



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 DiMatteo, AICP, Senior Planner



Subject Property Location

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



Purpose

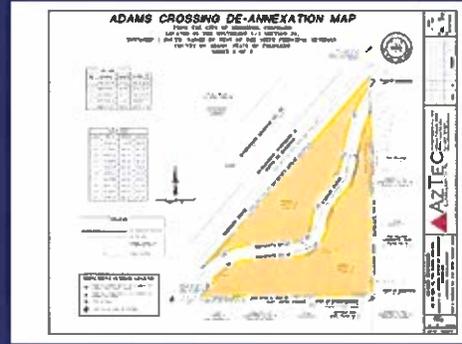
- The request is to disconnect (de-annex) an approximately 23.7 acre parcel.

Process

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



Property Proposed for Disconnection



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.



Comprehensive Plan

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



Future Land Use Map



Land Use & Development Code

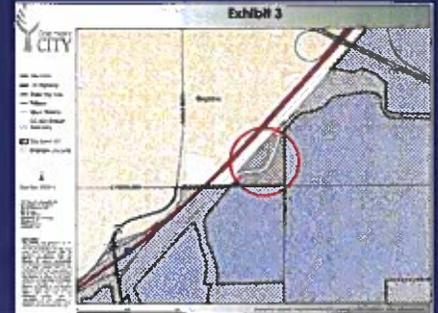
In making its decision, the City Council shall use the following criteria (Section 2.11 E. 2.)

*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.*



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.



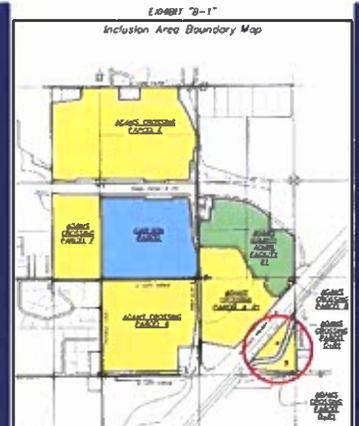
Staff Analysis

- 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 I-20 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



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:



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.