



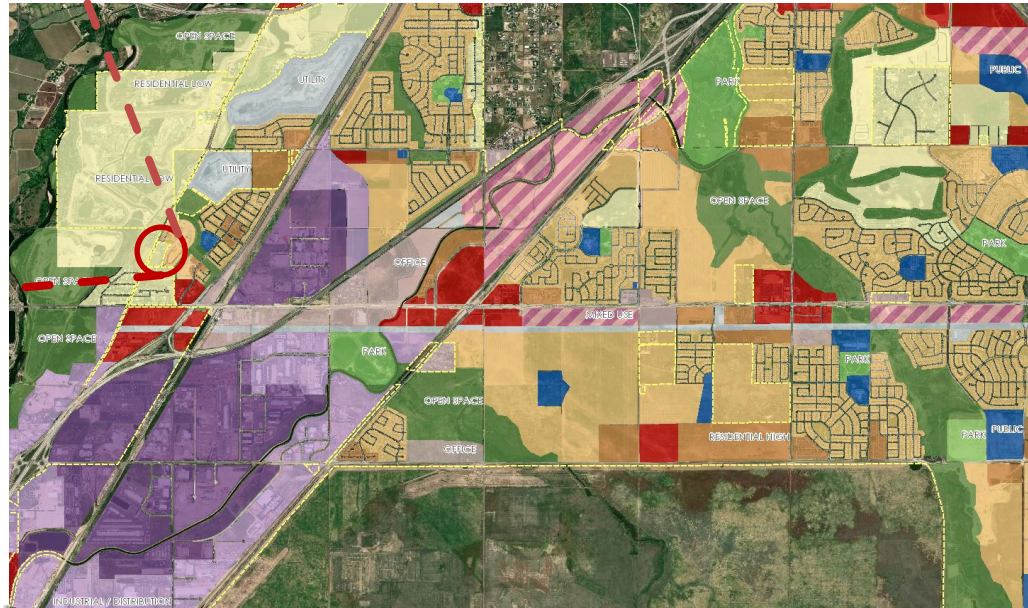
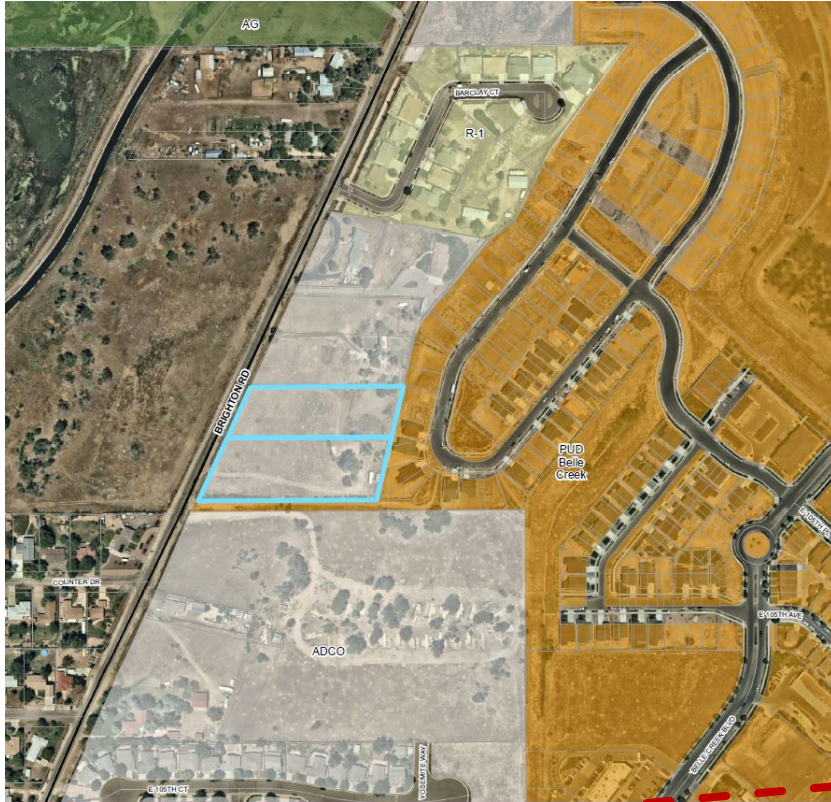
AN-252-19, Z-955-19,

Location:	10560 & 10650 Brighton Rd.
Applicant:	Saul Rodriguez Ronquillo
Request:	Annexation zoning to AG

Legal Resolution for Annexation

**RESOLUTION MAKING FINDINGS OF FACT BY
THE CITY COUNCIL OF THE CITY OF COMMERCE CITY
AND ITS CONCLUSION RELATIVE TO ELIGIBILITY
OF ANNEXATION TO THE CITY OF COMMERCE CITY**

