COMMUNITY DEVELOPMENT
Planning Division

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Swink Annexation
Substantial Compliance

City Council – August 2, 2022

Applicant:	Innovative Land Consultants, Inc.
Property Owner:	Swink Family Farms, LLLP and Alvin W. Swink
City Staff Representative:	Emma Lane, Senior Planner – Historic Preservation

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Strategic Focus Areas

- Recognizable and Well-Planned Community

- Supportive, Sustainable Infrastructure

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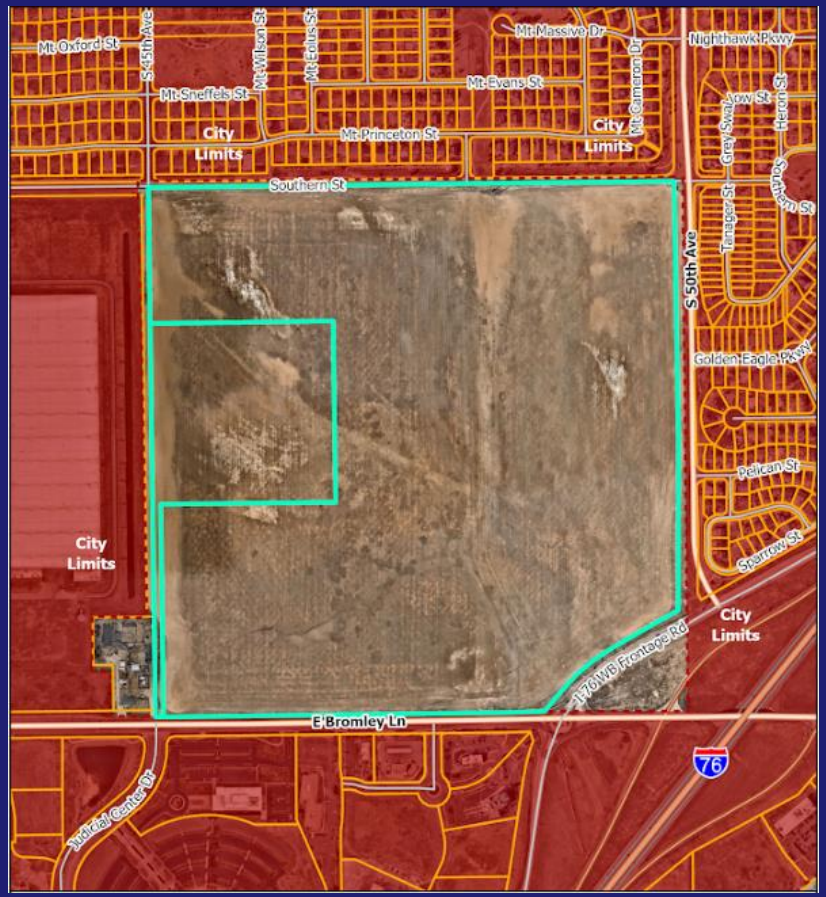
Subject Property Location

- The Property is generally located to the north of East Bromley Lane, to the south of Southern Street, to the west of South 50th Avenue and to the east of the South 45th Avenue alignment.



Aerial Map

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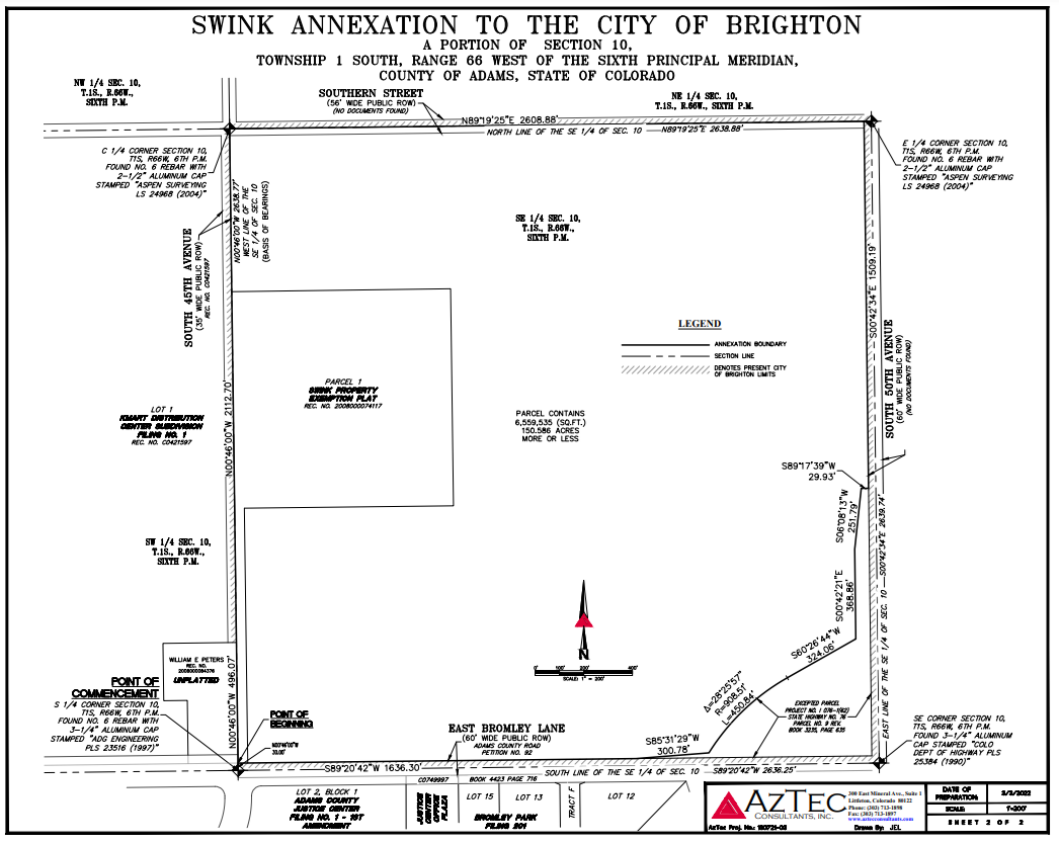
Purpose

