AN-247-17, AN-248-17, and Z-942-17

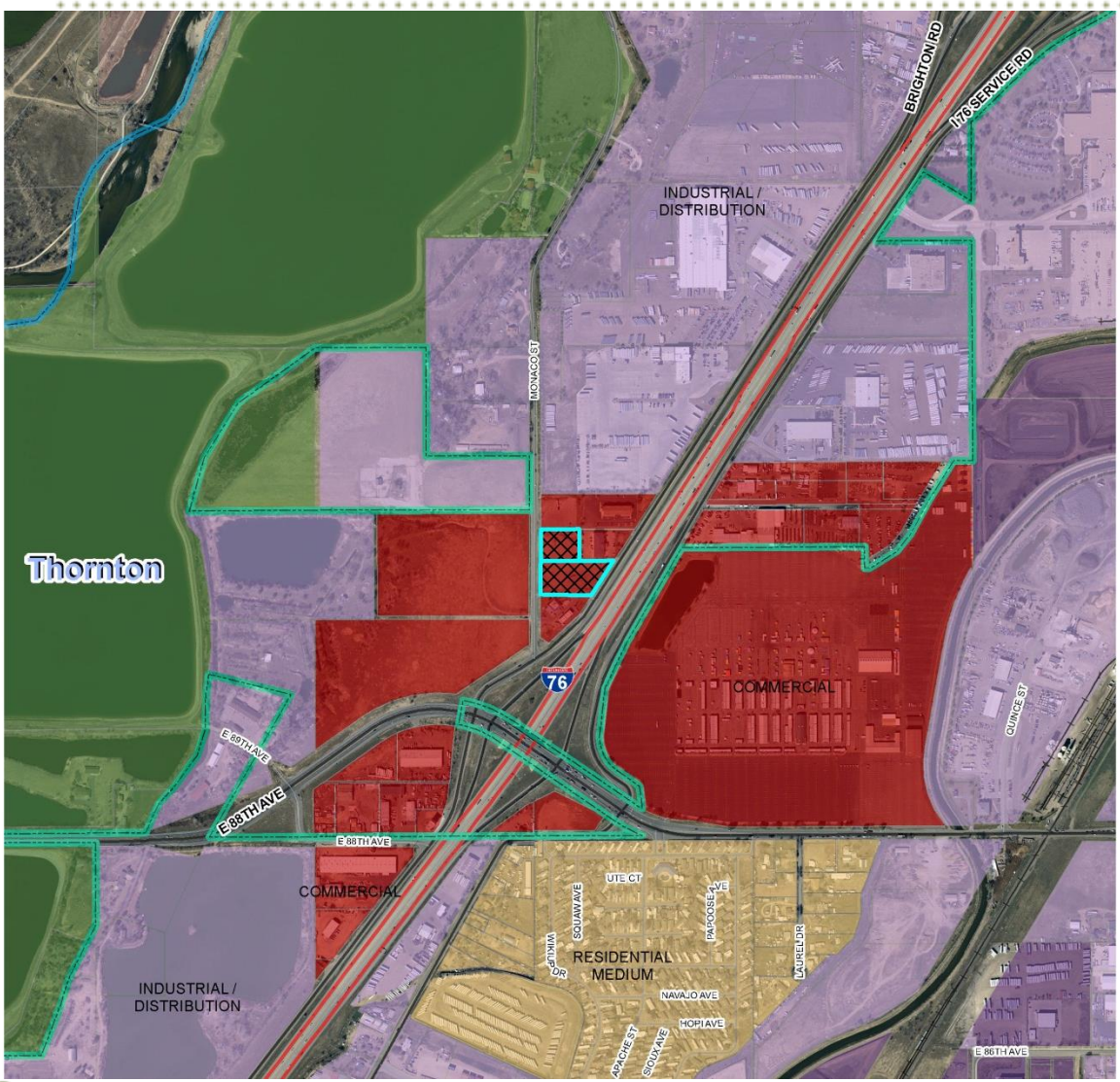
Location: East 88th Avenue/Monaco Street/I-76 Frontage
Applicant: Colozona Inc.
Request: Annexation and Zoning to C-3 for two parcels

Vicinity Map

Currently Zoned:

