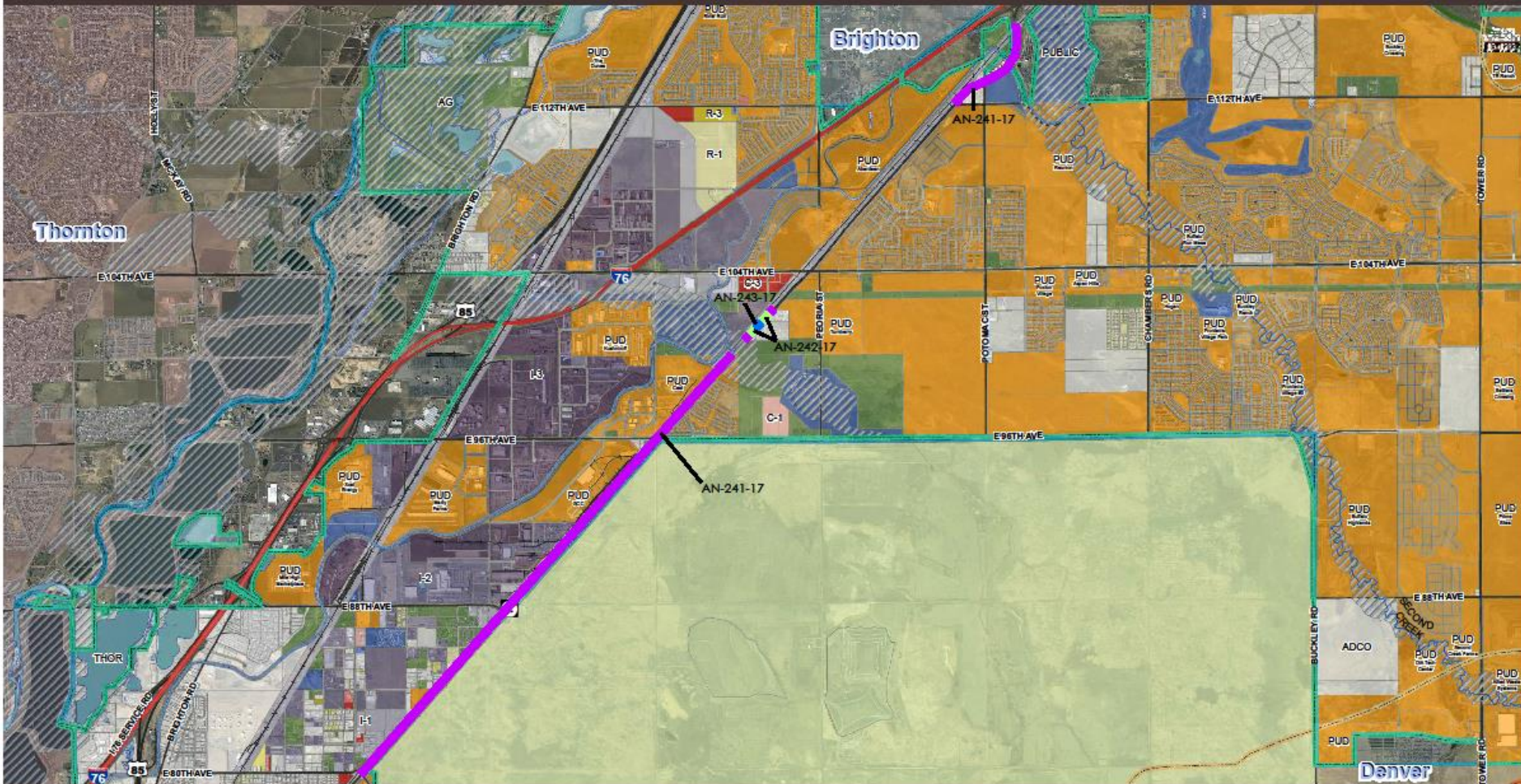
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Presented by Domenic Martinelli, City Planner

Subject Property



Vicinity Map

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NORTH 0 500,000 2,000 3,000 4,000 5,000 6,000 Feet

