



SAGE DESIGN GROUP

March 16, 2017

Reunion Village 8/Eaton Parcel Annexation Narrative
(AN-245-17)

Statement of Request – Annex property to Commerce City

Total area to be annexed: 19.887 Acres

1. Conformance with the city's Comprehensive Plan –

- Yes, land to be annexed is in conformance with the City's Comprehensive Plan. Some key Comprehensive goals the annexed property conforms to:
 - Future Land Plan (Page 26, 27 and 83). The annexed property meets the future land use category (Residential) and related zoning.
 - Phase growth in an orderly, compact manner (page 23). The annexed property shall coordinate with infrastructure districts and provide all required funding.
 - Development Phasing (Page 48) The annexed property will be developed in a logical fashion and phased to ensure that infrastructure and services can be in place at the time that they are needed.
 - Land Use Goal 2.2 (Page 50-51) The annexed property is located in a Tier 1 planning area which is appropriate for urban development.
 - New Land Plan (Page 115) The annexed property will be a part of Reunion Village 8 which will provide housing that is easy to serve, fiscally sound and attract and retain residents.

2. Information on ecological or land use conditions which may be hazardous including oil and gas operations, dumps and landfills underground storage tanks, steep slopes wetlands, irrigation ditches, bodies of water and flood areas -

- No know hazardous material on property, property has been vacant or in agricultural use. A portion of this property is located in the floodplain.



SAGE DESIGN GROUP

3. Identification of the following districts for the property to be annexed -

1. Central Colorado Water Conservation
2. Fire District 4 South Adams
3. Rangeview Library District
4. RTD
5. School District 27J
6. Urban Drainage & Flood Control
7. Urban Drainage South Platte

Annexation Information Sheet (Question 7) –

1. The location of existing streets and utility lines:

- Please see submitted Annexation Map

2. Existing and proposed land use patterns and existing zoning:

- The applicant requests to designate the subject's property's zoning as currently constituted within the existing zoning documents, including the Reunion PUD Zone Document Amendment #1 of the Buffalo Hills Ranch PUD Zone Document and Amendment #4 of the Reunion PUD Zone Document. Please see attached Adams County Zoning Map and Commerce City Future Land Use Plan Map for existing zoning.

3. Size of commercial or industrial facilities:

- Applicant shall follow the allowable uses as listed in the Reunion PUD (See attached highlighted Reunion PUD listing allowable uses). Currently, no commercial or industrial facilities are planned in the Annexation area.

4. Estimated number of school students generated:

- Per the Reunion PUD, the subject property is allowed a range of 100 to 280 dwelling units. At this time; the applicant does not have a total number of proposed dwelling units to calculate the estimated number of students. Applicant shall satisfy all school District Capital Construction Fees and work with the school district during the review process as required.

5. Number of dwelling units:

- Per the Reunion PUD, the subject property is allowed a range of 100 to 280 dwelling units.