



Case # AN-241-17, AN-242-17, AN-243-17

A request to annex 71.23 acres of city owned land
for the expansion of Highway 2.

Applicant: City of Commerce City

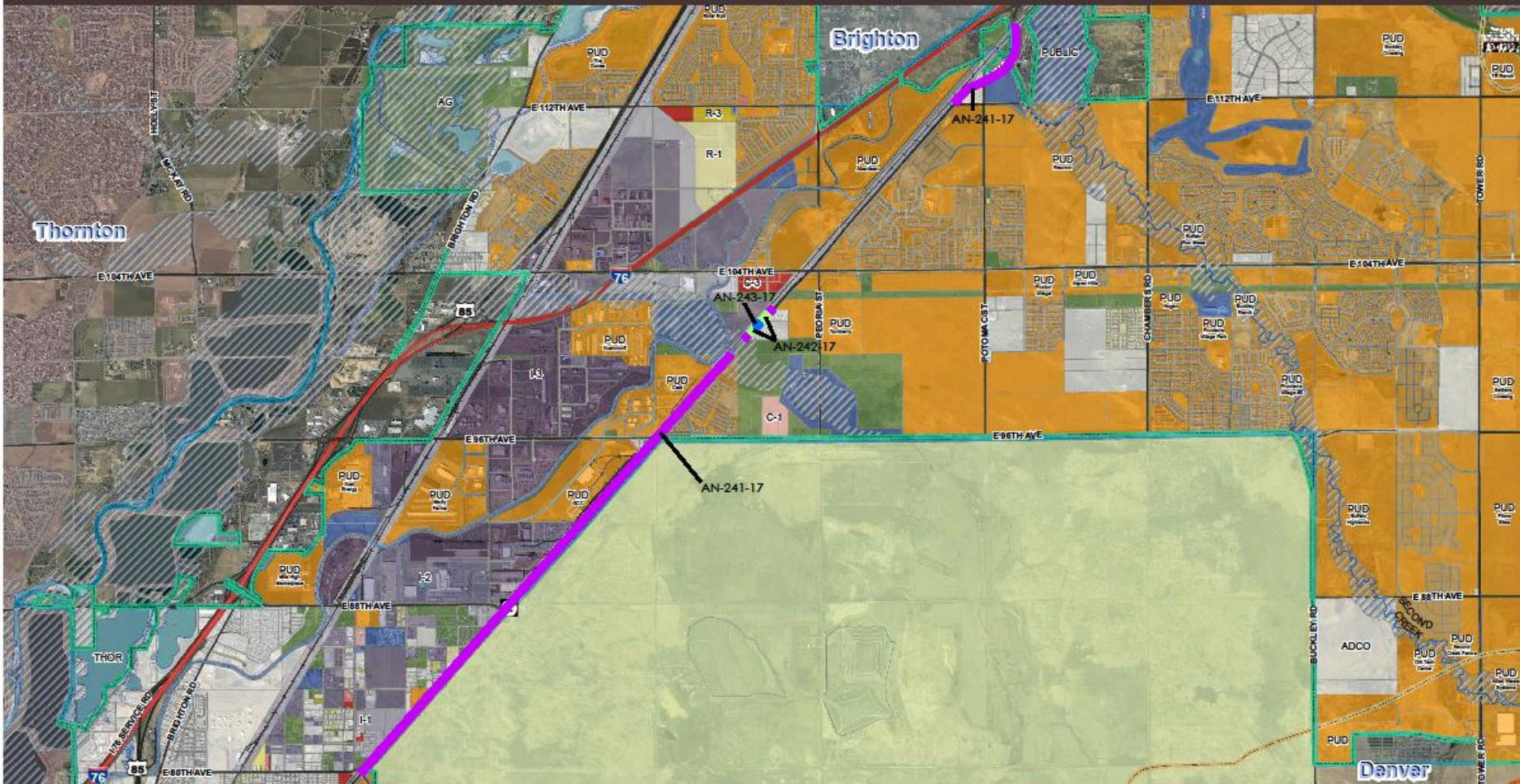
Presented by Domenic Martinelli, City Planner

