



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

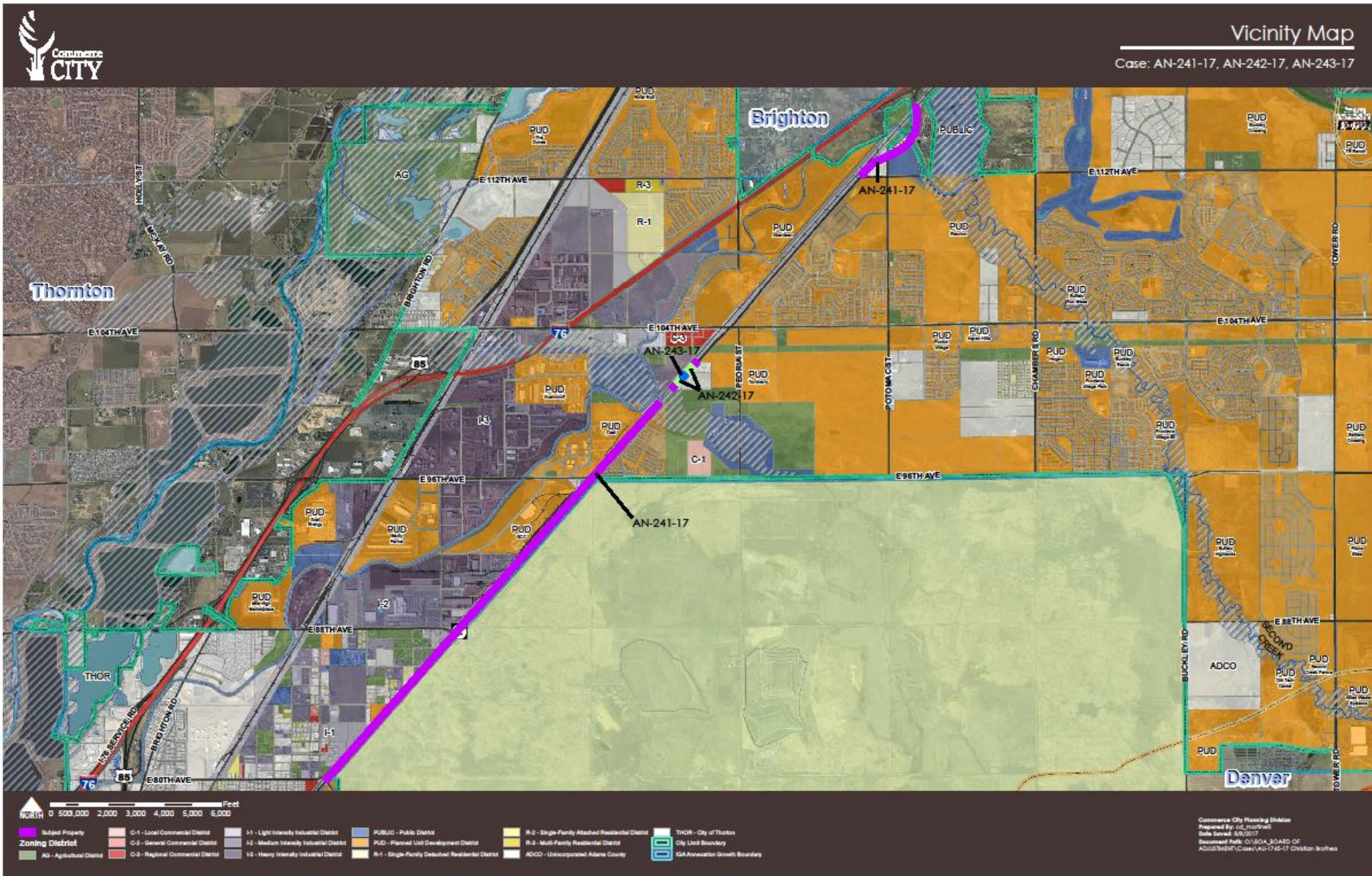
A request to annex 71.23 acres of city owned land
for the expansion of Highway 2.

