



## Legislation Text

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**File #:** Ord ECAGID 14-20, **Version:** 1

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AN ORDINANCE INCLUDING PORTIONS OF CERTAIN LANDS GENERALLY KNOWN AS LEGATO INTO THE E-470 COMMERCIAL AREA GENERAL IMPROVEMENT DISTRICT

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

#### Property Information

- The property was annexed into Commerce City in 1989 and zoned to Preliminary PUD.
- A PUD Zone Document for the project was heard earlier this evening.
- The property consists of approximately 600 total acres of land, with approximately 291 acres to be included within the ECAGID.
- This applicant is proposing to develop this site for a combination of Residential, Mixed-Use, Commercial, and Office/Flex development.

#### Inclusion information

- The GID inclusion petition resulted from preparing the site for development.
- The applicant is working with South Adams County Water and Sanitation District (SACWSD) to acquire additional ERUs.
- The applicant has included into SACWSD.

**Staff Responsible (Department Head):** Jason Rogers, Community Development Director

**Staff Member Presenting:** Jennifer Jones, Principal Planner

**Financial Impact:** N/A

**Funding Source:** N/A

**Staff Recommendation:** Staff recommends the ECAGID Board approve the Ordinance allowing for the inclusion of the Legato, generally located at the northeast corner of E. 88<sup>th</sup> Avenue and Tower Road, 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 Legato property, as described in Exhibit A of the proposed ordinance.