Adams County Commercial

Future Land Use Plan



Designation:
Commercial and Highway Retail

Aerial Location

Site Photos

View looking north and east

View looking south

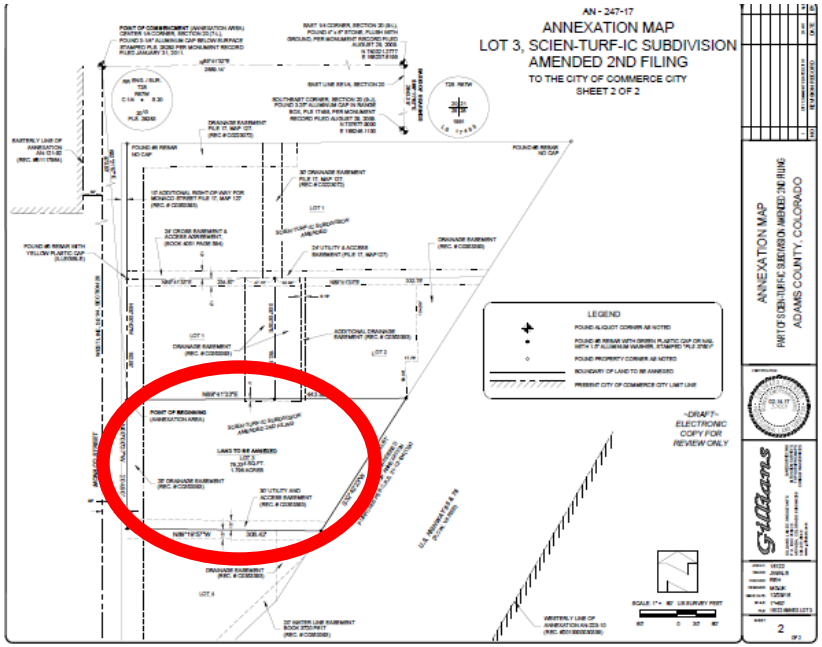
View looking west

Request

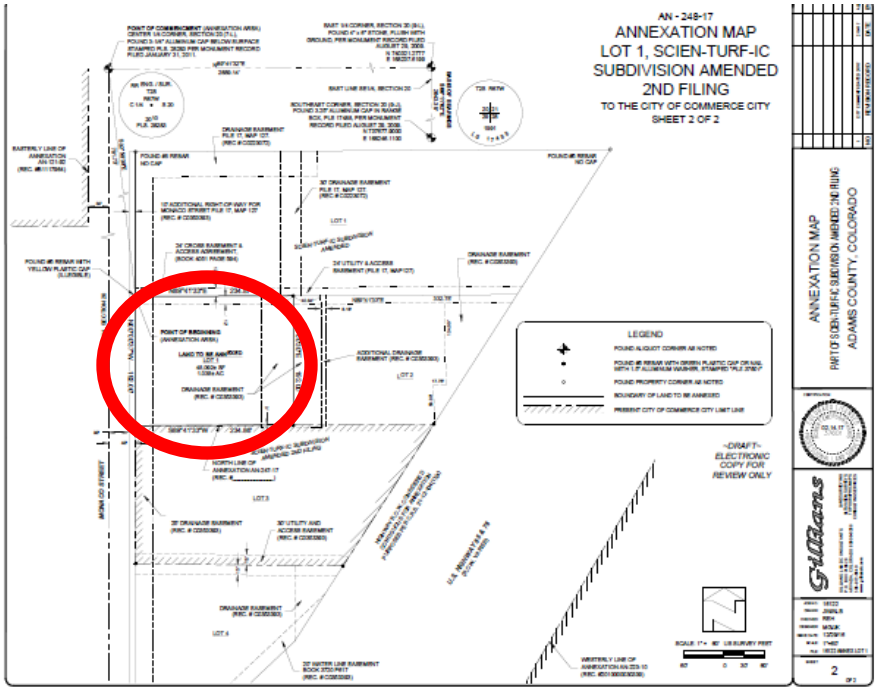
- Annexation and zoning to Commerce City C-3
  - Proposed 4 –story hotel (America's Best Value Inn- under Red Lion brand ownership) and multi-tenant retail (no specific tenants identified to staff).
  - There is an administrative review for the hotel and retail building occurring concurrently via case D-349-17.
  - There is an administrative consolidation plat to combine both parcels into one occurring concurrently via case S-684-17.

