



Adams Crossing Disconnection

City Council – March 19, 2024

Applicant:

Property Representative:

City Staff Representative:

Adams Crossing LLC, c/o Woodbury Corporation

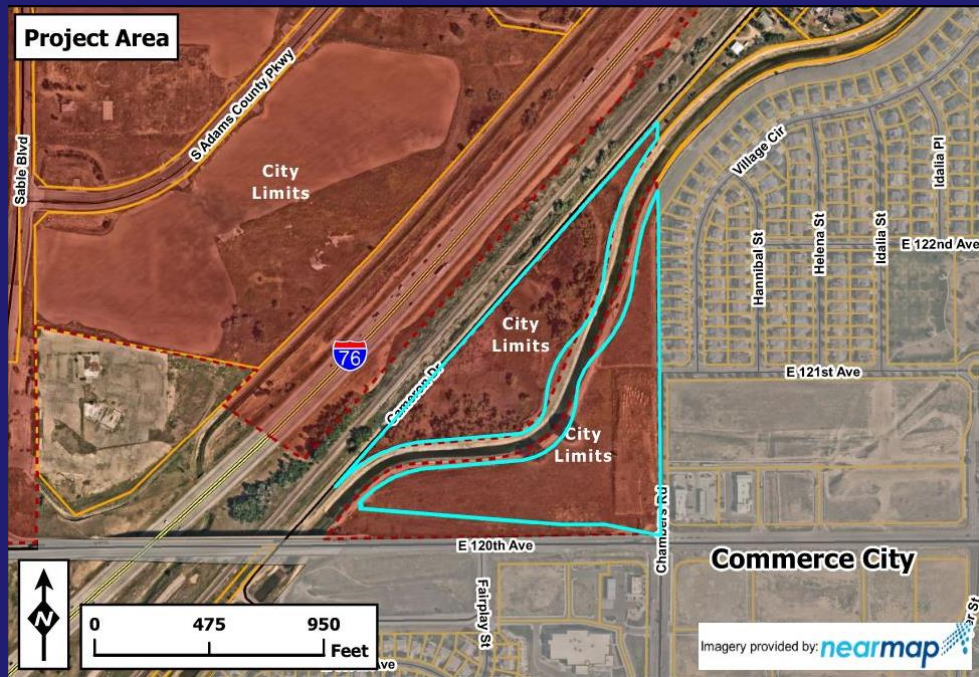
Lance Richards of Landmark Development

Nick Di Mario, AICP, Senior Planner



Subject Property Location

- The property is located on the northwest corner of 120th Avenue and Chambers Road





Purpose

- The request is to disconnect (de-annex) an approximately 23.7 acre parcel.

Process

- The recently adopted disconnection process requires City Council to approve an ordinance to disconnect property from the City.

ADAMS CROSSING DE-ANNEXATION MAP

FROM THE CITY OF BRIGHTON, COLORADO
LOCATED IN THE SOUTHEAST 1/4 SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

LINE TABLE			
LINE	BEARING	LENGTH	BEARING (D)
L1	S08°00'15"W	100.00'	S08°30'32"W
L2	S00°28'32"E	66.50'	S00°01'45"E
L3	N41°29'42"E	166.71'	S40°59'16"E
L4	N48°34'32"W	15.94'	S48°04'15"E
L5	N08°00'15"E	100.00'	S08°30'32"W

