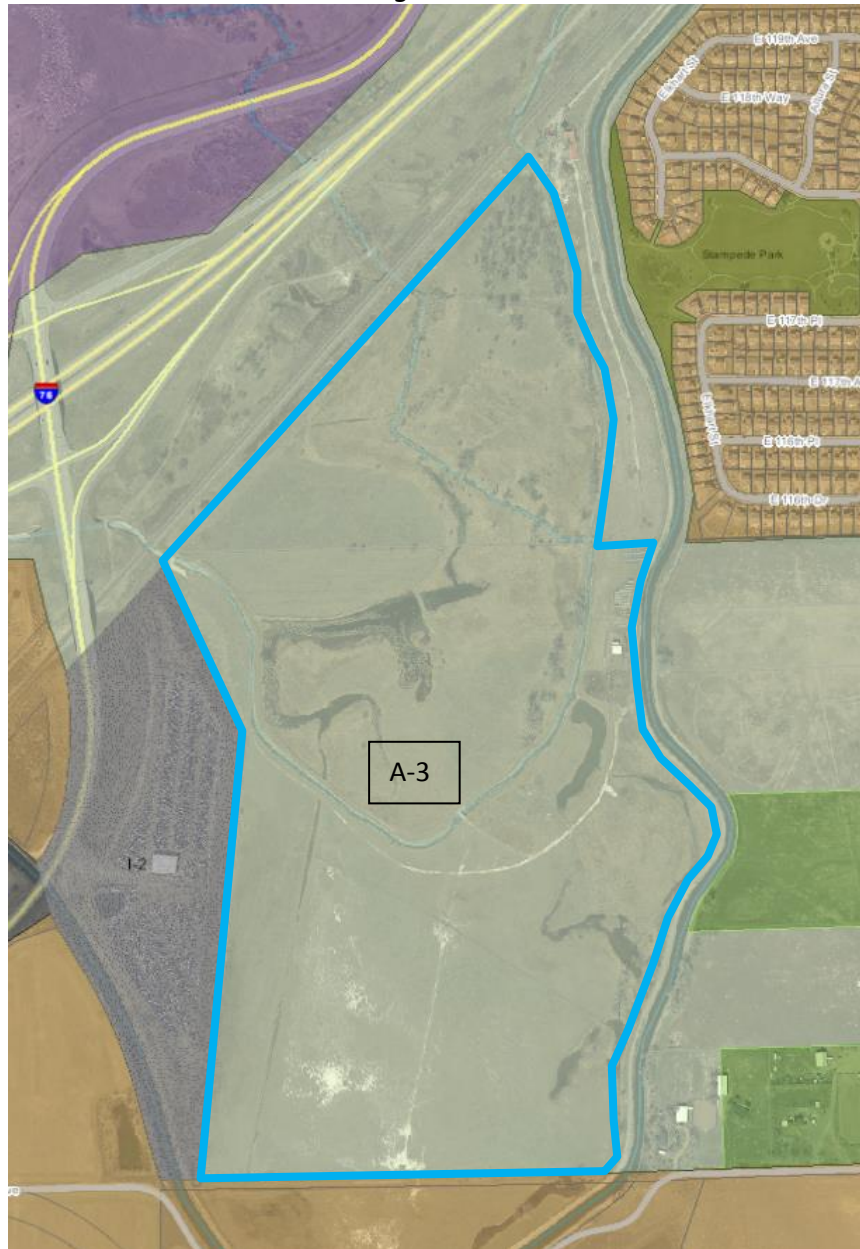


There is no development on the subject properties and the future plan for the subject properties is to develop them as a future park site. This request for annexation zoning is being made in conjunction with the annexation proceedings of AN-237-16 & AN-238-16 and in accordance with state law to zone annexed property within 60 days of annexation.

Section #2 – Current Adams County Zoning and Requested Commerce City Zoning:

All of the subject properties are currently zoned for Agricultural uses in Adams County (see Figure 2.1). The city intends to develop the properties as a public park in the future. The requested designation for Public is consistent with the future plans for the property.

Figure 2.1



Section #3 – Comprehensive Plan:

The city's Comprehensive Plan identifies the future land use for the subject properties as Park space (see Figure 3.1). The requested Public zone designation does not conflict with the undeveloped nature of the subject properties and the requested Public designation is consistent with the future plan for the site as a park.

Figure 3.1



Section #4 – Compliance with 21-3350 (Zoning of Newly Annexed Land):

When the city zones property that has been recently annexed, there are three ways in which property may be zoned:

- A. Most compatible with the city’s Comprehensive Plan designation of the property;
- B. Most compatible to the county zoning classification existing on the subject property at the time of acceptance by the city of the annexation petition for the subject property; or
- C. Most comparable to the present use(s) of the property.

The request for the Commerce City Public designation is most compatible with the Comprehensive Plan designation since it is identified for future park development and the Public designation allows for public parks.

Section #5 – Summary:

The City of Commerce City is requesting the approval of annexation zoning from Adams County A-3 to Commerce City Public for property located north of E. 112th Avenue and between Potomac Street and Chambers Road. The requested zoning for the property is consistent with the approval criteria for zoning newly annexed land (21-3350) and will make future development of the park site easier.