



Legislation Text

File #: Ord AN-253-19, **Version:** 1

AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY KNOWN AS THIRD CREEK WEST (1 OF 2) TO THE CITY OF COMMERCE CITY, COLORADO

Summary and Background Information:

The applicant is requesting approval for the annexation of 100.55 acres at the northeast corner of E. 104th Avenue and E-470. A vicinity map has been included for the specific location. 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. 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

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

Staff Member Presenting: Robin Kerns, City Planner

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation: The Development Review Team is recommending approval of this annexation.

Suggested Motion: I move that the City Council enter a finding that the requested Annexation for the subject property contained in case AN-253-19 meets the criteria of the Land Development Code and, based upon such finding, approve the Annexation.