

# James Property Annexation Agreement

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CITY COUNCIL – December 16, 2025

Property Owner:

Applicant/Project Contact:

City Staff Representative:

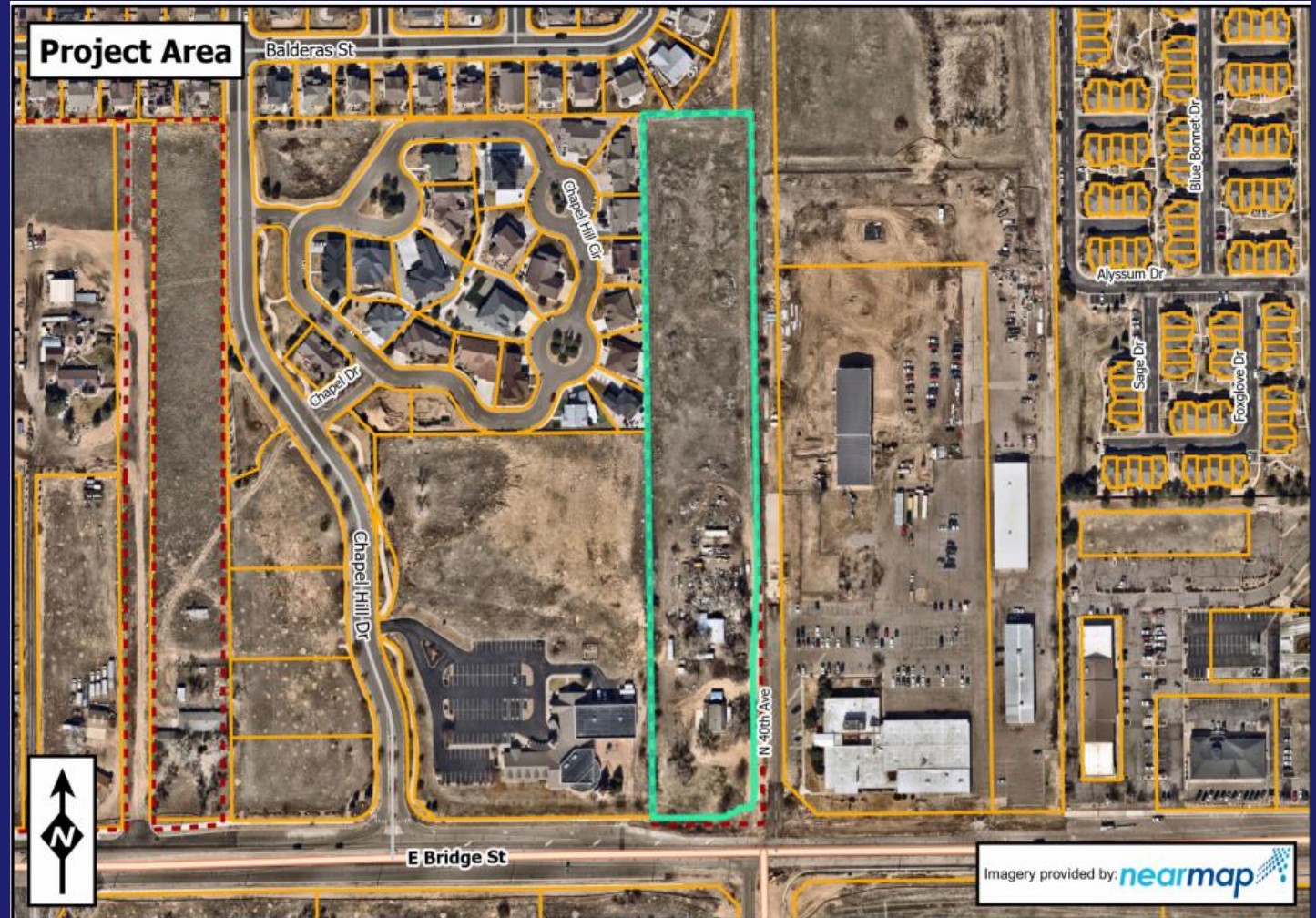
Vera Mae James

Jeff Liljegren, HR Green

Emma Lane, AICP, Senior Planner – Historic Preservation

# Subject Property Location

- The Property is generally located to the north of East Bridge Street, south of Garcia Avenue, east of Chapel Hill Drive, and west of the North 40th Avenue alignment.

