



## Legislation Text

---

**File #:** Z-913-15, **Version:** 1

---

AN ORDINANCE REZONING FROM ADAMS COUNTY ZONING OF A-3 TO COMMERCE CITY ZONING OF PUBLIC THE PROPERTIES DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, LOCATED AT THE NORTHEAST CORNER OF E. 96<sup>TH</sup> AVENUE AND PEORIA STREET (PIN: 172113300011, 172113300003, AND 172113300004), AND THE SOUTHWEST CORNER OF E. 96<sup>TH</sup> AVENUE AND BUCKLEY ROAD ALIGNMENT (PIN: 172320100001) COMMERCE CITY, COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO TO REFLECT SAID REZONING.

### **Summary and Background Information:**

The Shell Oil Company and Commerce City are requesting approval for the annexation zoning of roughly 174 acres. The properties to be zoned include a quarter section of land at the northeast corner of E. 96<sup>th</sup> Avenue and Peoria Street and a small portion of city owned property at the southwest corner of E. 96<sup>th</sup> Avenue and the Buckley Road alignment. All of the property is currently zoned with an Adams County Agriculture - 3 zoning designation and is requested to be rezoned to Commerce City Agriculture and Public. The subject properties of this application are requesting to be annexed via the AN-232-15 proceedings.

The submittal of this application is the culmination of collaborative efforts between the Shell Oil Company and the City of Commerce City. The proposed annexation and zoning will bring the remaining unincorporated properties in the E. 96th Avenue corridor between Highway 2 and Buckley Road into the city. This will allow for more streamlined development processes when the Shell Oil Company owned property is developed and it will bring city owned property into the city's jurisdictional boundaries.

**Staff Responsible (Department Head):** Chris Cramer, Community Development Director

**Staff Member Presenting:** Paul Workman, City Planner

**Financial Impact:** N/A

**Funding Source:** N/A

### **Staff Recommendation:**

Approval, subject to 1 condition

### **Alternatives:**

1. Approve the annexation zoning without conditions
2. Continue the annexation zoning request
3. Deny the annexation zoning request