



Legislation Details (With Text)

File #:	ECAGID 012-19	Version:	1	Name:	Cowley Management, LLC (Third Creek) is petitioning for the inclusion into the E-470 Commercial GID
Type:	ECAGID Inclusion Ordinance	Status:			Consent 2nd Reading
File created:	7/2/2019	In control:			E-470 Commercial Area General Improvement District
On agenda:	11/4/2019	Final action:			11/4/2019
Title:	AN ORDINANCE INCLUDING CERTAIN LANDS GENERALLY KNOWN AS THIRD CREEK WEST INTO THE E-470 COMMERCIAL AREA GENERAL IMPROVEMENT DISTRICT				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance - Final, 2. Ordinance, 3. Vicinity Map, 4. Inclusion Petition, 5. Annexation Agreement, 6. Presentation

Date	Ver.	Action By	Action	Result
11/4/2019	1	E-470 Commercial Area General Improvement District	approved on second & final reading	
10/21/2019	1	E-470 Commercial Area General Improvement District	introduced and approved on first reading	Pass
10/7/2019	1	E-470 Commercial Area General Improvement District	continued	Pass
9/16/2019	1	E-470 Commercial Area General Improvement District	continued	Pass
8/19/2019	1	E-470 Commercial Area General Improvement District	continued	Pass

AN ORDINANCE INCLUDING CERTAIN LANDS GENERALLY KNOWN AS THIRD CREEK WEST INTO THE E-470 COMMERCIAL 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 ECAGID will be a party to the Annexation and Inclusion Agreement, by which the ECAGID 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 ECAGID Board approve the Ordinance allowing for the inclusion of the Third Creek West property, generally located at the northeast corner of E-470 & E. 104th Avenue into the Commerce City E-470 Commercial Area General Improvement District. The applicant has met all of the requirements for inclusion.

Suggested Motion:

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