

COMMUNITY DEVELOPMENT  
Planning Division

**Brighton**

## Magpie Annexation Substantial Compliance

City Council – July 5, 2022

Applicant: Madison Jones of Lovett Industrial  
Property Owner(s): Maggie Run Properties LLC, Connie Surabian, Lazarus Surabian, David Wenzel, Stacey Wenzel Steel, Betty Mathis  
City Staff Representative: Nicholas Di Mario, Associate Planner


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## Strategic Focus Area

- Recognizable and Well-Planned Community



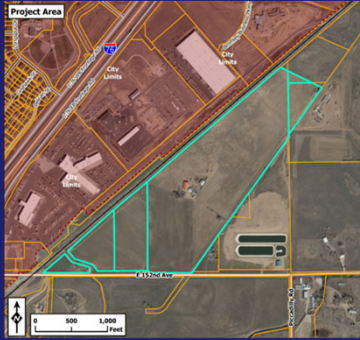
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## Subject Property Location

- The Property is generally located to the north of East 152<sup>nd</sup> Avenue and east of the Burlington Northern Santa Fe Railroad.
- The Property is approximately 95.105 acres in size.



Aerial Map

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## Purpose

- In order to proceed with the annexation of this property, the City Council must first find that the Annexation Petition is in compliance with the Colorado Statutes and consider a resolution to set a public hearing.

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## Background

- The Property is approximately 95.105 acres in size and is zoned under Adams County as A-3. The Property is 22.8% contiguous with City limits.




Zoning Map

Aerial View  
(Google Maps)

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## Comprehensive Plan


- The Subject Property is designated as Agriculture and is within the city's growth boundary.




Future Land Use Map

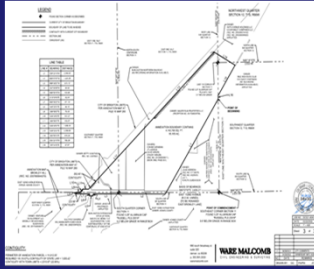
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## Process


- The City Council must determine whether the Annexation Petition complies with Section 31-12-107(1), of the C.R.S. If Council determines that the Petition is in substantial compliance with the statutory provisions, the following procedure applies:
  - Council passes a Resolution finding substantial compliance and setting a public hearing (thirty to sixty days) to decide if the annexation meets the statutory requirements.
  - Staff prepares and publishes a Notice of Public Hearing.
  - City holds public hearing.



Portion of Annexation Map

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## City Staff Recommendation

- ✓ City staff finds that the submitted Annexation Petition meets the requirements outlined in Section 31-12-107(1) of the Colorado Revised Statutes, as amended, for substantial compliance and that August 16, 2022 is an appropriate date for the public hearing on the annexation.
- ✓ Additionally, this proposed annexation complies with the *Be Brighton Comprehensive Plan* as the Property is within the city's growth boundary and there is adequate infrastructure to serve the Property.
- ✓ Publication and notification of the future public hearing, should it be deemed appropriate by the City Council, will be provided to all the applicable entities as required by C.R.S. Section 31-12-108

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## Options for City Council

- ☐ Approve via Resolution the Petition for Annexation and set the date for the public hearing, or;
- ☐ Deny the Petition for Annexation with specific findings to justify the denial.

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