



Marrone Trucking Annexation Agreement

City Council – February 4, 2020

Applicant: EnviroFinance Group, LLC
Property Owners: Kenneth M. Marrone & Vinson Marrone of Marrone EAT, LLC
City Staff Representative: Mike Tylka, AICP, Senior Planner



Strategic Focus Areas

- Recognizable and Well-Planned Community
- Supportive, Sustainable Infrastructure





Subject Property Location

- Generally located east of Fulton Avenue approximately one-quarter mile south from its intersection with Bromley Lane.



Aerial Map

Community Development Department - Planning Division

3



Purpose

- Annexation is regulated by the Colorado Revised Statutes and is a four step process with the steps as follows:

1. Petition Accepted by City Council via a Substantial Compliance Resolution
2. Findings of Fact via an Annexation Eligibility Resolution
3. 1st Reading of an Annexation Ordinance with a Public Hearing
4. 2nd Reading of an Annexation Ordinance
 - An Annexation Agreement may be approved via a Resolution at this time

Community Development Department - Planning Division



Aerial Map

4



New Code Transition

- In the City's transition to the newly adopted code, applications submitted prior to the effective date of January 1, 2020, were reviewed by staff using the previous *Land Use and Development Code* and such sections and criteria are referenced in the staff report and this presentation.

Community Development Department - Planning Division

5



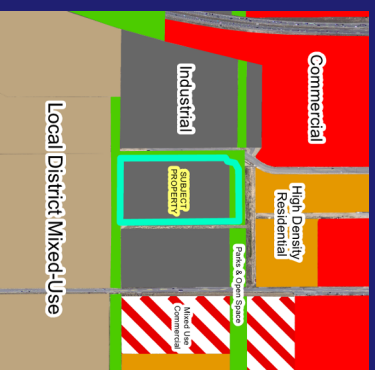
Background

- Property is approximately 20 acres and zoned Adams County I-1.
- Property is designated Industrial and is within the city's growth boundary.



Zoning Map

Community Development Department - Planning Division



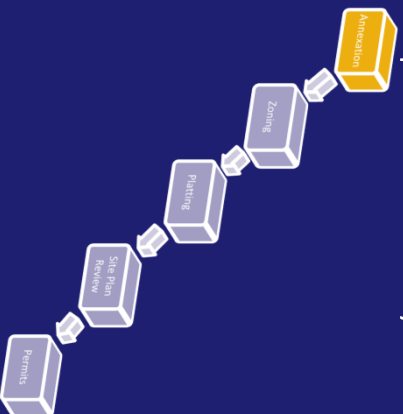
Future Land Use Map

6



Background

- Annexation is the first step in the land development process with the City.



Community Development Department - Planning Division



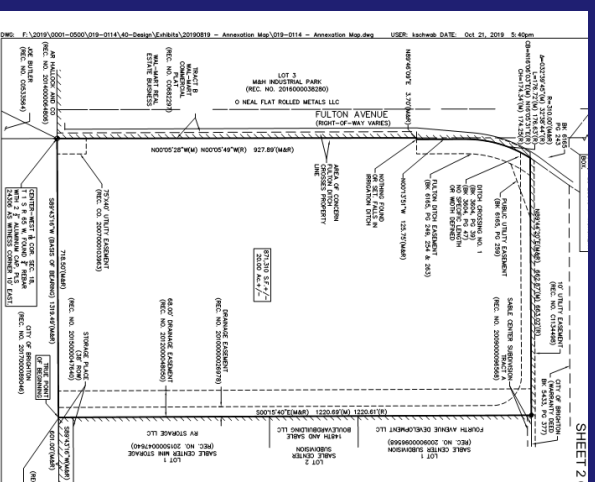
Aerial View
(Google Maps)

7



Review Criteria

- The purpose of an Annexation Agreement is to generally identify the terms and adopted City Codes, Ordinances, and Master Plans that will apply to the development of the Property.
- Applicable Focus Areas:
 - Transportation
 - Utility Service and Stormwater
 - Zoning



Portion of Annexation Map

Community Development Department - Planning Division

8



Staff Analysis

Annexation Agreement Provisions

- Exhibit D:
 - The Annexor/Developer shall:
 - Dedicate right of way and a trail easement, construct access points, carry out related right of way and multimodal improvements;
 - Meet the City's water dedication requirements;
 - Construct connections to water, sewer, and stormwater facilities; and
 - Be allowed to continue the current agricultural use of the Property on any undeveloped portion.

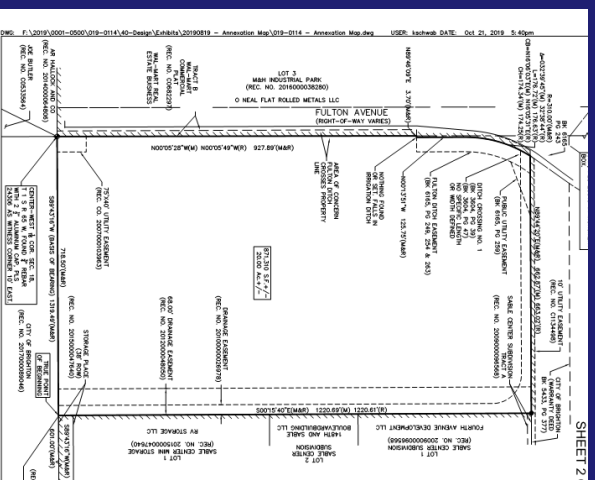


Aerial View
(Google Maps)



Staff Recommendation

- City staff finds that the Annexation Agreement is in line with City codes, plans, and policies and therefore recommends approval via Resolution.
- The Development Review Committee, Owners, and Applicant agree with this recommendation.



Portion of Annexation Map



Options for City Council

The City Council has four options when reviewing this Annexation Agreement.

City Council may:

1. Approve the Annexation Agreement via Resolution as drafted;
2. Approve a modified Annexation Agreement via Resolution;
3. Deny the Resolution with specific findings to justify the denial; or
4. Continue the item to be heard at a later, specified date if the Council feels it needs additional information to make a determination regarding the agreement.



Aerial View
(Google Maps)