

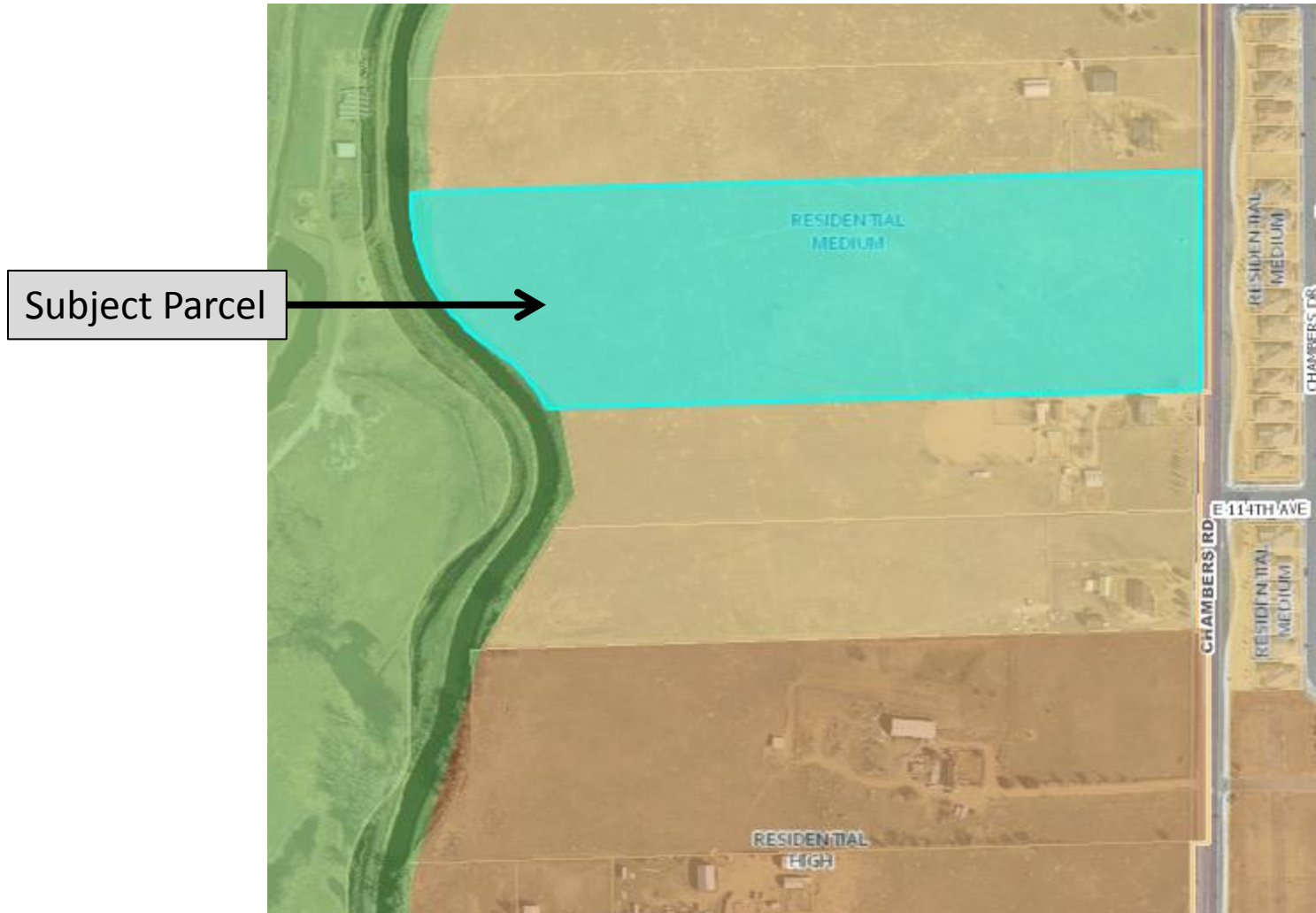


AN-239-17, AN-240-17, S-655-17 & Z-936-17

Location:	11555 Chambers Road
Applicant:	Landing Place Church
Request:	Annexations, Annexation Zoning & Subdivision Plat



