



Z-955-19

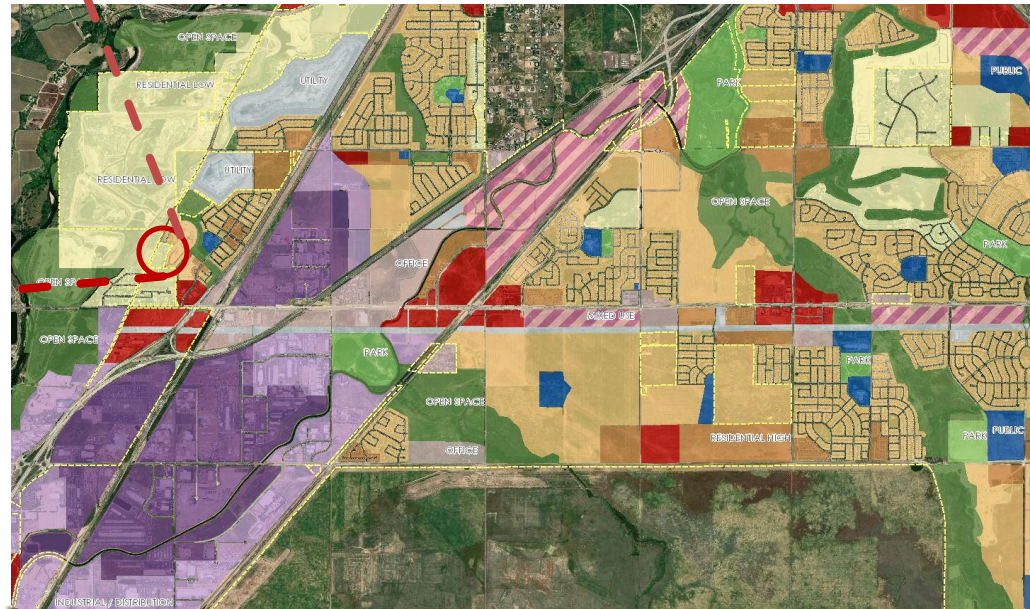
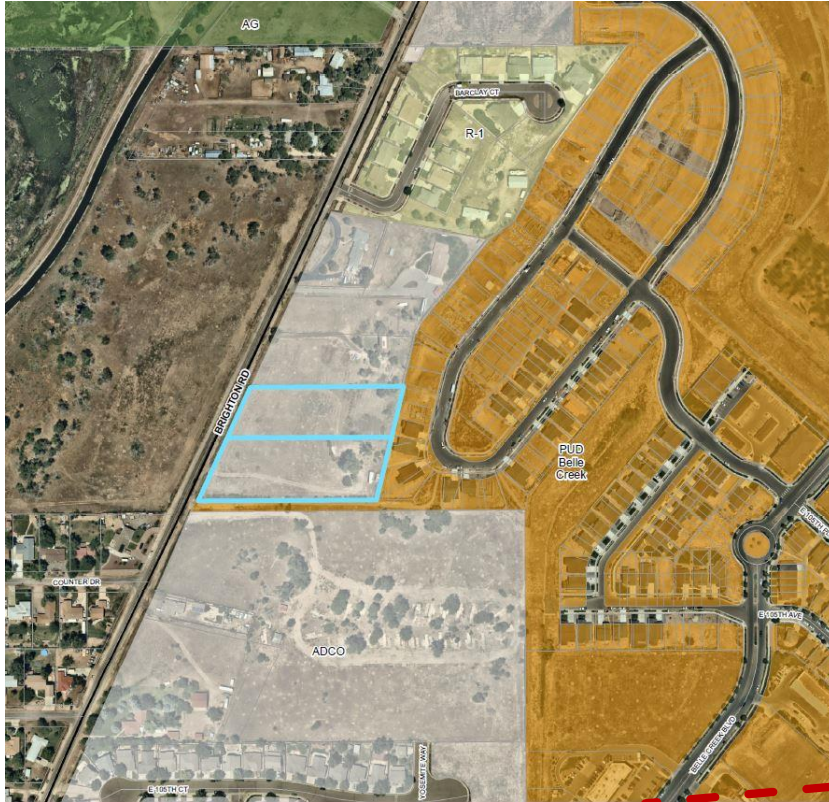
Location:	10560 & 10650 Brighton Rd.
Applicant:	Saul Rodriguez Ronquillo
Request:	Annexation zoning to AG

Purpose for a 2nd public hearing

- Due to issues with the City's GIS system, some residents adjacent to the subject properties were not properly given notification of the public hearing that occurred on May 6th, 2019 and therefore a new public hearing is required in the event that a resident might have comments regarding this zoning annexation case.