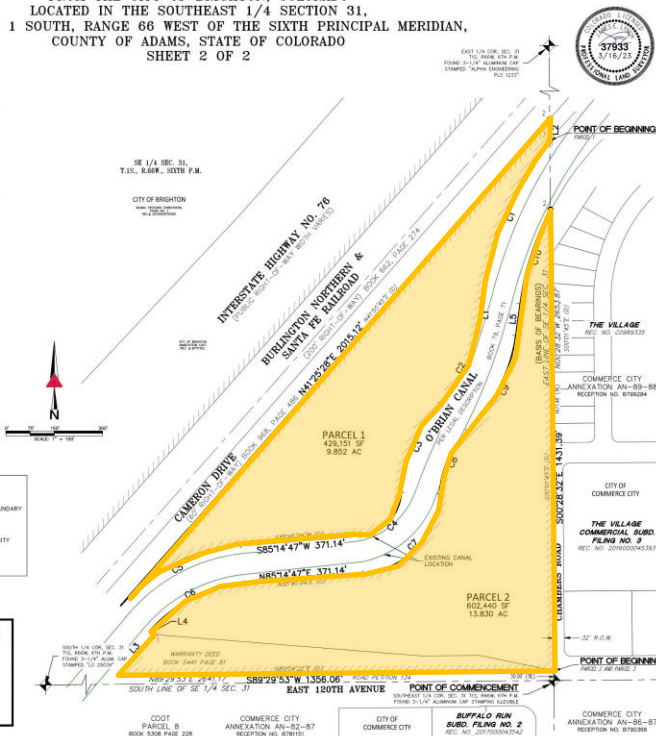
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	30°29'34"	1014.93'	540.15'
C2	37°30'00"	398.37'	260.73'
C3	43°00'32"	410.00'	307.77'
C4	82°45'04"	140.00'	202.20'
C5	43°49'19"	560.00'	428.31'
C6	43°49'19"	440.00'	336.53'
C7	82°45'04"	260.00'	375.51'
C8	43°00'32"	290.00'	217.69'
C9	37°30'00"	518.37'	339.27'
C10	19°40'22"	894.93'	507.28'

LEGEND

 DE-ANNEXATION BOUNDARY
 SECTION LINE
 DENOTES PRESENT CITY OF BRIGHTON LIMITS
 DECEDED BEARINGS

MONUMENT SYMBOL LEGEND

- 1 FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP
STAMPED "COOT ROW PLS 22088"
- 2 FOUND NO. 5 REBAR WITH 2-1/4" ALUMINUM CAP
STAMPED "PLS 24305"
- 3 FOUND #3 REBAR
- FOUND SECTION CORNER AS DESCRIBED

[illegible]

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1808
Fax: (303) 713-1897
www.aztecconsultants.com

ADAMS CROSSING SE 1/4 SEC. 31, T.18, R.66W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO PREPARED FOR LANDMARK DEVELOPMENT 4852 E. BASELINE RD., #104, MESA, ARIZONA 85206	SHEET TWO
	OF 2 SHEETS

