



Referral Agency Comment Form

Case #Z-973-21-24

Referral #5

CONTACT INFORMATION

REVIEWER NAME Kerrie Monti
AGENCY NAME 27J Schools
EMAIL ADDRESS kmonti@sd27j.net
PHONE NUMBER 303-655-2984

COMMENTS

Today's Date 03/01/2024 (mm/dd/yyyy)

Is this application pertinent to your agency? Yes No (If no, please explain why below)

If so, is your agency satisfied with the plan as presented? Yes No

If "Yes", does your agency need to be included on any future referrals? Yes No

If "No", please input your comments below, or provide reference to a separate comment letter and/or redlines plan document. (The comment numbers below are for reference only. Please delete or add comment numbers as necessary, and feel free to continue the comments onto additional pages.)

1. Attached letter _____



27J Schools

Kerrie Monti – Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO 80601
Superintendent Chris Fiedler, Ed.D.

27J Schools Board of Education
Greg Piotraschke, President
Lloyd Worth, Vice President
Ashley Conn, Director
Tom Green, Director
Mandy Thomas, Director
Leon Thornton, Director
Mary Vigil, Director

Planner: Nathan Chavez
nchavez@c3gov.com

DATE: March 1, 2024

SUBDIVISION NAME: Anderson Ranch

CASE: Z-793-21-24
LOCATION: NWC E 98th Ave and Chambers Rd
STATUS: Annexation Zoning

Dear Nathan,

A. STUDENT GENERATION (see attached table for methodology)

| Dwelling Units | Students |
|----------------|----------|
| 491 SFD | 380.525 |
| 90 TH | 27.27 |
| 581 Total | 107.795 |

(Any discrepancy due to rounding)

**B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS
(See attached table for methodology)**

The District appreciates the land dedication of 9.15 acres for a future school site. As the land dedication requirement (based on the Commerce City cash-in-lieu calculation), is slightly less than the dedicated acreage the District will reimburse the developer for 0.994 acres at the current land cost per acre (updated every January 1).

C. SCHOOL ATTENDANCE AREA

Students from this proposed development will attend:

- Second Creek ES – 9950 Laredo Dr, Commerce City
- Stuart MS – 15955 E 101st Way, Commerce City
- Prairie View HS – 12909 E 120th Avenue, Henderson

All schools will have available capacity. A planned charter school in Second Creek Farm will provide additional capacity in Fall 2025. Capacity at PVHS increased with the addition of a new CTE annex in Fall 2023.

D. CAPITAL FACILITY FEE FOUNDATION (see attached table for methodology)

The Capital Facility Fee Foundation is a unique public/private nonprofit organization founded in January 2001 to help fund school expansion or new school construction. This program has been developed in partnership with each of the municipalities in the District, developer and builder representatives, and 27J Schools. Funding is provided by builders and developers who have agreed to contribute per residential dwelling unit based on the current fee structure. The current fees negotiated for this program are as follows: \$980 per single family residential unit and \$560 per multi-family unit.

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:

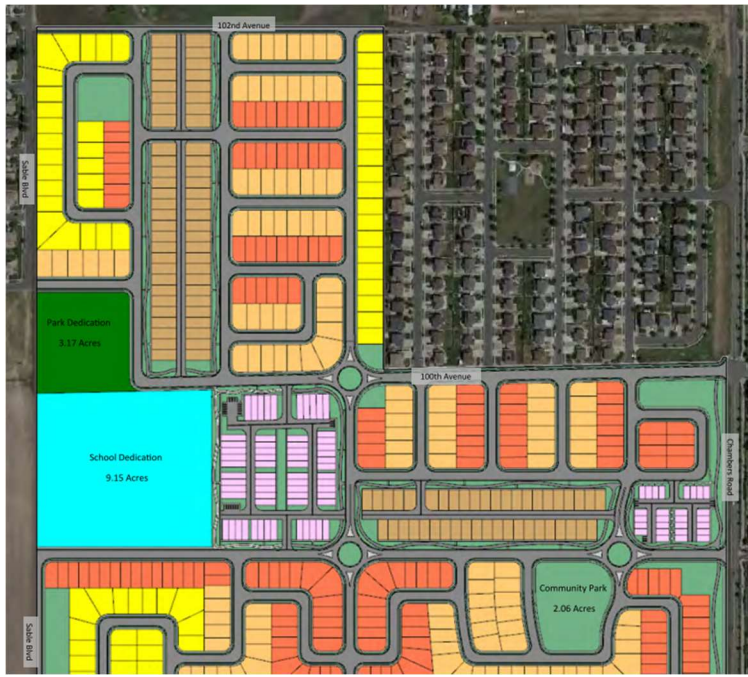
- 1. The District appreciates the land dedication of 9.15 acres for a future school site. As the land dedication requirement (based on the Commerce City cash-in-lieu calculation), is slightly less than the dedicated acreage the District will reimburse the developer for 0.994 acres at the current land cost per acre (updated every January 1).**
- 2. Prior to the approval of the final subdivision plat, we recommend that the developer enter into an agreement with the Capital Facility Fee Foundation to mitigate the impact of this development on District school facilities. Given an estimated 581 residential dwelling units, the tax-deductible capital facility fees are projected to be \$531,580. CFFF fees may be paid in a lump sum or as permits are pulled. The developer is welcome to assign the agreement to builders as they purchase lots.**