Vicinity Map



Comprehensive Plan



Future Land Use



Aerial



Current Site Photos

North



East



West



South



Case History

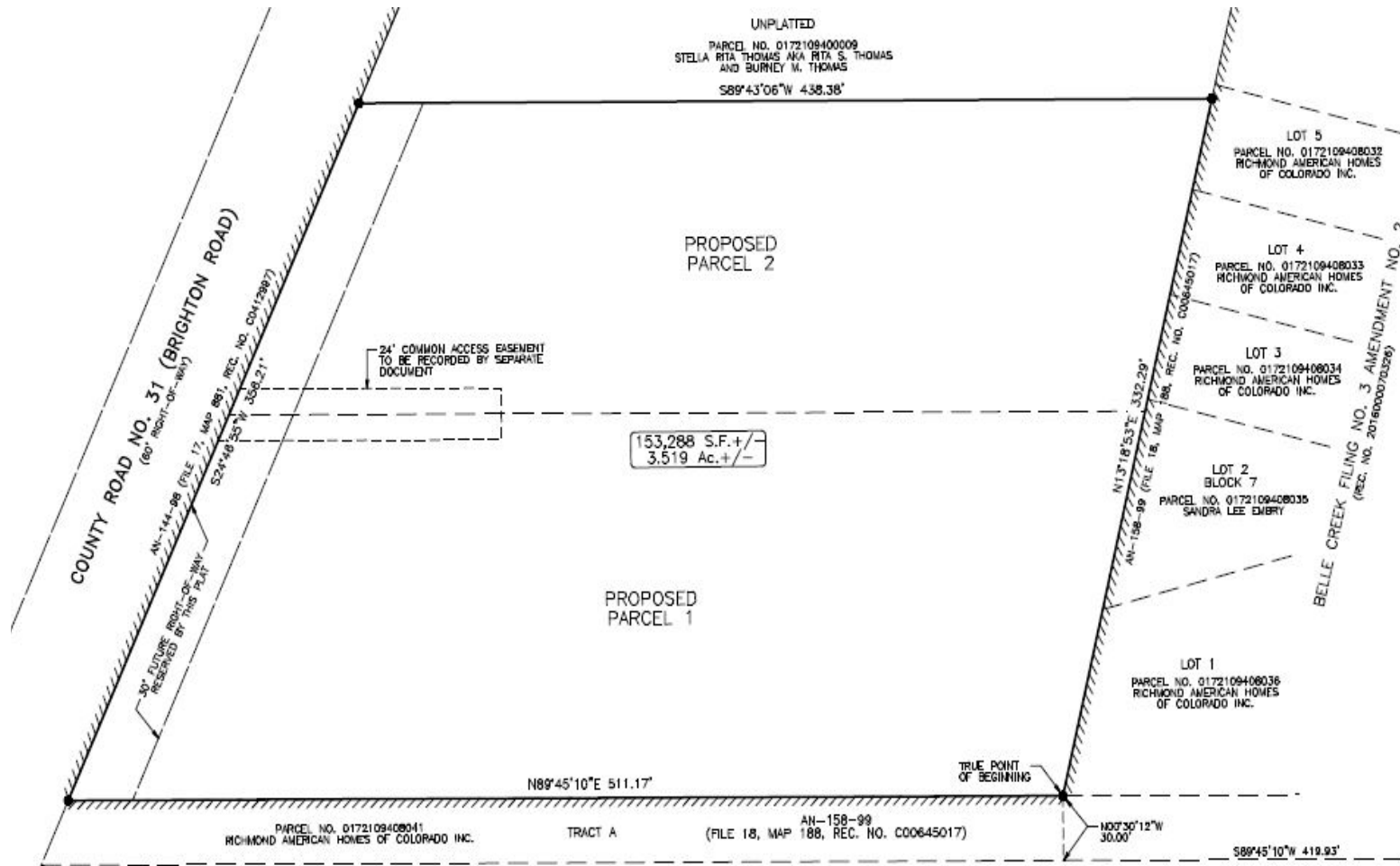
There is no past history of development projects
on either lot