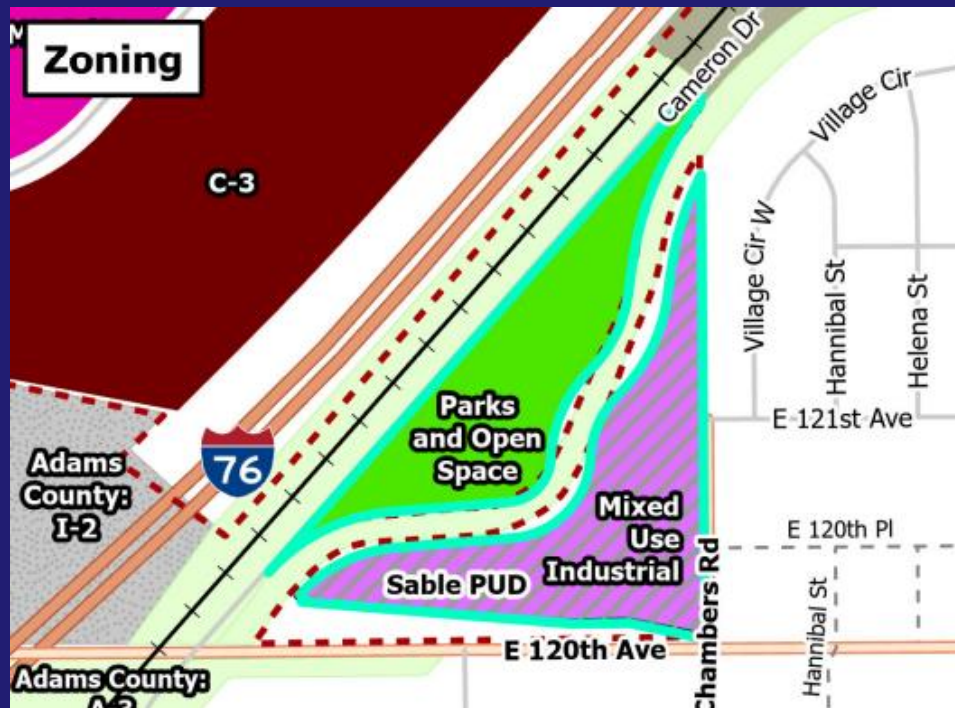
JOB NO. 1422819-01



Background

The property:

- Was annexed in 1987 with the Sable Annexation No. 2.
- Is zoned as the Sable PUD.
- Is designated Parks and Open Space and Mixed Use - Industrial by the PUD.



Zoning Map



Comprehensive Plan

- The property is designated as Parks & Open Space as well as Mixed Use Residential.



Future Land Use Map



Land Use & Development Code

In making its decision, the City Council shall use the following criteria (Section 2.11 E. 2.):

*On receipt of such application, the City Council shall give due consideration to the disconnection application, and, if the City Council is of the opinion that the **best interests of the municipality will not be prejudiced** by the disconnection of such tract, it shall enact an ordinance effecting such disconnection.*



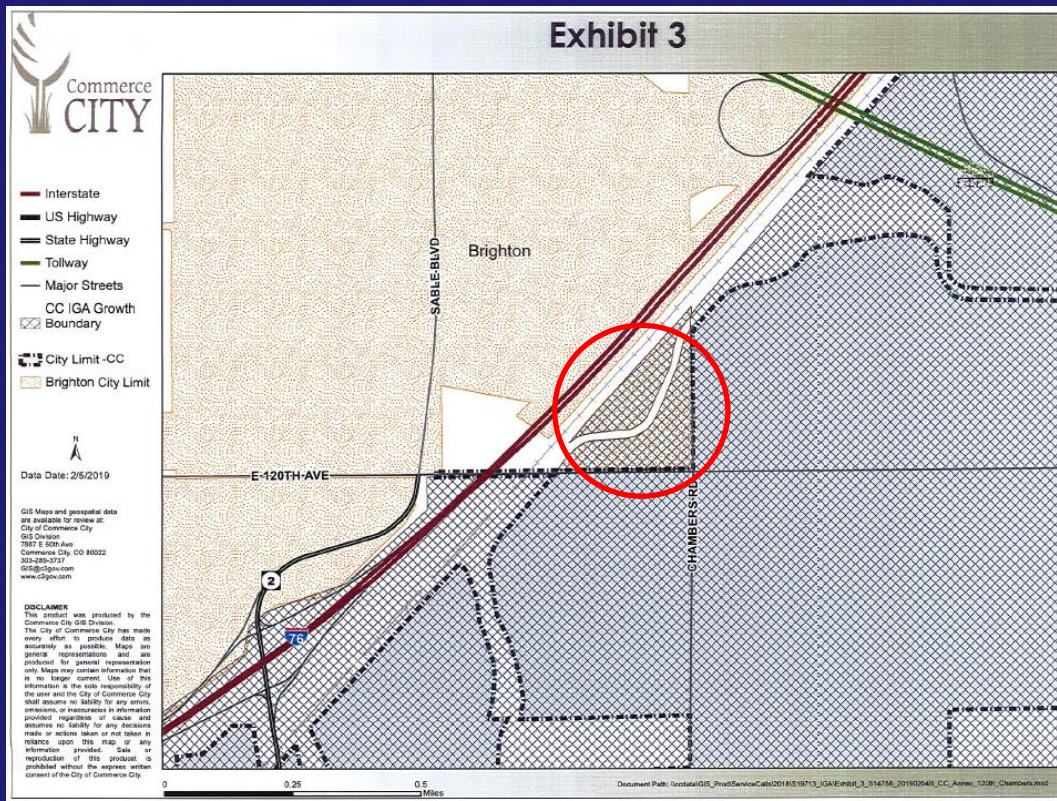
BrightonSM

Intergovernmental Agreement (IGA)

