



REQUEST FOR COMMENT/REVIEW

November 8, 2018

The Community Development Department requests comments on the following:

Case No:	Z-955-19	Type:	E	Phone:	303.227.8853
Case Planner:	Brayan Marin	Email:	bmarin@c3gov.com		
Location:	10560 1/2 Brighton Rd. Commerce City, CO 80022				
Applicant:	Saul Rodriguez Ronquillo 10285 E. 112 th way, Henderson CO 80640	Owner:	Same as Applicant		

Case Summary

Request: Applicant wants to annex two agricultural lots into Commerce City to establish residence

Project Description: Applicant wants to annex into Commerce City in order to establish residence in Agricultural lot. One of the lots will remain vacant. This case is part of AN-252-19 and NIGID-164-19

Current Zone District: ADCO Unincorporated Adams County

Comp Plan: Residential - Low

Background Information

Site Information

Site Size:	3.52 acres
Current Conditions:	Undeveloped
Existing Right-of-Way:	Brighton Rd to the west of the property
Neighborhood:	Belle Creek
Existing Structures:	None
Structures to Remain?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Please review the proposal and forward written comments to:

City of Commerce City
Community Development Department
Attn: **Brayan Marin**
7887 East 60th Avenue
Commerce City, CO 80022

If **no response** is received by the date below, the assumption will be made that you have **no objections or concerns** regarding the above proposal.

Comments Due: **December 17th, 2018**

PRT/DRT Date: **December 20th, 2018**

CES Consultants, LLC

RONQUILLO ZONE CHANGE APPLICATION PROJECT DESCRIPTION

November 6, 2018

APPLICANT: Saul Rodriguez Ronquillo

PROPERTY ADDRESS: 10560½ Brighton Road
Commerce City, CO 80604

PARCEL IDENTIFICATION NUMBERS: 0172109400010
0172109400011

PROPERTY SIZE: 3.52 Acres

EXISTING SITE ZONING: Adams County AG (Agricultural)

PROPOSED SITE ZONING: Commerce City AG (agricultural)

PROPOSED LAND USE (per Commerce City Comprehensive Plan): Low Density
Residential

PROPOSED SITE DEVELOPMENT:

The proposed site consists of two (2) existing parcels located within Adams County. One site is approximately 2.0 acres and the other parcel is approximately 1.5 acres. The existing parcels are zoned AG (Agricultural) in Adams County. At this time, the site is undeveloped open land that is not located within any mapped FEMA Floodplain. The site does not include any oil & gas facilities, wetlands, bodies of water, or irrigation ditches. There is an existing irrigation well located on the site that will be used by the applicant to irrigate the proposed site landscaping. The total site (both parcels) is owned by the applicant and will remain so.

Currently, there is a submitted application to annex the site into Commerce City. The owner is also requesting that the site be zoned AG (Agricultural) once it is annexed into Commerce City.

The proposed development of the site after annexation is to construct two (2) Single-Family Residential homes on the two parcels. The homes will access Brighton Road by a combined single access drive between the two parcels. Per the site Land Use shown on the current Commerce City Comprehensive Plan, the site falls within the Low-Density Residential designation. The proposed development is consistent with this designation.

The surrounding land uses are Low to Medium Density Residential and the proposed development of the two (2) single-family residential sites is consistent with the surrounding development.

The proposed residences will be serviced by existing South Adams County Water and Sanitation District water and sewer main lines located within Brighton Road.

The proposed residences are located within the Brighton School District 27J.
The two homes are projected to generate 4 to 6 school students.

The site is also located within the Service Boundaries of the following Districts:

- South Adams County Water & Sanitation District
- South Adams County Fire Protection District
- Brighton School District 27J
- Central Colorado Water Conservancy District
- Rangeview Library District
- RTD
- Urban Drainage and Flood Control District

We believe the requested annexation and zoning change for the site, and the proposed development of the two (2) single-family residences maintains the proper mix of uses anticipated in the Comprehensive Plan, and approval of the applications are in the public interest for the residents of Commerce City.



Vicinity Map

Case # :AN-252-19, Z-955-19, NIGD-164-19



0 200 400 800 1,200 Feet

- | | | |
|---------------------------|---|---|
| Subject Property | ZONING_CODE | R-1 - Single-Family Detached Residential District |
| Zoning District_LG Labels | AG - Agricultural District | ADCO - Unincorporated Adams County |
| | PUD - Planned Unit Development District | City Limit Boundary |
| | | IGA Annexation Growth Boundary |

PIN: 10560 1/2 Brighton Road
Commerce City CO 80640
172109400011, 172109400010

Commerce City Planning Division
Prepared By: CD_MARIN
Date Saved: 8/15/2018