

Planning Commission Agenda Memo

From: Staci Bungard, City Planner

Meeting: May 5, 2020

Subject: Annexation Request for Blocks 21 & 22 of Timberline Addition, including the adjacent rights-of-way contained within, in the East 1,635' of the North ½ of the Northwest ¼ Except Clites Addition and Except the East 264' thereof in Section 34, Township 110 North, Range 50 West

Person(s) Responsible: Staci Bungard, City Planner

Summary:

The landowners are petitioning the City to annex a total of 13.7 acres of land into the City limits. The land is located north of Steamboat Trail and south of West 8th Street South.

Background:

The owner is requesting the City annex a portion of land for future residential development. The property is contiguous to the City limits on the north and south side and the surrounding area contains residential homes with a variety of lot sizes. The annexation includes 12.2 acres of vacant land and 1.5 acres of right-of-way contain within Silverthorne Circle and Castle Rock Circle.

A rezoning request has also been submitted simultaneously to zone the property Residential R-1C Single-Family District. The Planning Commission makes a recommendation to the City Council on annexations. City Council will consider the annexation request by acting on a resolution.

Discussion:

The state statutes allow for two (2) types of annexations including a landowner initiated process and a city initiated process. In this case, the landowner is requesting a portion of property be annexed into the City for the purpose of future residential development. The Comprehensive Plan references the area as a Phase 1 annexation priority which essentially means it is a short-term goal. The annexation is a logical extension of the City limit boundaries as the land is adjacent to the City limits. Utilities are available to the area and can be extended to serve the property in the future.

Legal Consideration:

None.

Financial Consideration:

None.

Options:

The Planning Commission has the following options:

1. Approve as presented
2. Deny

Staff Recommendation:

Staff recommends approval of the annexation request.

Action Requested:

Approval of an annexation request.

Supporting Documentation:

1. Notice
2. Memo
3. Petition to Annex
4. Exhibit Map
5. Aerial Map
6. Annexation Priority Map – Comp Plan
7. Resolution