

Grein Property Annexation No. 2 Annexation Agreement

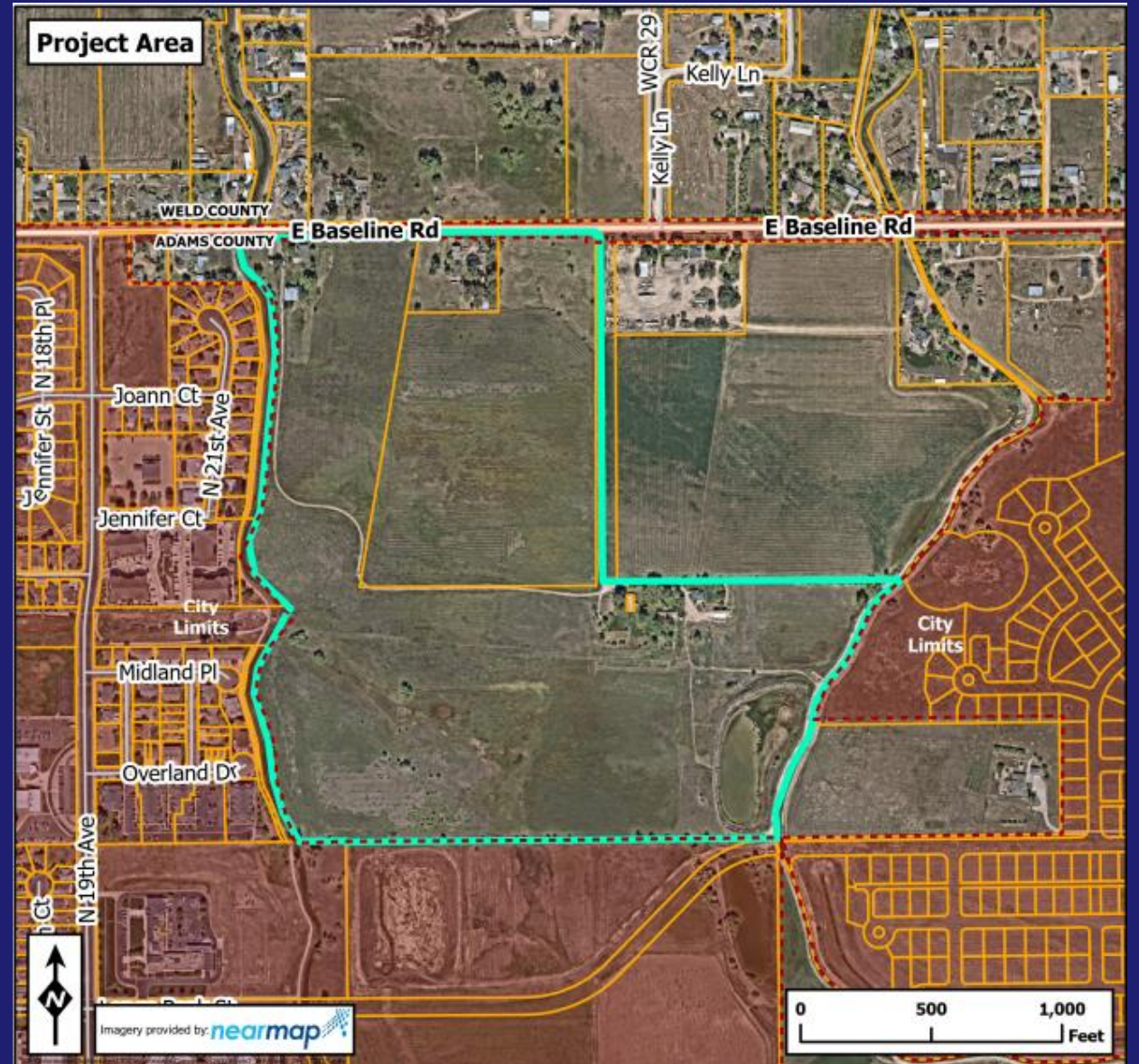
City Council – April 21, 2026

Applicant/Property Owner:
Project Contact:
City Staff Representative:
City Department:

Ivan E. Grein Living Trust and CC Realty LLC
Travis Frazier of Redland
Emma Lane, AICP, Senior Planner – Historic Preservation
Community Development

Subject Property Location

The property is generally located to the north of the Longs Peak Street alignment, south of East Baseline Road, east of the Fulton Ditch and west of the North 27th Avenue alignment and the Brighton Lateral Ditch.