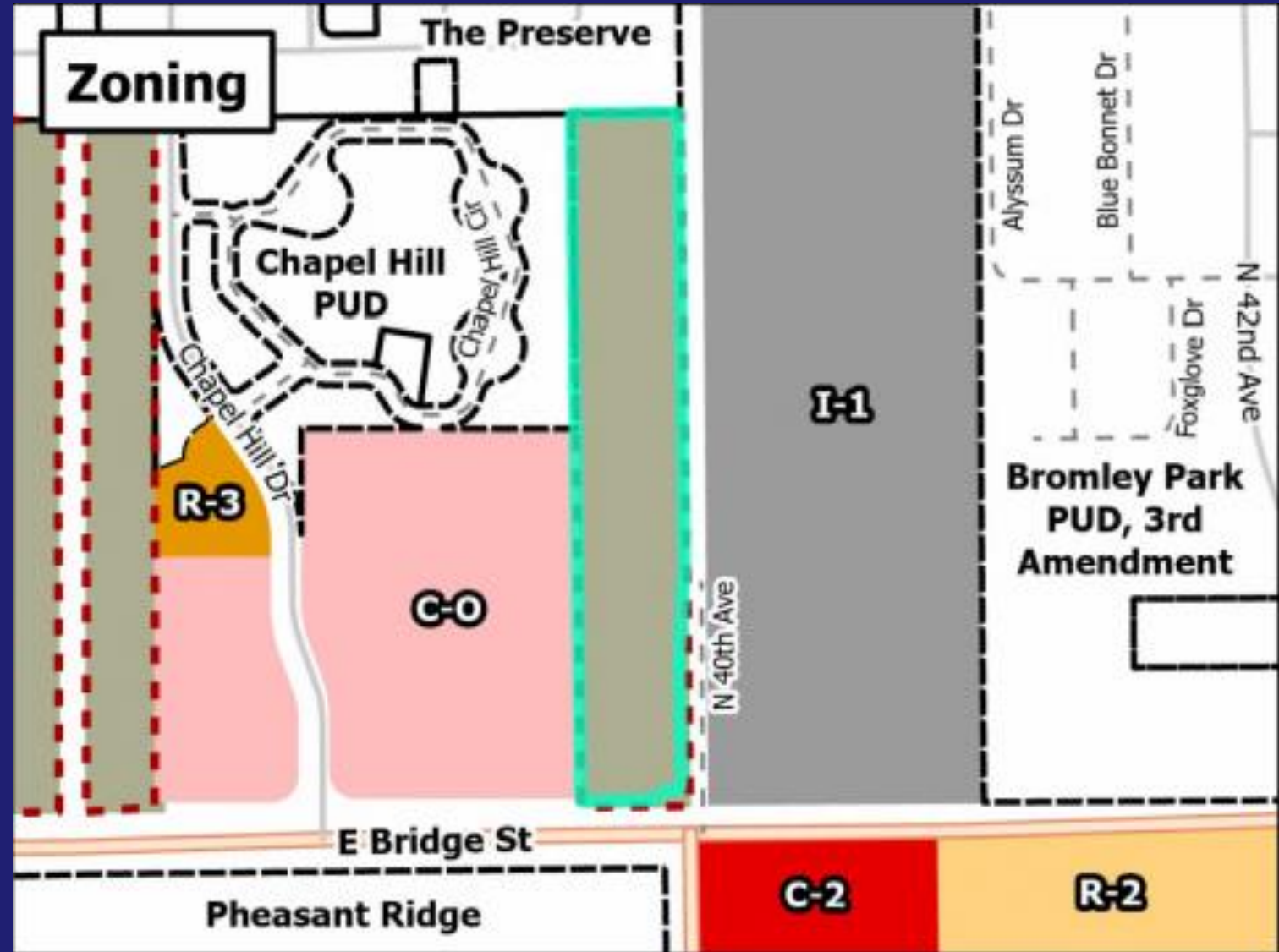


Aerial Map

# Background

## The Property:

- Is approximately 5.83 acres and is currently zoned Adams County A-1 (Agriculture -1).



Zoning Map

# Purpose

To consider a resolution approving an annexation agreement for the James Property (the "Annexation Agreement").

# 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
  - Addressing
  - General Obligations



# Staff Analysis – Exhibit D: Special Provisions

## Transportation

### The Annexor:

- North 40<sup>th</sup> Avenue:
  - Has dedicated the necessary right-of-way to construct North 40<sup>th</sup> Avenue
  - May be required to dedicate additional right-of-way at time of development
- East Bridge Street:
  - Has dedicated the necessary right-of-way to improve East Bridge Street
  - May be required to dedicate additional right-of-way at time of development
- May be required to contribute to the improvement of the traffic signal at North 40<sup>th</sup> Avenue and East Bridge Street at time of development, if improvement is required

### The City:

- North 40<sup>th</sup> Avenue:
  - May construct the extension of North 40<sup>th</sup> Avenue in the future
- East Bridge Street:
  - May further improve East Bridge Street in the future
- Will construct a continuous driveway with two accesses to this Property

# Staff Analysis – Exhibit D: Special Provisions

## Utility Service and Stormwater

The Annexor shall:

- Upsize any utility infrastructure if there is not sufficient capacity at time of development.
- Connect existing water and wastewater infrastructure within North 40<sup>th</sup> Avenue to Garcia Avenue.
- Dedicate water in accordance with the *Municipal Code* at time of development.

# Staff Analysis – Exhibit D: Special Provisions

## Zoning

- The City agrees to consider the proposal for “C-2, Restricted Retail & Services” under the *Land Use & Development Code*.

## Addressing

- Once annexed, the Annexor agrees that the roadways adjacent to the Property are titled East Bridge Street and North 40<sup>th</sup> Avenue.
  - These shall appear as such on any future development application.
- Annexor agrees that the Property shall be addressed using the City’s address grid upon annexing.



# 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.

# Options for City Council

- ❑ Approve the Annexation Agreement via Resolution as drafted;
- ❑ Approve a modified Annexation Agreement via Resolution;
- ❑ Deny the Annexation Agreement via Resolution with specific findings to justify the denial; or
- ❑ Continue the Annexation Agreement to be heard at a later, specified date if the City Council feels it needs additional information to ensure compliance with state statutes.