Comp Plan: Residential Medium



O'Brian Canal

Subject Parcel

20 acre Property
8 acres proposed for development

Parcel numbers along the street: 11751, 11591, 11581, 11571, 11561, 11551, 11531, 11511, 11491, 11481, 11471, 11461, 11451, 11441, 11431, 11421, 11403, 11401, 11391, 11381.

Streets: E 116TH AVE, CHAMBERS DR, 4TH AVE.

Views – North & East



North



East

Views – South & West



South



West

Current Request

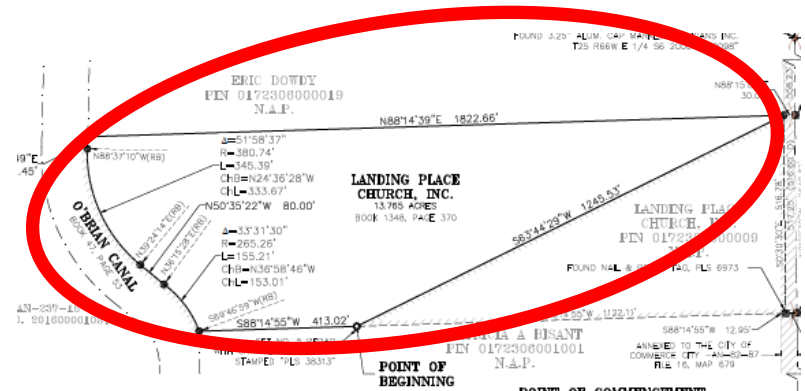
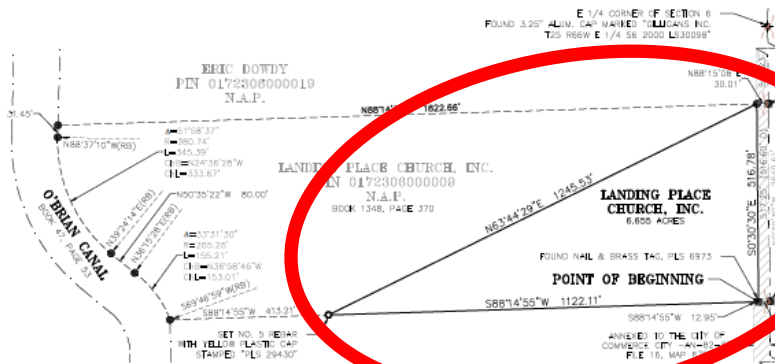
- The applicant is requesting the following:
 - Annexation from ADCO
 - Subdivision to divide existing parcel into 2 lots
 - Subdivision processed to create 2 lots for zoning
 - Annexation Zoning to Commerce City C-1 & AG
 - Development Plan: administrative review by Staff



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Request #1 : Annexation Maps

- AN-239-17
- AN-240-17



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-1 & AG designation is most compatible with the future land use designation of the property as residential medium.
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