Subject Property



Vicinity Map

Case: AN-241-17, AN-242-17, AN-243-17



NORTH 0 500,000 2,000 3,000 4,000 5,000 6,000 Feet

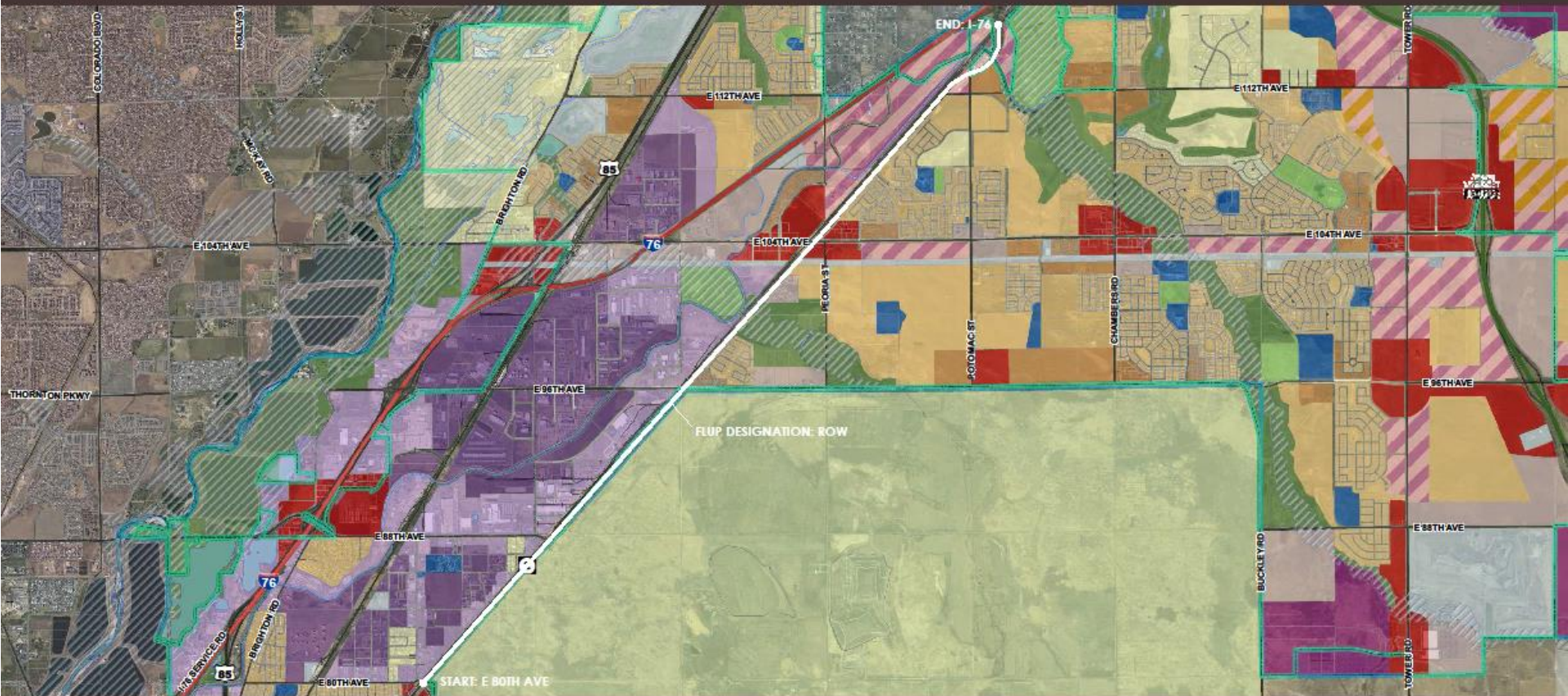
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|---|---|---|--|
| Subject Property | G-1 - Local Commercial District | I-1 - Light Intensity Industrial District | PUBIC - Public District |
| Zoning District | G-3 - General Commercial District | I-2 - Medium Intensity Industrial District | PUD - Planned Unit Development District |
| AG - Agricultural District | G-5 - Regional Commercial District | I-3 - Heavy Intensity Industrial District | R-1 - Single-Family Detached Residential District |
| | | | R-2 - Single-Family Attached Residential District |
| | | | R-3 - Multi-Family Residential District |
| | | | ADCO - Unincorporated Adams County |
| | | THOR - City of Thornton | IGA Association Growth Boundary |

Commerce City Planning Division
Prepared By: CLM/THOR
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ADJUTANT GENERAL\Case\AN-17-17-17 Civilian Issues

Future Land Use – Right of Way



Future Land Use Map Case: AN-241-17, AN-242-17, AN-243-17



Commerce City Planning Division
Prepared By: cd_marlinell
Date Saved: 8/8/2017
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Request

- Annex the subject property of 71.23 acres of city owned property.
- The subject properties will be utilized as additional right-of-way for the city's expansion of Highway 2 from two lanes to four lanes.
- As the City of Commerce City does not assign zoning designations to right-of-way, there will be no associated zoning cases with these annexations.



DRT Analysis – Annexation Approval Criteria

| Annexation Approval Criteria | Rationale |
|--|---|
| The annexation complies with state law and the Land Development Code. | The annexation complies with applicable state law and meets requirements of the Land Development Code. |
| The annexation is consistent with the Comprehensive Plan and the best interest of the city served. | The annexations are consistent with the “Right-of-Way” designation in the comp plan, and the future arterial requirements of the transportation plan. |
| The property is within the Municipal Service Area (MSC). | Yes, the properties are within the MSC. |
| The property can be integrated into the city in compliance with the LDC. | Yes, the property will be utilized as Right-of-Way as identified in the 2010 Transportation Master Plan. |
| At the time of development, capacity will exist to serve the user. | Adequate capacity for the site is in place. |
| The annexation will not limit the city’s ability to integrate surrounding property into the city. | The annexations will make it easier to integrate future properties into the city. |

DRT Recommendation

- The Development Review Team recommends that the City Council **approve** the proposed annexations.





Staff is available to answer any questions.