Vicinity Map



Comprehensive Plan



Future Land Use



Aerial



Current Site Photos

North



East



West



South



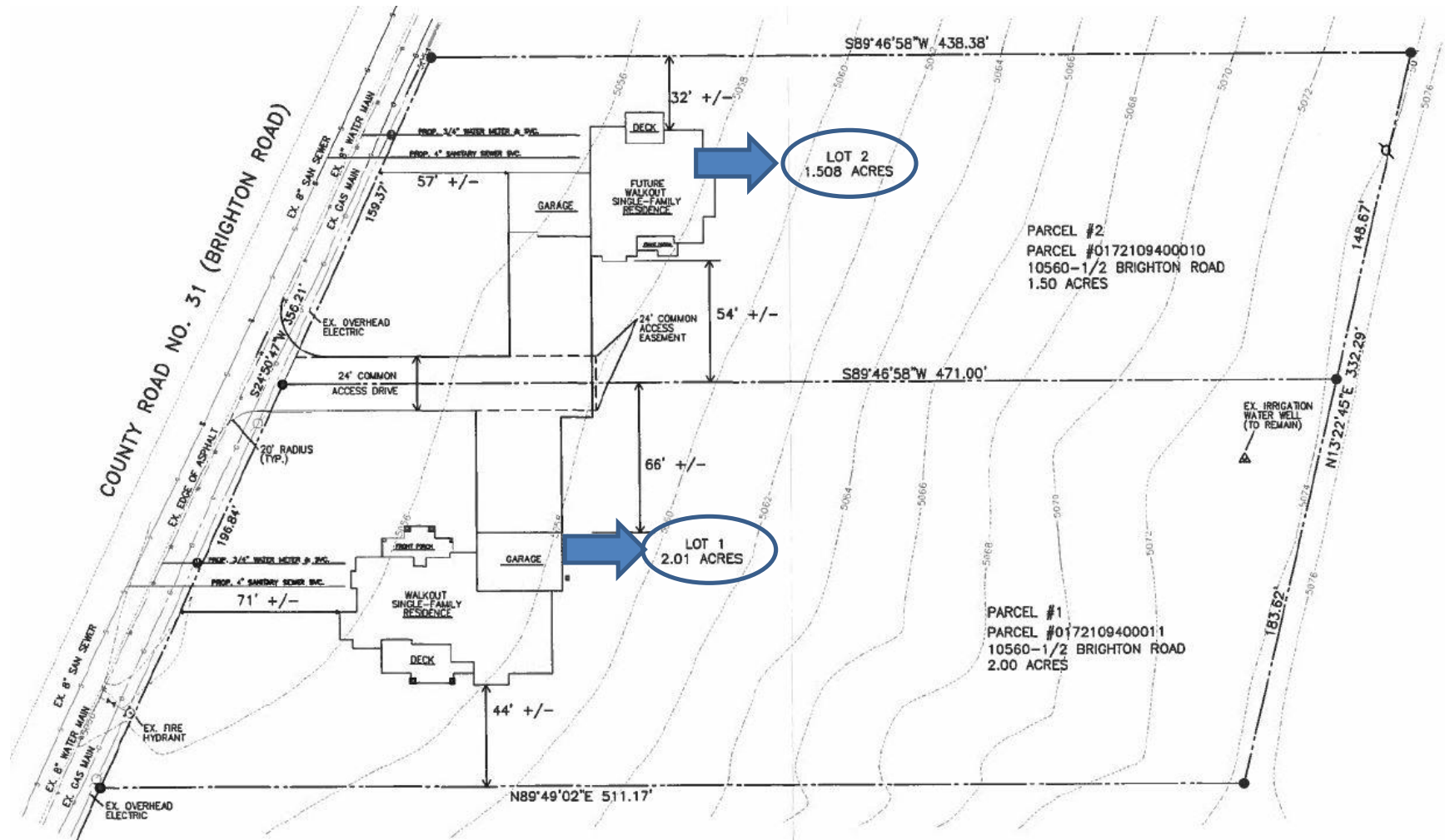
Case History

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



AG zoning designation review

- Current R-1 & R-2 standards require that the maximum lot area be 1 acre in order to obtain that zoning designation.
- In contrast, AG standards does not have a maximum lot area.
- Additionally, AG zoning is consistent with current Comprehensive Plan designation of low density residential uses in this part of the city.

Animal Allowances with AG zoning

Purpose & Intent: The purpose of the agricultural district (AG district) is to provide areas in the city for large-lot, single-family detached dwelling uses; provide areas for limited production of agricultural crops and livestock; and to allow for land that has no future land use proposed at the time of annexation or that is in a transitional stage with regard to its ultimate development.

Article V. Sec. 21-5246 Livestock and Horses

General Standards.

- (a) Allowed only on AG and Public zoned lots exceeding 12,000-square feet.
- (b) One horse/large animal allowed for the first 12,000-square feet of net lot area (lot area without a structure upon it); one additional horse/large animal for each additional 6,000-square feet of net lot area.
- (c) Additional regulations regarding number of animals allowed shall be made by the director, using the space requirements for horses as a guide.

- At this time, the applicant has decided against moving his horse into his new property in order to avoid potential delays to the construction of his new home. -

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.



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



Commerce
CITY

Required Public Notification

Done x2 (Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	28 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel-Express
Placard/Sign on Property	At least one sign on subject property	✓	One Sign Posted

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.
- On May 6, 2019, City Council voted in 1st reading to approve the annexation zoning by 6-2.





**City staff and the applicant are
available to answer questions.**