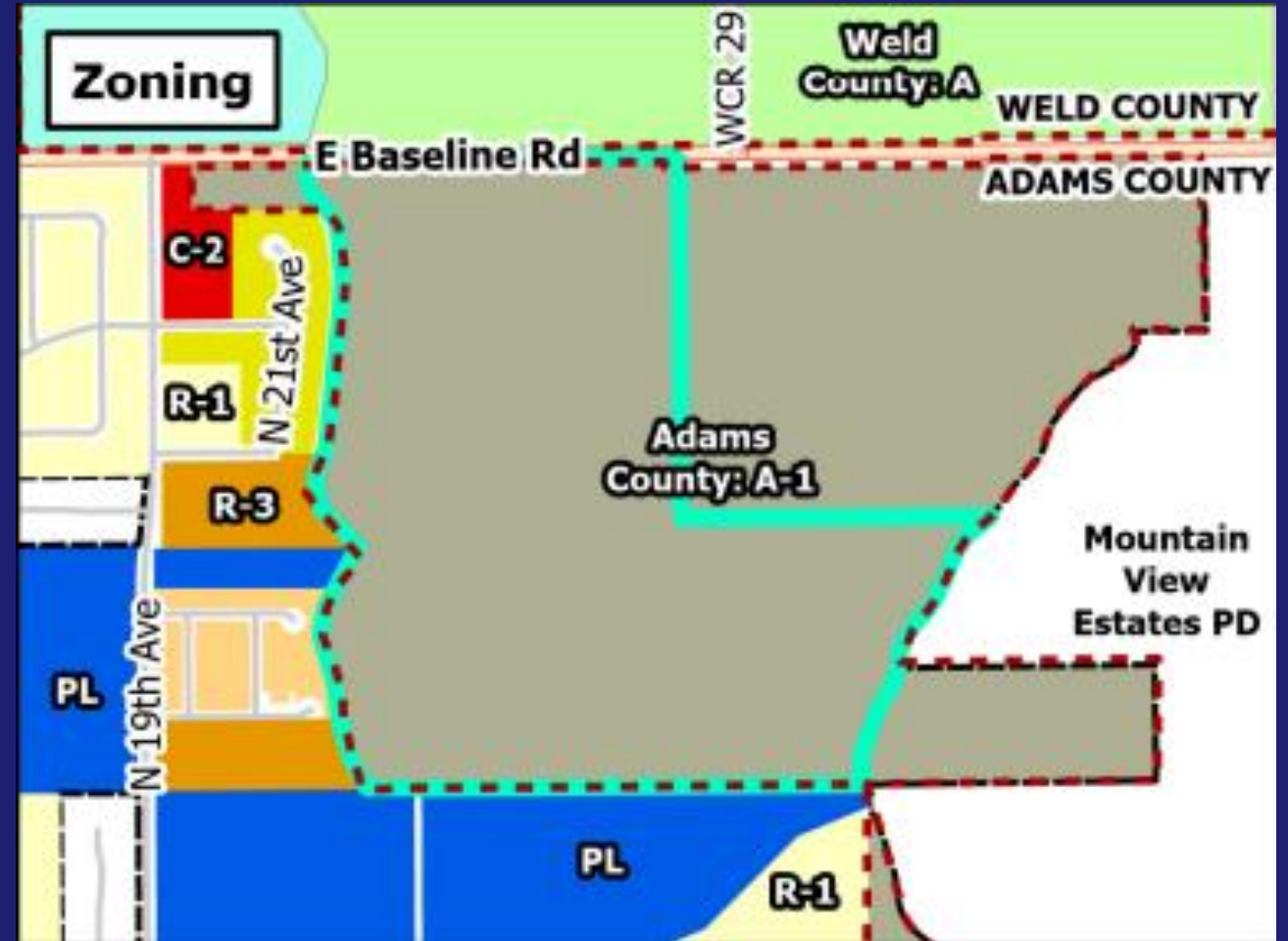
Aerial Map

Background

- The Property is zoned Agriculture-1 (A-1) within Adams County.
- The Property is within the City's growth boundary.
- The Property is in the process of Annexation with the City.