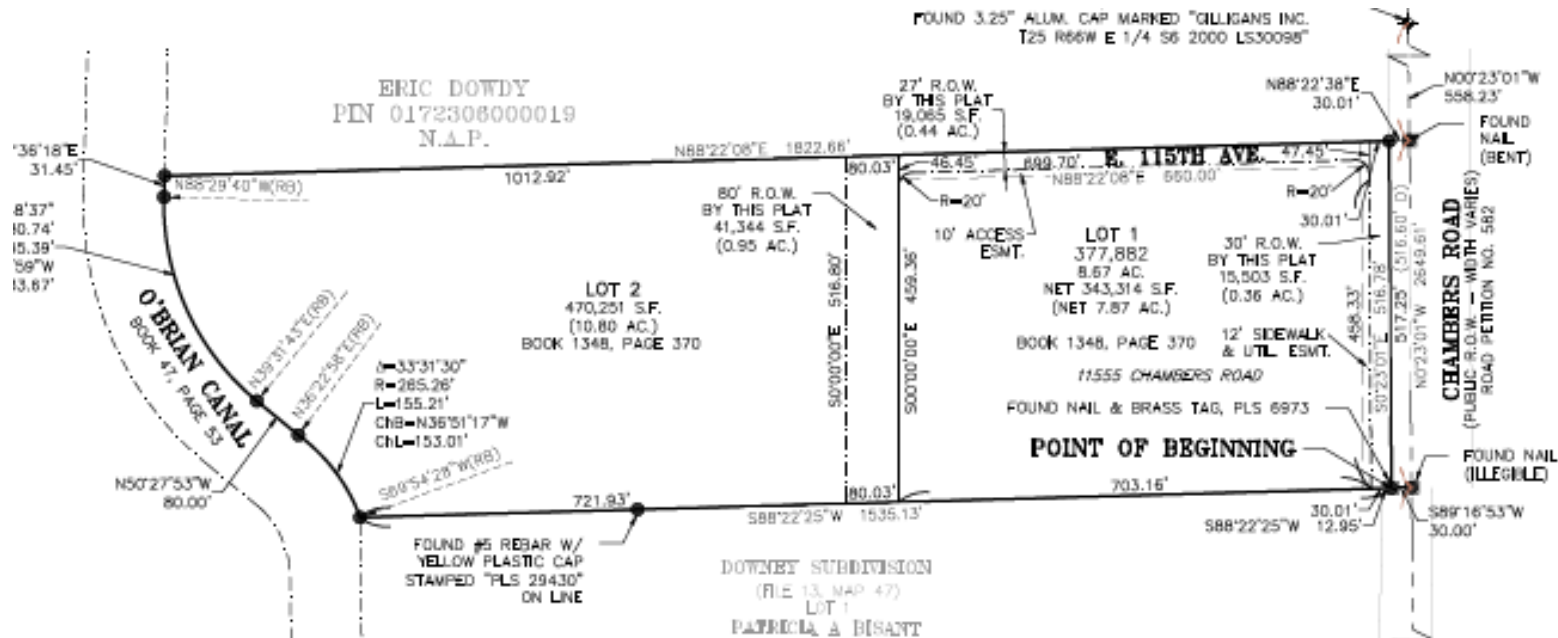
Request #2 : Subdivision

- The applicant is proposing case S-655-17, the Landing Place Church Subdivision Filing No. 1., to subdivide a 20 acre property into 2 parcels (8 acres & 12 acres) in order to develop a new church.
- Will receive annexation zoning via case Z-935-17.
- The church building is being processed via case D-263-17, on proposed Lot 1
- No current plans to develop Lot 2



Proposed – Subdivision Plat

LANDING PLACE CHURCH SUBDIVISION FILING NO. 1
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 68 WEST,
 OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 2



PC Analysis

- Proposed Subdivision Plat:
 - Subject lots meet the minimum C-1 and AG zoning lot area and access requirements.

Table 1.1

C-1	Standards		Proposed	
	Minimum Lot Area	8,000 sq.ft.	Lot 1	343,314 sq.ft.
	Minimum Lot Frontage	70 feet		458 feet
	Access	Dedicated R.O.W.		E. 115 th Ave.

Table 1.2

AG	Standards		Proposed	
	Minimum Lot Area	43,560 sq.ft.	Lot 2	470,251 sq.ft.
	Minimum Lot Frontage	100 feet		516 feet
	Access	Dedicated R.O.W.		80 foot R.O.W.

Final Plat Criteria

In accordance with LDC, Sec. 21-3241. Final Plat:

- PC concludes the requested subdivision plat meets the approval criteria for Final Plats.
- The proposed parcel sizes have been found to be consistent with C-1 zoning and AG zoning.
- The proposed plat will not create substantial undue adverse effects to the surrounding properties and adequate services are available for the existing and future development of the subject properties.