Brighton and Commerce City

2019 Annexation and Planning Cooperation IGA

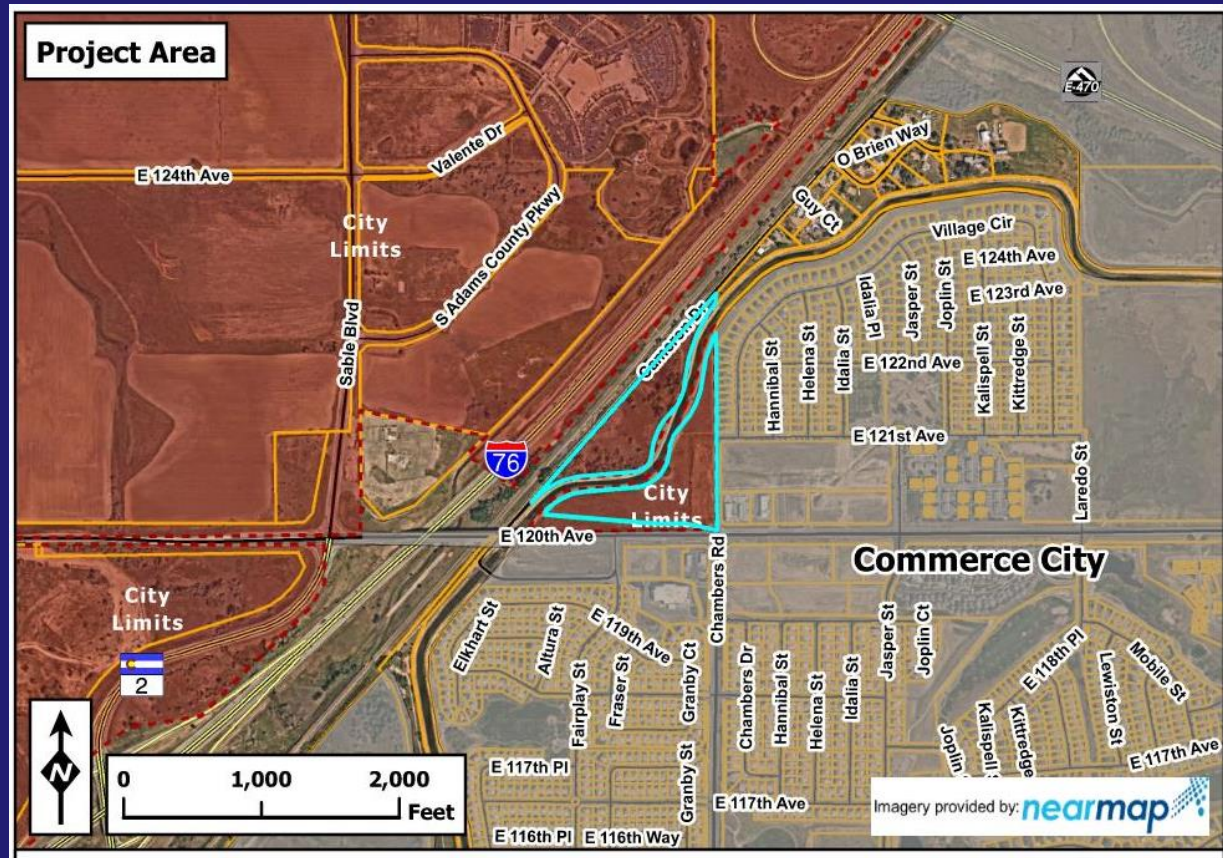
With the owner's consent, Brighton will de-annex the property and Commerce City may accept and act upon any petition for annexation of such property.