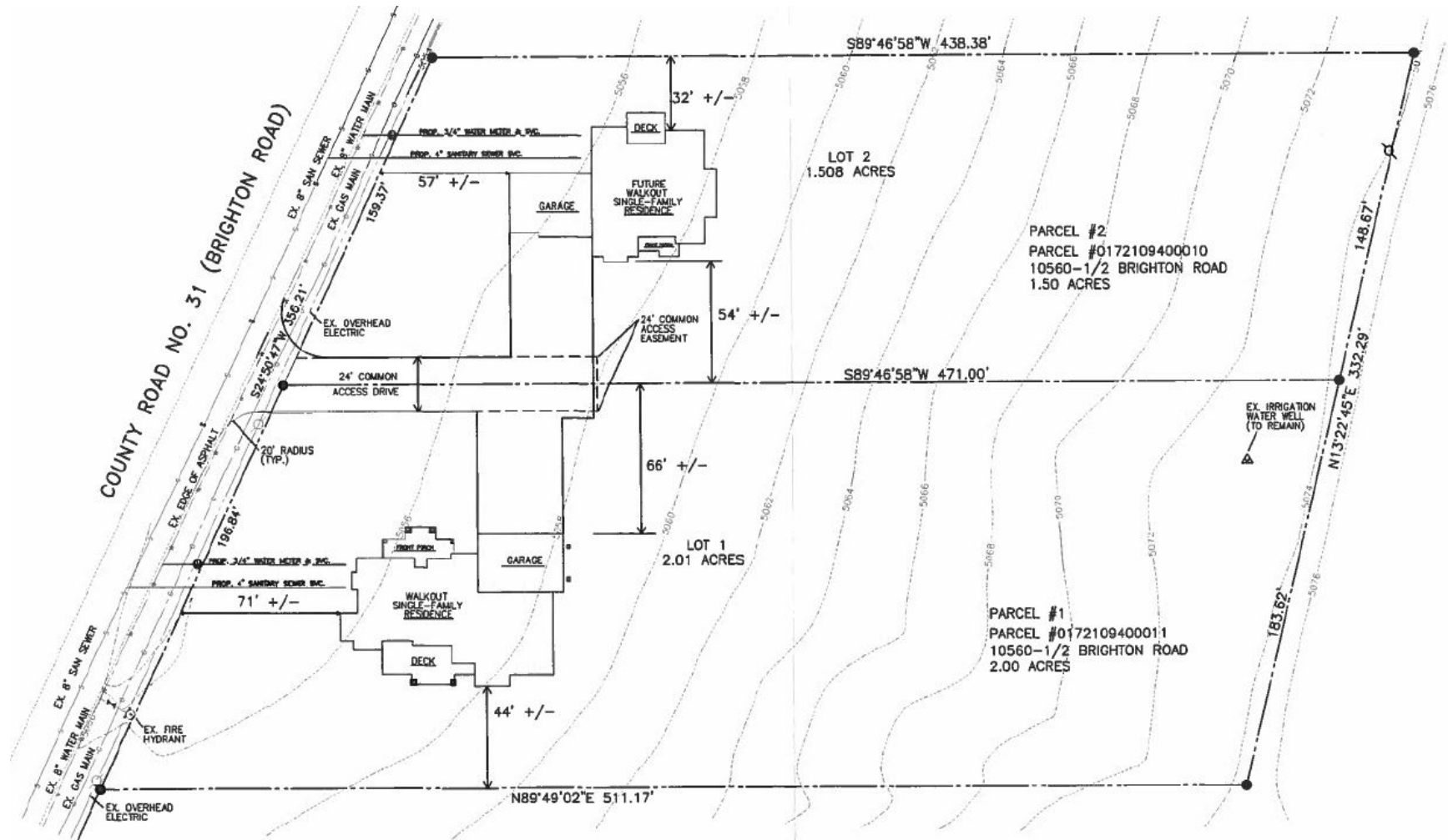
Request

- Annexation and zoning of the properties from ADCO R-1-C to CC AG zoning designation.
- ☐ Applicant is proposing to construct two single-family residential homes and establish a residence in the southern lot
 - ☐ The other dwelling unit will be sold once construction is finished
 - ☐ The applicant's request of zoning for newly annexed land will match zoning with existing surrounding uses

Annexation Map



Proposed Development



Brighton Rd. Improvements

- Right of way improvements along Brighton Rd have been agreed between the applicant and the city, but will be delayed until Brighton Rd. as a whole is upgraded.



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 properties will be developed in the future into single-dwelling units.
At the time of development, capacity will exist to serve the user; and	Yes, when the properties are 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 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 comprehensive plan identifies the subject property for low-density residential uses. The low-density future land use category includes the AG zone district.
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

Neighborhood Notification

- As of May 6th, 2019, Staff has received 0 responses to public notice.



DRT Recommendation

- DRT recommends that the City Council vote **approve** the annexation request. (AN-252-19)

Recommendation for Zoning

- On April 2, 2019, the Planning Commission voted 5-0 to forward this request (Z-955-19) to City Council for approval.





City staff and the applicant are available to answer questions.