Annexation Maps

- AN-247-17

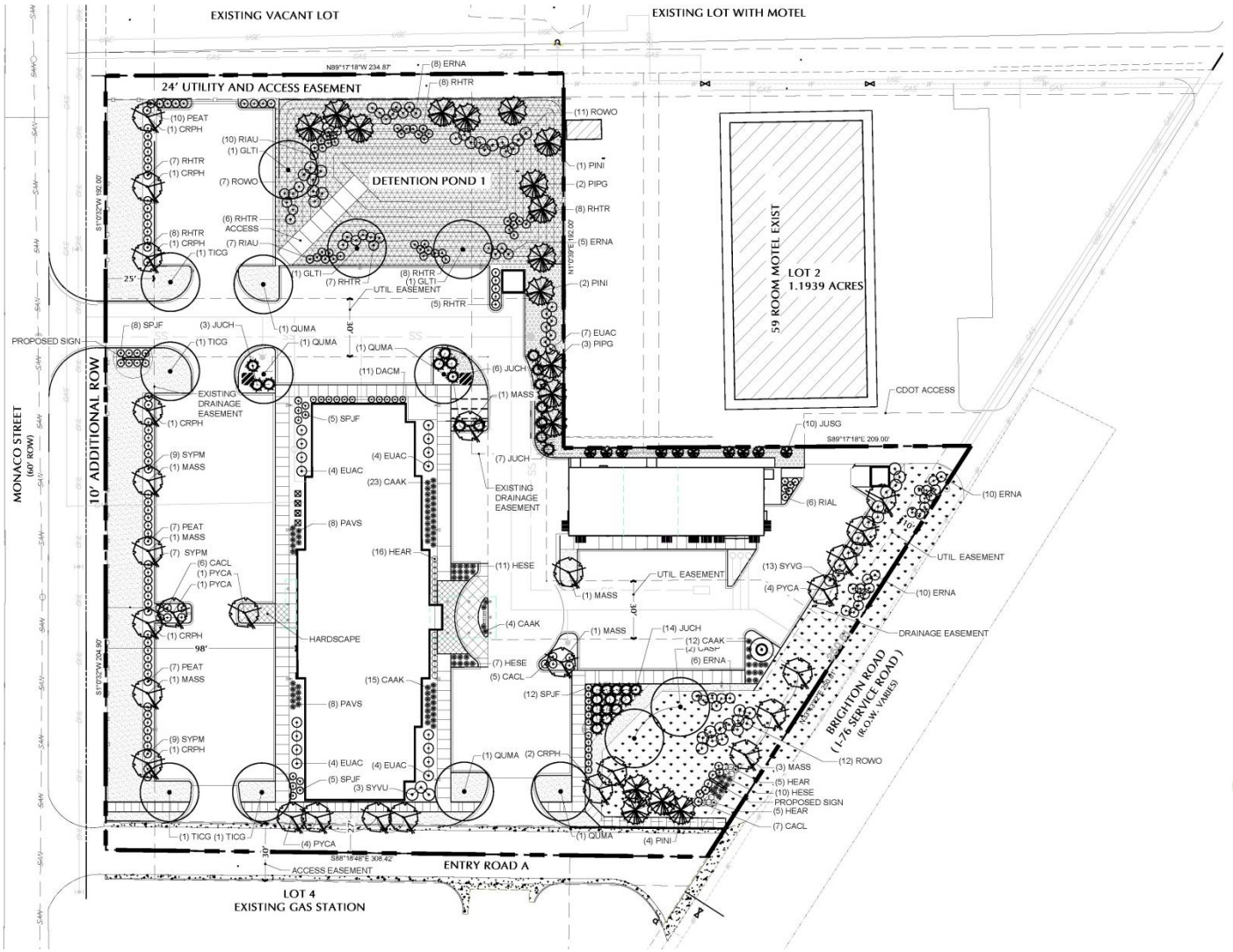


- AN-248-17

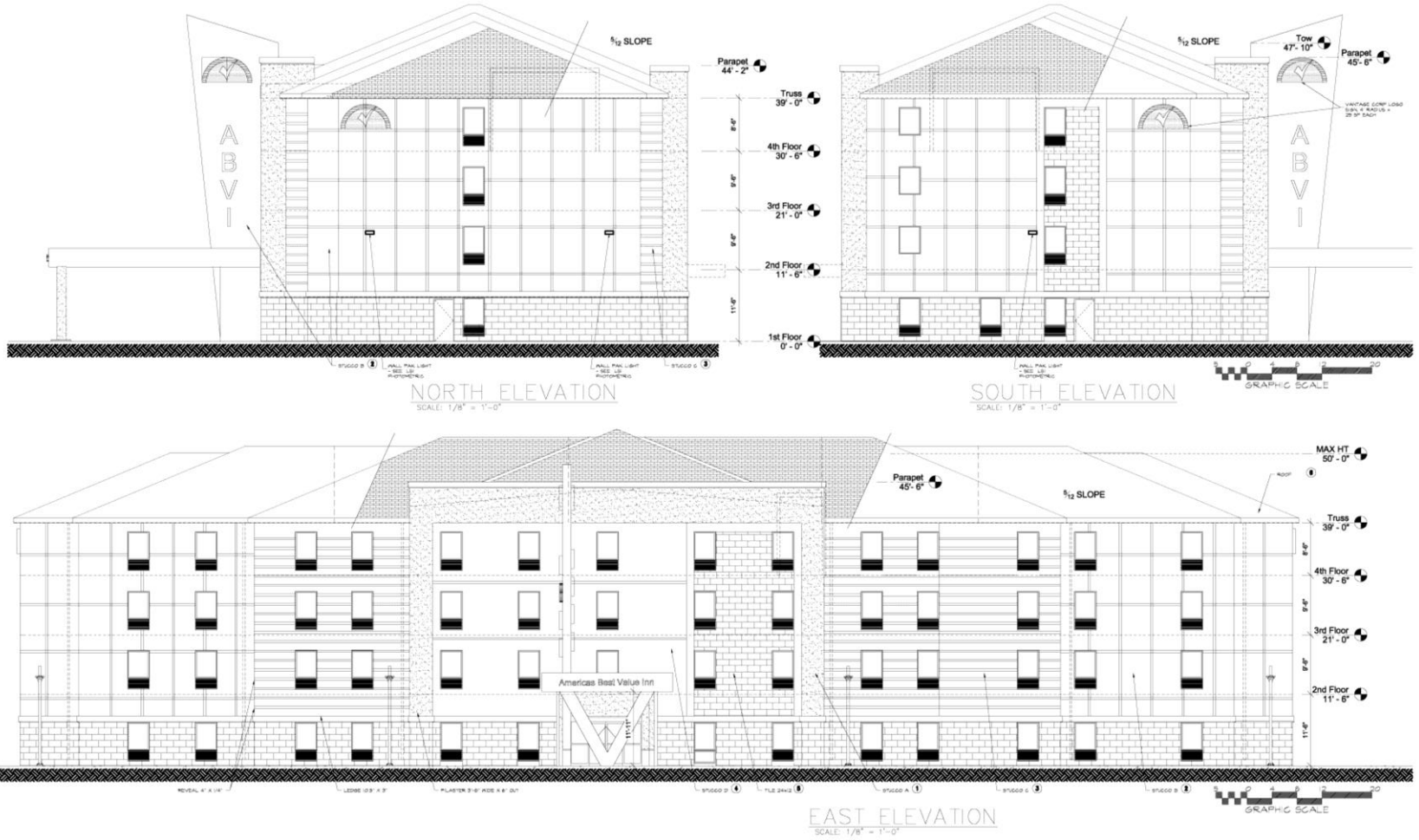


NOTE: Neither Monaco Street or I-76 Frontage Road will be annexed with this property and will remain unincorporated.