Staff Analysis

- The subject property is the only land east of I-76 and BNSF railroad annexed to Brighton
- All other land east of I-76 along 120th is annexed to Commerce City



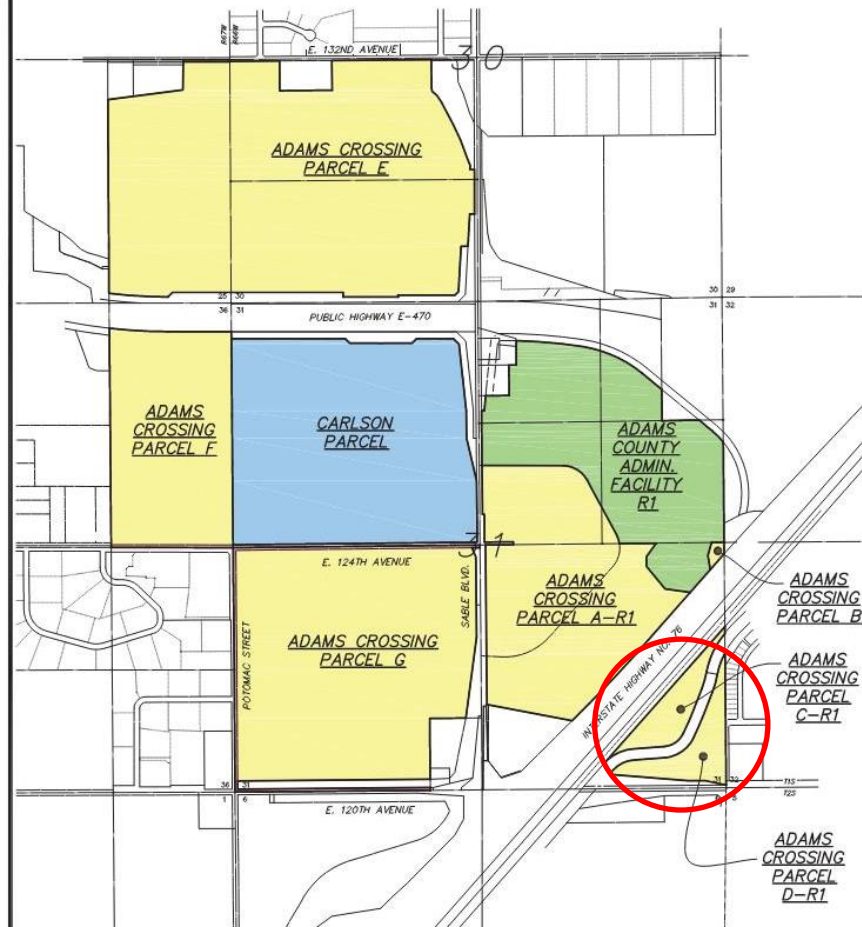


Staff Analysis

- The property is in the service area for Adams Crossing Metropolitan Districts Nos. 1-8
- In 2018, the property was included in the Adams Crossing Metropolitan District No. 2
- The service plan indicates area outside the City limits cannot be included, except with prior written consent of the City Council

EXHIBIT "B-1"

