



# 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

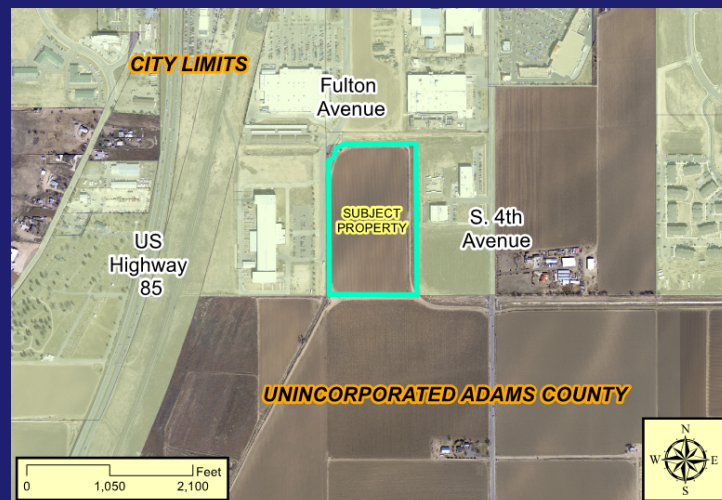
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## Purpose

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

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



Aerial Map

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## 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.

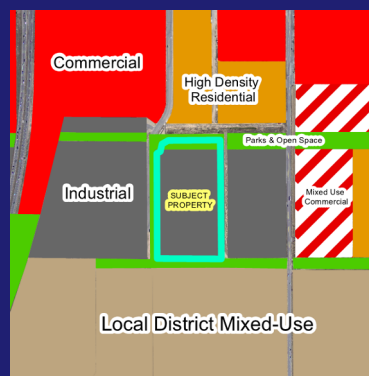


## Background

- 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

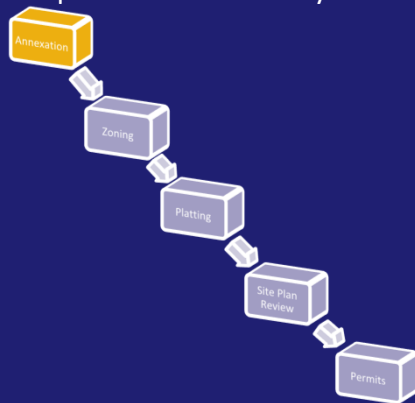


Future Land Use Map

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## Background

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



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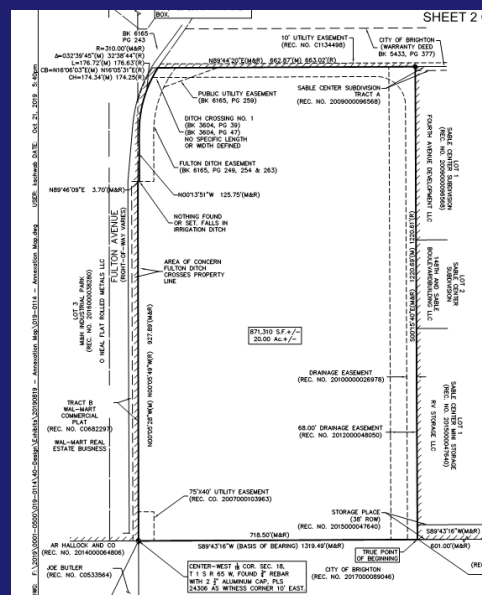
Aerial View  
(Google Maps)

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## 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

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## 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)

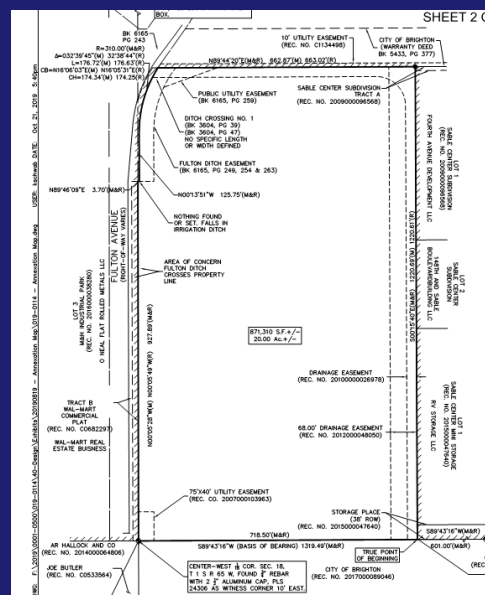
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## Staff Recommendation

- 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

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## 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)