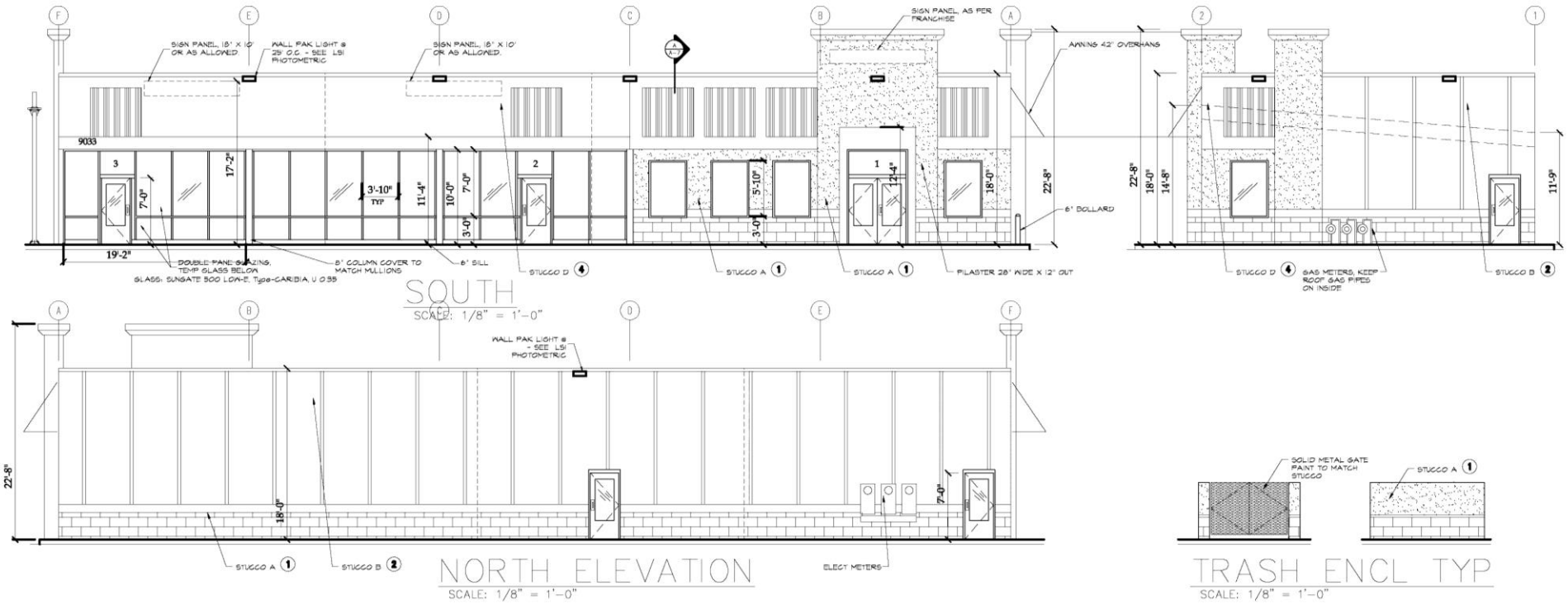
Site Plan


EXISTING VACANT LOT
EXISTING LOT WITH MOTEL
24' UTILITY AND ACCESS EASEMENT
DETENTION POND 1
59 ROOM MOTEL EXIST
LOT 2
1.1939 ACRES
CDOT ACCESS
PROPOSED SIGN
MONACO STREET
(60' ROW)
10' ADDITIONAL ROW
EXISTING DRAINAGE EASEMENT
UTIL. EASEMENT
HARDSCAPE
ACCESS EASEMENT
ENTRY ROAD A
LOT 4
EXISTING GAS STATION
BRIGHTON ROAD
(I-76, SERVICE ROAD)
(R.O.W. VARIES)
DRAINAGE EASEMENT
PROPOSED SIGN

Hotel Elevations



Retail Elevations



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 commercial uses.
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 C-3 designation is most compatible with the future land use designation of the property as commercial and highway retail
The zoning is most compatible to the county zoning of the property at the time of annexation; or	The requested C-3 zoning designation is the most similar to the existing C-4 zoning in Adams County.
The zoning is most comparable to the present use(s) on the property.	N/A

Public Notification

- As of September 11, 2017, staff has received no response to public notice.

DRT Recommendation for Annexation

- The DRT recommends that the City Council vote to **approve** the annexation requests (AN-247-17 and AN-248-17).

Recommendation for Zoning

- On August 1, 2017, the Planning Commission voted 5-0 to forward this request (Z-942-17) to City Council for approval.

Commerce CITY

City staff and the applicant are available to answer questions.