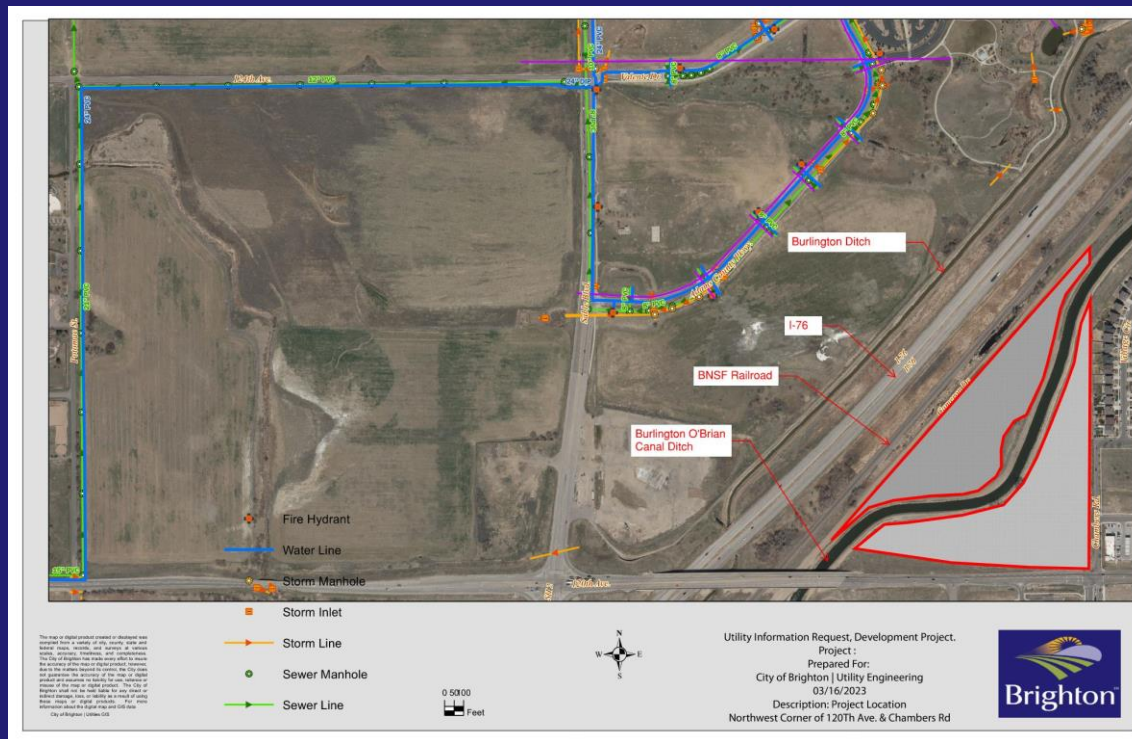
Inclusion Area Boundary Map





Staff Analysis

- Utility extension would only serve the subject property
- Extension and looping under:
 - Burlington Ditch
 - I-76
 - BNSF Railroad
 - O'Brian Canal





Staff Analysis Cost Comparison

Options 1 and 2: Connecting to COB Utilities

- 'Jack and bore' under adjacent ditches, railroad and highway.
- Requires a lift-station.
- \$4.285 Mil – \$5.644 Mil (estimated)

Option 3: Connecting to SACWSD Utilities

- **Does not** require a 'jack and bore' under adjacent ditches, railroad and highway.
- Connect to adjacent SACWSD utilities.
- \$30,202 (estimated)



Notice and Comment

- Notice was provided in accordance with Section 2.11 E. of the *Land Use & Development Code*.
- Notice and a copy of the application was sent to the Adams County Board of Commissioners and the Boards of Directors of the following special districts:

Adams Crossing
Metropolitan
District No. 2

Rangeview
Library District

Greater Brighton
Fire District

Central Colorado
Water
Conservancy
District

Mile High Flood
District

Regional
Transportation
District

School District
27J



Notice and Comment

- None of the notified agencies requested a meeting to discuss concerns within 30 days of receiving notice.
- None of the notified agencies relayed concerns with the proposed disconnection.



Summary of Findings

- The Development Review Committee has reviewed this project and recommends approval.
- Staff finds the Disconnection is in general compliance with the requirements as outlined in the *Land Use & Development Code*.

City Staff Recommendation

- Staff recommends approval of the Adams Crossing Disconnection but with the requirement that the subject property be excluded from the Adams Crossing Metropolitan District No. 2 and be removed from the service area of the Adams Crossing Metropolitan District Nos. 1-8 prior to second reading.



Options for the City Council:

- ❑ Approve the Disconnection;
- ❑ Deny the Disconnection;
- ❑ Approve the Disconnection with modifications; or
- ❑ Continue the Disconnection to be heard at a later specified date if the City Council finds it needs additional information to make a decision.