We appreciate your continuing cooperation and the opportunity to comment upon issues of interest to both the City and the School District. We look forward to receiving updated referrals on this subdivision. Please let me know if you have questions about these comments.

Sincerely,

Kerrie Monti

Kerrie Monti
Planning Manager



Anderson Ranch

Table 1 - School District Enrollment and Site Implications

| Dwelling Unit Type | Number of DUs | Student Generation Rate | Total Students |
|--|---------------|-------------------------|-----------------------|
| SFD | 491 | 0.775 | 380.525 |
| SFA | 0 | 0.364 | 0.000 |
| TH/C | 90 | 0.303 | 27.270 |
| Apartment | 0 | 0.195 | 0.000 |
| Total | 581 | | 407.795 |
| | | | 0.02 acres |
| Land Dedication Requirement | | | 8.156 acres |
| Land Dedication Provided | | | 9.15 acres |
| Remaining Land Needed | | | (0.994) acres |
| Land Cost Per Acre per AC | | | \$106,150.00 |
| Cash in Lieu of Land Dedication | | | (\$105,523.72) |

Payable to City of Commerce City at time of permit

Table 2 - Capital Facility Fee Foundation Contributions

| Dwelling Unit Type | Number of DUs | Rate per Unit | Total Contribution |
|--------------------|---------------|---------------|---------------------|
| SFD | 491 | \$980.00 | \$481,180.00 |
| SFA | 0 | \$980.00 | \$0.00 |
| TH/C | 90 | \$560.00 | \$50,400.00 |
| Apartment | 0 | \$560.00 | \$0.00 |
| Mobile Home | 0 | \$980.00 | \$0.00 |
| Total | 581 | | \$531,580.00 |

Payable to SD27J Capital Facility Fee Foundation at time of permit

May assign to builders purchasing lots

Anderson Ranch Land Use Concept

| Color | Land Use | Acres | Units |
|-----------------|-----------------------------|---------------|---------------|
| Pink | Townhomes SF Unit | 7.33 | 90 |
| Brown | Rear Drive 40' x 80' SF Lot | 11.16 | 99 |
| Red | 40' x 100' SF Lot | 17.77 | 168 |
| Orange | 50' x 100' SF Lot | 16.50 | 127 |
| Yellow | 60' x 100' SF Lot | 14.83 | 97 |
| Light Green | Community Trail | 3.50 | |
| Medium Green | Regional Trail | 1.44 | |
| Dark Green | Community Park | 2.06 | |
| Lightest Green | Entry Feature | 0.44 | |
| Very Dark Green | Detention | 2.49 | |
| Dark Green | Regional Park | 3.17 | |
| Cyan | Elementary School Site | 9.15 | |
| Grey | Public ROW | 31.11 | |
| | Totals | 120.94 | 581.00 |



INTEROFFICE MEMORANDUM

TO: Nathan Chavez, Planner
FROM: Lee Alverson, Development Review Engineer
DATE: February 28, 2024
SUBJECT: Z-973-21-22 and AN-268-22; Anderson Ranch Annexation and PUD
Zone Document– 5th Review

Public Works has reviewed the above submittal and has the following comments.

Annexation:

1. No additional comments from engineering on the annexation.
2. The final annexation agreement will be sent upon completion of the internal review by city staff.

