



Legislation Text

File #: ID-302-18, **Version:** 1

Department of Community Development

Reference: Neff II Annexation

To: Mayor Kenneth J. Kreutzer and Members of City Council

Through: Philip A. Rodriguez, City Manager

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Date Prepared: August 31, 2018

PURPOSE

In order to proceed with annexation of the Neff II Property, the Council must complete the second reading of the annexation ordinance, review the Neff II Annexation Agreement and pass a resolution regarding the Neff II Annexation Agreement.

STRATEGIC FOCUS AREAS

Recognizable and Well-Planned Community
Supportive, Sustainable Infrastructure

BACKGROUND

A Petition for Annexation was accepted by the City Council at a regular meeting held on July 17, 2018. The approximate 9.0404 acre parcel, known as the Neff II Property (the "Property"), is currently zoned A-3 (Agricultural) through Adams County. The Property is generally located west of I-76, east of the N. 50th Avenue, and south of Baseline Road. The Property is 100% contiguous with existing Brighton city limits. The City of Brighton Comprehensive Plan, designates the Property as being appropriate for Medium Density Residential. The City Council passed the Ordinance for Annexation on first reading on August 21, 2018.

The Neff II Annexation Agreement, attached, outlines the City's ordinances as it relates to development of the property in the future and lays out the terms by which the owner and developer agree to annex into the City.

ANNEXATION AGREEMENT

- The Annexation Agreement outlines the following terms (summary):
- The Annexor/Developer must dedicate right of way for North 60th Avenue, at least 25 feet of right of way for a collector on the West portion of the property.
- The Annexor/Developer must construct one-half of North 60th Avenue as a collector.
- The Annexor/Developer must construct connections to water, sewer and stormwater facilities.
- The Annexor/Developer must dedicate to the City, raw water to satisfy the obligation for water.

CRITERIA BY WHICH COUNCIL MUST CONSIDER THE ITEM

- **Comprehensive Plan:** The annexation of this parcel is consistent with the Comprehensive Plan, which

designates this parcel as being located within the “Employment” area.

- **Colorado Revised Statutes:** The City Council must determine whether the Annexation complies with the following statutory requirements set forth in the *Colorado Revised Statutes*:

STAFF RECOMMENDATION

This request for annexation complies with the requirements of the Municipal Annexation Act, C.R.S. §31-12-101 et seq. The terms of the Annexation agreement are customary and typical. Staff recommends approval of both the Neff II Annexation and Annexation Agreement.

OPTIONS FOR COUNCIL CONSIDERATION

- Approve the Annexation Ordinance
- Not Approve the Annexation Ordinance, with specific findings to justify the denial.
- Approve the Resolution and Annexation Agreement
- Not Approve the Resolution and Annexation Agreement

ATTACHMENTS

- Aerial Map
- Annexation Ordinance
- Resolution for the Annexation Agreement (Draft)
- Annexation Agreement (Draft)
- Annexation Map