



Legislation Text

File #: Res 2019-69, **Version:** 1

RESOLUTION FINDING SUBSTANTIAL COMPLIANCE OF ANNEXATION PETITIONS IN CASES AN-253-19 AND AN-254-19 KNOWN AS THE THIRD CREEK WEST ANNEXATIONS AND SETTING A PUBLIC HEARING TO DETERMINE ELIGIBILITY FOR SUCH ANNEXATIONS

Summary and Background Information:

Commerce City is requesting approval for the annexations of 100.55 acres at the northeast corner of E. 104th Avenue and E-470 (Case AN-253-19) and 138.017 acres at the north side of Himalaya Road and E. 106th Avenue alignment (Case AN-254-19). A vicinity map has been included for both locations. The applicant is Cowley Companies and the properties to be annexed are owned by SMT Investors Limited Partnership et al, which also includes 26 other corporations and entities such as LLCs. The annexation petition has been signed by all owners; the signatures are still being verified by staff but this does not prevent City Council from finding substantial compliance or setting a hearing under the annexation act. All of the property is currently zoned Adams County Agriculture-3 District (A-3) zoning designation and is requested to be rezoned to Commerce City Planned Unit Development (PUD) via annexation zoning case Z-946-19, which is being processed concurrently. The annexed area is proposed to contain a mixed-use development of residential and commercial uses, which is consistent with the Future Land Use Plan designations for the area. A variety of residential housing types and densities are proposed, with local and regional commercial uses intended to be sited along the E. 104th Avenue frontage. Office, retail, and vertical mixed-use development are potential uses identified by the applicant. Most of the commercial and mixed-use area is proposed in the area under this annexation case, and most of the residential uses are proposed in the area to the north under AN-254-19. The public hearing for this annexation case is scheduled for August 19, 2019

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

Staff Member Presenting: Robin Kerns, Planner

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation: Approval to set the Public Hearing for August 19, 2019

Suggested Motion: I move to approve Resolution 2019-69 to set the public hearing for annexation case AN-253-19 on August 19, 2019.