

COMMUNITY DEVELOPMENT  
Planning Division

**Brighton**

## 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

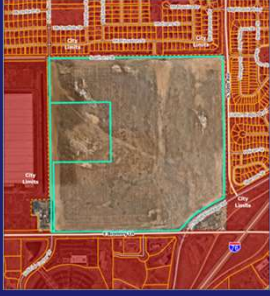
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## Subject Property Location

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



Aerial Map

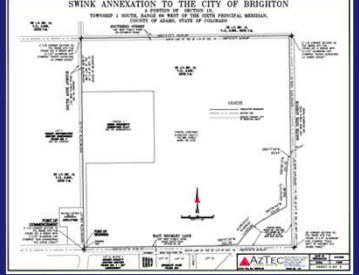
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## Purpose

- 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:
  - 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.

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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.

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