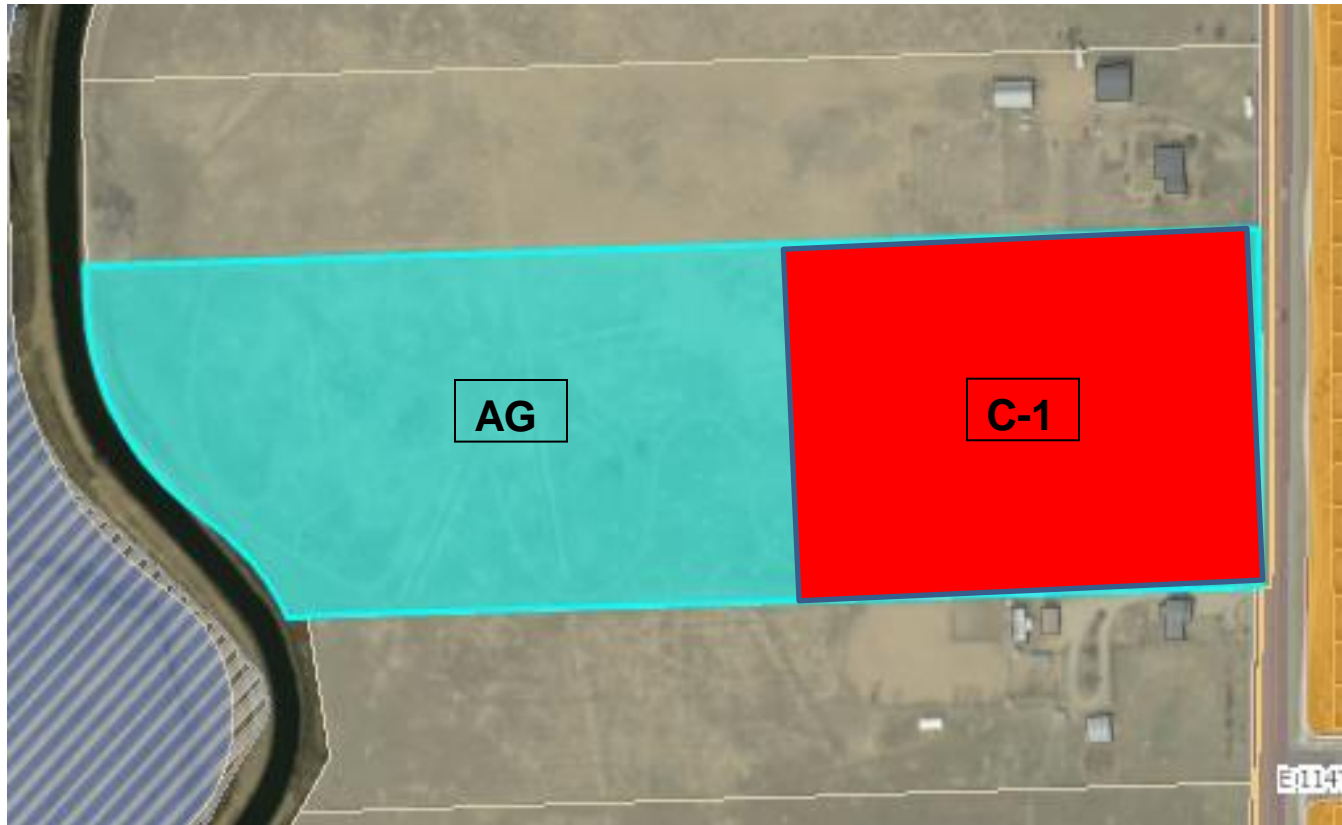
Request #3 : Annexation Zoning

- The applicant is requesting Annexation Zoning of 2 lots proposed in subdivision case S-655-17
- Zoning proposed from Adams County Ag. to Commerce City:
 - Commercial 1 (C-1) for Lot 1
 - Agricultural (AG) for Lot 2
- The church is being processed case D-263-17, on Lot 1
- No current plans to develop Lot 2