Purpose

To consider a resolution approving an annexation agreement for the Grein Property No. 2 Annexation (the "Annexation Agreement").



Zoning Map

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
 - Parks and Open Space
 - Preservation of Existing Site Character
 - Zoning
 - Community Benefit Incentives
 - General Obligations

Staff Analysis – Exhibit D: Special Provisions

Transportation – Rights-of-Way Dedication and Construction

- Baseline Road
 - Annexor shall dedicate right-of-way abutting the Property
 - Annexor shall construct the southern half of Baseline Road between North 19th Avenue and North 27th Avenue to a Minor Arterial street cross section
 - Annexor shall construct Baseline Road between North 19th Avenue and the Fulton Ditch if there is sufficient right-of-way
- North 27th Avenue
 - Annexor shall dedicate the right-of-way on the west side of North 27th Avenue
 - The east side of the road has already been dedicated
 - Annexor shall construct the full width of North 27th Avenue between Baseline Road and Longs Peak Street to a Minor Arterial street cross section
- Longs Peak Street
 - Annexor shall dedicate right-of-way necessary for construction of Longs Peak Street
 - Annexor shall construct the full width of Longs Peak Street between the Brighton Lateral Ditch and the Fulton Ditch, including the Brighton Lateral Ditch crossing to a Collector street cross section

Staff Analysis – Exhibit D: Special Provisions

Transportation – Traffic Signal and Roundabout Contribution

- North 27th Avenue and Baseline Road – traffic signal
 - Annexor shall design and construct the traffic signal located at the intersection of North 27th Avenue and Baseline Road
- North 19th Avenue and Baseline Road – traffic signal
 - Annexor shall either construct or reimburse a pro-rata share of the cost of constructing the traffic signal located at the intersection of North 19th Avenue and Baseline Road
- North 17th Avenue and Longs Peak Street – roundabout
 - Annexor shall design and construct the roundabout located at the intersection of North 27th Avenue and Longs Peak Street
- All timing of construction or pro-rata share shall be determined at time of subdivision plan and/or final plat.

Staff Analysis – Exhibit D: Special Provisions

Utility Service and Stormwater

The Annexor shall:

- Dedicate raw water shares in accordance with the *Municipal Code* at time of development
- Design, coordinate, construct, and connect a low-zone water line from the connection in Mountain View Estates to the existing line in Longs Peak Street
- Reimburse the City its pro-rata share of the following:
 - Water line located in Baseline Road
 - Storm drainage outfall constructed to serve the Property

Staff Analysis – Exhibit D: Special Provisions

Parks and Open Space

- Annexor shall provide necessary rights-of-way for, design, and construct trails along or within the Property
- Annexor shall dedicate adequate land and/or pay fee-in-lieu of land dedication that fulfills the parks and open space land dedication requirements

Preservation of Existing Site Character

- Annexor agrees to preserve as many trees as feasible along Baseline Road
- The Original Annexation Agreement requires preservation of two historic buildings, and the Revised Annexation Agreement does not contain this requirement.
- Details of preservation of site character is memorialized in the planned development document, and in more detail in the subdivision plan when submitted

Staff Analysis – Exhibit D: Special Provisions

Zoning

- The City agrees to consider the proposal for PD (Planned Development) under the *Land Use & Development Code*.

Community Benefit Incentives

- Annexor shall make any assessors and/or assigns aware of the Community Benefit Incentives as expressed in the Land Use & Development Code Section 5.08

Staff Analysis – Exhibit D: Special Provisions

General Obligations

The Annexation Agreement includes several key provisions concerning the Annexor, including but not limited to:

- A requirement to complete subsequent land development applications.
- A requirement to enter into a Development Agreement with the City at the time of final plat.

City Staff Recommendation

- City staff finds that the Annexation Agreement is consistent with City codes, plans, and policies, and therefore recommends approval via Resolution.
- Preservation of the existing historic homes onsite was originally included in the Annexation Agreement, but has been removed in the Revised Annexation Agreement.

Options for City Council

- ❑ Approve the original Annexation Agreement via Resolution;
- ❑ Approve a revised Annexation Agreement via Resolution; or
- ❑ Deny the Annexation Agreement with specific findings to justify the denial.