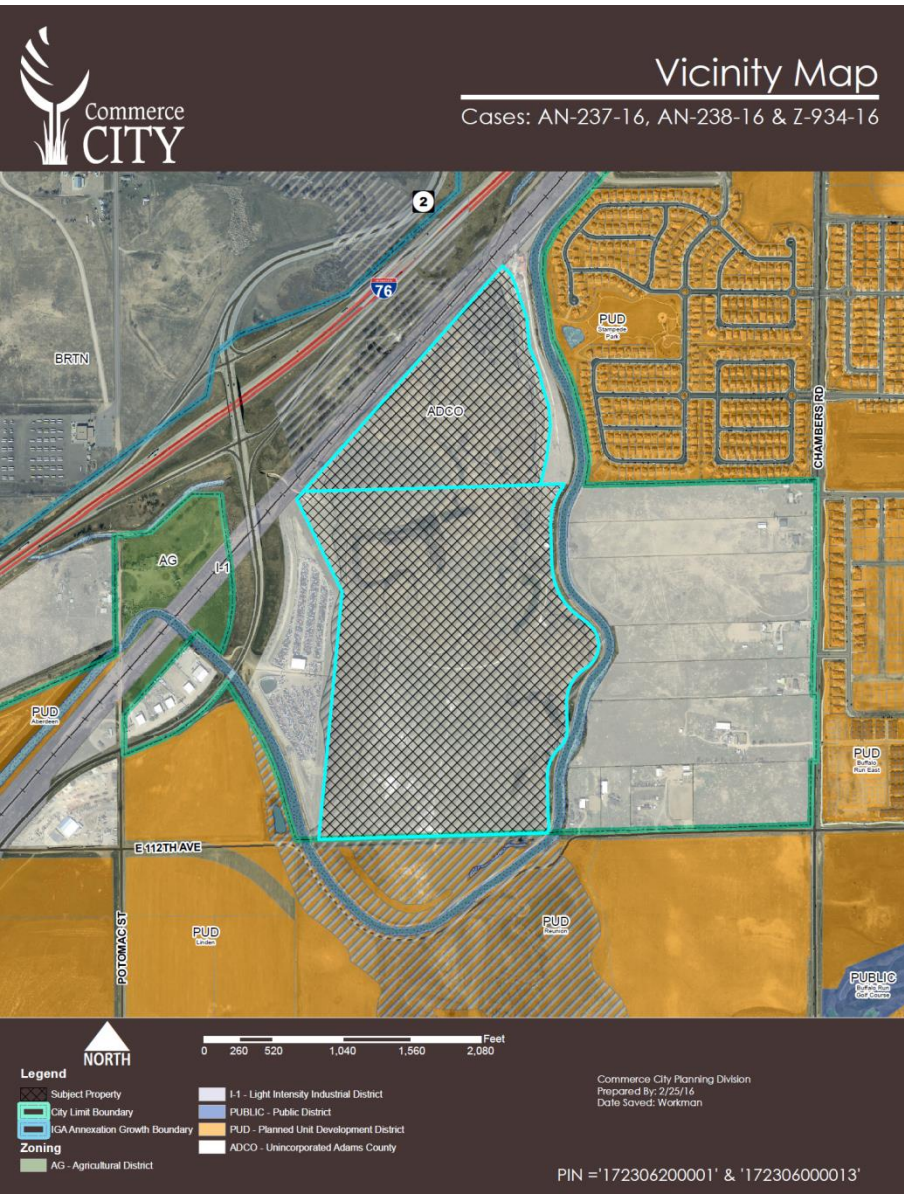




AN-237-16, AN-238-16, & Z-934-16

Location:	2 nd Creek Park Site
Applicant:	Commerce City
Request:	Annex and Zone the property

Vicinity Map



Currently Zoned:
Adams County A-3



Future Land Use Plan



Designation:
Park Space



Aerial



Request

- Annex and Zone the subject property to the city's Public zoning designation.
 - Future development of the property as a Public Park.
 - Streamline future development of the property (no development proposed at this time).



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 a Public Park.
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 Commerce City's Public designation is most compatible with the future land use designation of the property as a public park.
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.



PC Zoning Recommendation

- On May 3, 2016, the Planning Commission voted 5 – 0 to recommend that the City Council vote to **approve** the requested Annexation Zoning.





Questions?

