



## Legislation Text

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**File #:** ERAGID 002-19, **Version:** 1

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### AN ORDINANCE INCLUDING CERTAIN LANDS GENERALLY KNOWN AS THIRD CREEK WEST INTO THE E-470 RESIDENTIAL AREA GENERAL IMPROVEMENT DISTRICT

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

Petitioners are requesting to annex & zone PUD the subject 238 +/- acres, located at north-east corner of E. 104th Avenue and E-470. Inclusion into the ECAGID and ERAGID is required and completed at the time of annexation. No annexation ordinance shall proceed to first reading until a pre-annexation agreement has been signed by the property owner(s) and approved by the city. At this time, the pre-annexation agreement has been received, signed by the property owner's and approved by the city. The subject ERAGID will be a party to the Annexation and Inclusion Agreement, by which the ERAGID agrees to fund certain Regional Improvements.

#### Property Information

- The property is not currently annexed into Commerce City.
- There are two active Annexation cases, AN-253-19 & AN-254-19, and an Annexation Zoning case Z-946-17-19.
- The property consists of approximately 238 acres of land currently zoned ADCO Agricultural 3, A-3.
- This applicant is proposing to develop this site for a combination of Residential, Mixed-Use, and Commercial.

#### Inclusion information

- The GID inclusion petition will result when the subject property is annexed into Commerce City, and acquires sanitary sewer resources from South Adams County Water and Sanitation District (SACWSD).

The applicant has included into SACWSD

**Staff Responsible (Department Head):** Roger Tinklenberg, Interim Director of Community Development

**Staff Member Presenting:** Robin Kerns, Planner

**Financial Impact:** TBD

**Funding Source:** TBD

#### **Staff Recommendation:**

Staff recommends the ERAGID Board approve the Ordinance allowing for the inclusion of the Third Creek West property, generally located at the northeast corner of E-470 & E. 104<sup>th</sup> Avenue into the Commerce City E-470 Residential Area General Improvement District. The applicant has met all of the requirements for inclusion.

**Suggested Motion:**

I move that the ERAGID Board approve the inclusion request for the Third Creek West property, as described in exhibit A.