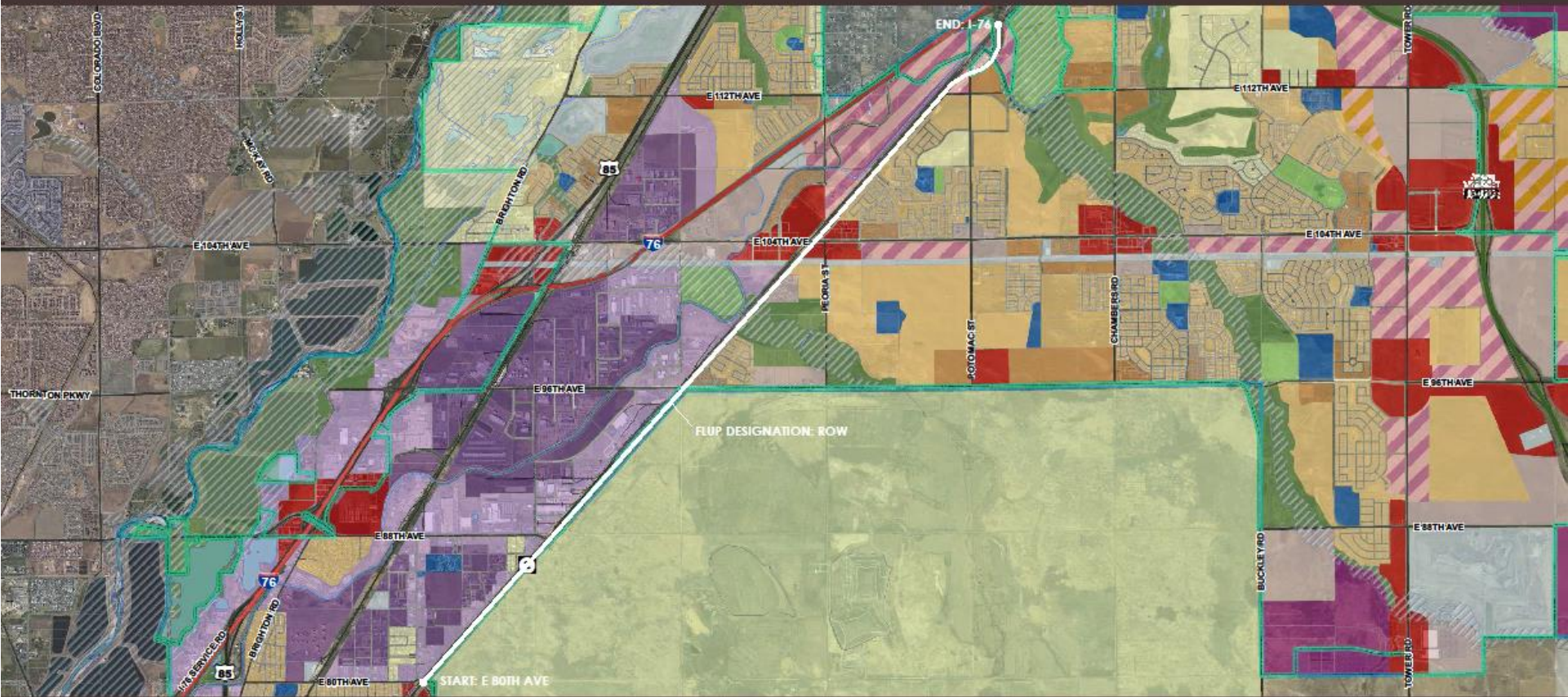
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|---|---|---|--|--|--|
| Subject Property | G-1 - Local Commercial District | I-1 - Light Intensity Industrial District | PUBIC - Public District | R-2 - Single-Family Attached Residential District | THOR - City of Thornton |
| Zoning District | G-3 - General Commercial District | I-2 - Medium Intensity Industrial District | PUD - Planned Unit Development District | R-3 - Multi-Family Residential District | City Limit Boundary |
| AG - Agricultural District | G-5 - Regional Commercial District | I-3 - Heavy Intensity Industrial District | R-1 - Single-Family Detached Residential District | ADCO - Unincorporated Adams County | IGA Association Growth Boundary |

Commerce City Planning Division
Prepared By: CLM/RTW
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Future Land Use – Right of Way



Future Land Use Map Case: AN-241-17, AN-242-17, AN-243-17



- Legend
- | | | |
|-------------------------------|----------------------|---------------------------|
| CA Annexation Growth Boundary | Residential - Low | DIA Technology |
| City Limit Boundary | Residential - Medium | Industrial / Distribution |
| | Residential - High | General Industrial |
| | Mixed Use - E-470 | Utility |
| | Mixed Use | Public |
| | Commercial | Park |
| | Office / Campus | Open Space / Recreation |

Commerce City Planning Division
Prepared By: cd_martinez
Date Saved: 8/8/2017
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Request

- Annex the subject property of 71.23 acres of city owned property.
- The subject properties will be utilized as additional right-of-way for the city's expansion of Highway 2 from two lanes to four lanes.
- As the City of Commerce City does not assign zoning designations to right-of-way, there will be no associated zoning cases with these annexations.



DRT Analysis – Annexation Approval Criteria

Annexation Approval Criteria	Rationale
The annexation complies with state law and the Land Development Code.	The annexation complies with applicable state law and meets requirements of the Land Development Code.
The annexation is consistent with the Comprehensive Plan and the best interest of the city served.	The annexations are consistent with the “Right-of-Way” designation in the comp plan, and the future arterial requirements of the transportation plan.
The property is within the Municipal Service Area (MSC).	Yes, the properties are within the MSC.
The property can be integrated into the city in compliance with the LDC.	Yes, the property will be utilized as Right-of-Way as identified in the 2010 Transportation Master Plan.
At the time of development, capacity will exist to serve the user.	Adequate capacity for the site is in place.
The annexation will not limit the city’s ability to integrate surrounding property into the city.	The annexations will make it easier to integrate future properties into the city.

DRT Recommendation

- The Development Review Team recommends that the City Council **approve** the proposed annexations.





Staff is available to answer any questions.