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Current Request – Annex. Zoning Visual



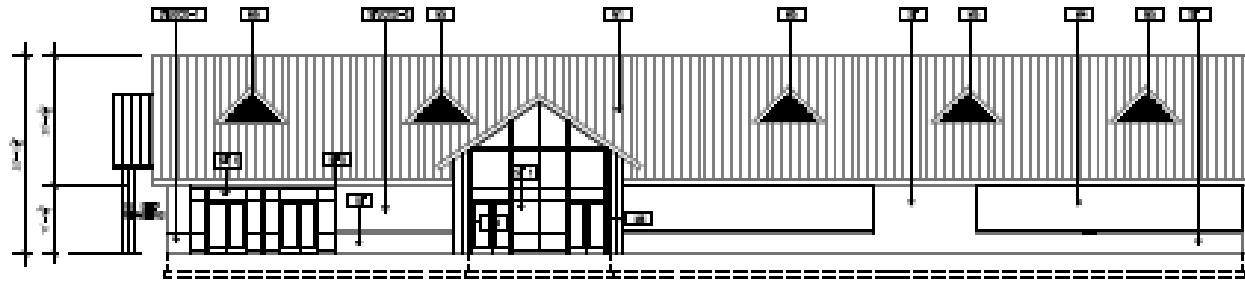
PC Analysis

- Proposed C-1 & AG zoning appropriate for neighborhood:
 - Property is identified by Future Land Use Plan as Residential Medium
 - Local commercial allowed if located along arterial/collector ROW
 - C-1 zoning proposed along a heavily traveled minor arterial
 - C-1 zoning is least intense commercial district, and allows church as “By Right” vs. Use-by-Permit (as required in residential zoning districts)
 - AG zoning proposed until future development

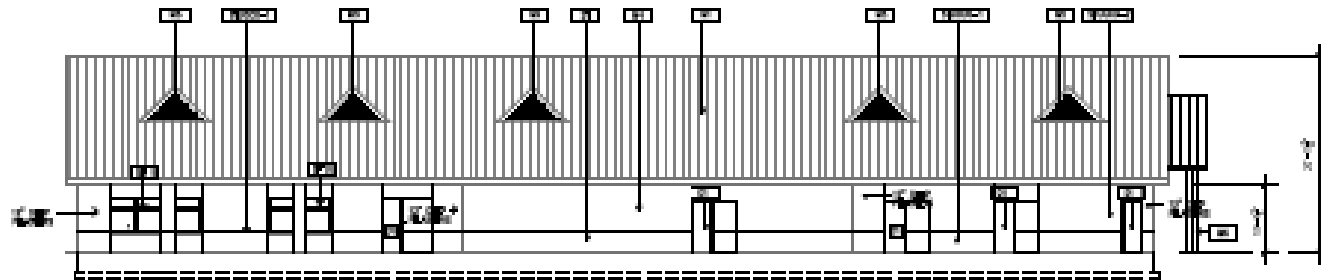




Elevations (E. & W.) – Lot 1



WEST ELEVATION



EAST ELEVATION

Referral Agency Comments

- Referral agencies provided comments with no objections regarding the Annexations, Subdivision & Annexation Zoning requests



Public Notification

- As of September 18, 2017, staff has received 1 responses to public notice
 - Information request only, no complaint



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Recommendation

- Annexations: The Development Review Team recommends that the City Council approve this case.
- Subdivision & Annexation Zoning: On August 1, 2017, the Planning Commission held a public hearing voted 4 to 0 (with 1 abstain) to recommend approval to City Council regarding these requests.



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Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the council may have.