Applicant: City of Commerce City

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Presented by Domenic Martinelli, City Planner

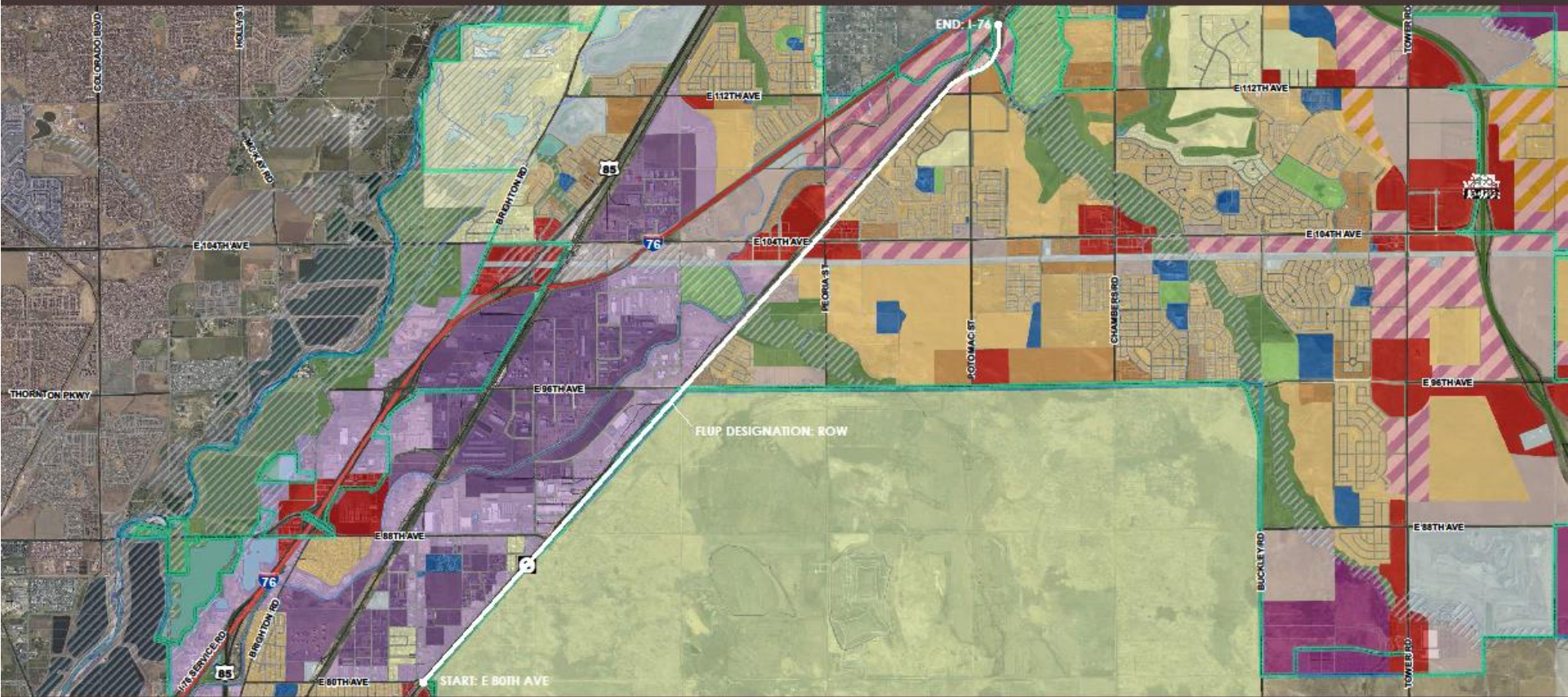
Subject Property



Future Land Use – Right of Way



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



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

Commerce City Planning Division
Prepared By: cd_martinez
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Document Path: O:\SCA_BOARD OF ADJUSTMENT\Cases\AU-1745-17 Christian Brothers Automotive USF (DM)\1x17 FLUP Map.mxd

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.