- In order to proceed with the annexation of the Property, the City Council must 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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C.R.S. Section 31-12-104

Contiguity

- That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality.

Community of Interest

- A community of interest exists between the area proposed to be annexed and the annexing municipality: that said area is urban or will be urbanized in the near future: and that said area is integrated with or is capable of being integrated with the annexing municipality.

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Background

- The Property is approximately 150.586 acres and is currently zoned Adams County A-3 (Agriculture-3).

Zoning Map

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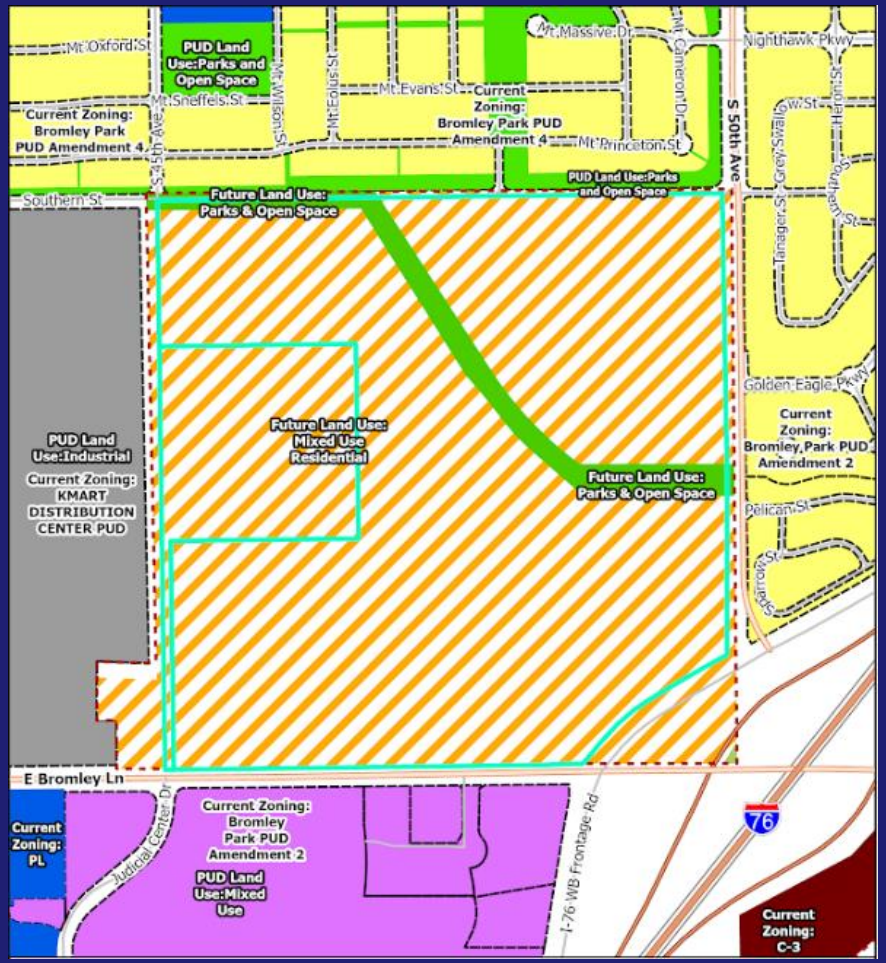
Comprehensive Plan

- The Subject Property is designated as Mixed Use Residential, and is within the City's growth boundary.



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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:

  1. 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.

  2. Staff prepares and publishes a Notice of Public Hearing.

  3. City holds public hearing.

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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 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.