PUD Development Permit:

1. No additional comments from engineering on the PUD Permit.

Drainage Report:

1. No additional comments from engineering on the preliminary drainage report.

Traffic Study:

1. No additional comments

For Information:

1. A Road Impact Fees will be due at the time the Building Permits are is issued. An estimated fee will be provided with the review of individual development permits.
2. A Drainage Impact fee will also be due at the time the Building Permit is issued. An estimated fee will be provided with the review of individual development permits.
3. Please provide a comment response letter with your next submittal.

Developer's Agreement:

1. The developer will be required to enter into a development agreement with the City at the time of subdivision plat.

If you have any questions, please call me at extension 8176.

ec: Shawn Poe, P.E., City Engineer
Chris Hodyl, P.E. Development Engineering Manager



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AGENCY NAME _____

EMAIL ADDRESS _____

PHONE NUMBER _____

COMMENTS

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Is this application pertinent to your agency? Yes No (If no, please explain why below)

If so, is your agency satisfied with the plan as presented? Yes No

If "Yes", does your agency need to be included on any future referrals? Yes No

If "No", please input your comments below, or provide reference to a separate comment letter and/or redlines plan document. (The comment numbers below are for reference only. Please delete or add comment numbers as necessary, and feel free to continue the comments onto additional pages.)

MEMMO

To: Libby Tart, Planner

From: Traci Ferguson, Parks Planner

Subject: Z-973-21-22, AN-268-22 NWC of 98th Ave. and Chambers Anderson Ranch

Date: June 8, 2023

Parks has reviewed the above proposal and has the following comments.

- 1.) There will be a park fee-in-lieu associated with this development and it shall be calculated as follows per the current plan. This fee will be recalculated if the developable area and/or number of lots changes.

$$\$45,364/\$12,000 \times \$0.09 \times 3,724,380 \text{ sq. ft.} = \mathbf{\$1,267,145}$$

- 2.) A credit against the park fee will be given for the 3.3 acres being dedicated for a public park. The city currently uses \$45,364 as the fair market value for an acre of land.

$$\$45,364 \times 3.3 \text{ acres} = \mathbf{\$149,701} \text{ park fee credit}$$

- 3.) The remaining park impact fee after the park dedication is as follows:

$$\$1,267,145 - \$149,701 = \mathbf{\$1,117,444}$$

$$\$1,117,444/588 \text{ lots} = \mathbf{\$1,900 \text{ per lot}}$$

- 4.) The park fee will be due at the time a building permit is obtained.

Please feel free to contact me at 303-227-8788 or tferguson@c3gov.com with any questions.





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MEMO

Date: June 6, 2023
To: City of Commerce City
From: DEN Planning
Through: Brodie Ayers

Subject: **Harvest Meadows (AN-268-22)**

Denver International Airport received your referral letter, and we appreciate the opportunity to comment on the proposal.

DEN provides the following comments:

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is within 5 miles of DEN, additional information is being provided on the possible impacts of noise and overflights upon the development.
- The proposed development is in the **“5-Mile ‘Known - Wildlife Attractant Separation Area’** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

From: [Jenkins, Jeremy - PD](#)
To: [Tart, Elizabeth - CD](#)
Cc: [Sadar, Gregory - PD](#)
Subject: RE: Today is the end of Anderson Ranch 2nd Referral - Need your comments
Date: Tuesday, June 6, 2023 12:02:25 PM
Attachments: [image003.png](#)
[image005.png](#)
[image007.png](#)

Elizabeth –

The annexation of this vacant property at this time does not warrant any staffing or resource adjustments for the Police Department. Future development, to include the school site will need further evaluation as it will then necessitate additional resources, specifically the Youth Services Unit and Traffic Services components in addition to the usual calls for service adjustments. Thanks – JJ

Jeremy Jenkins, Commander
North Sector Patrol, Operations Division

City of Commerce City | 7887 E. 60th Avenue | Commerce City, CO 80022
Office: 303.727.3932 | Mobile: 303.472.6428 | Fax: 303.227.8799
Email: jjenkins@c3gov.com | Web: www.c3gov.com



This e-mail message is for the sole use of the intended recipient(s) and contains confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Tart, Elizabeth - CD <etart@c3gov.com>
Sent: Tuesday, June 06, 2023 11:49 AM
To: steven.smith@rtd-denver.com; Engineering <engineering@rtd-denver.com>; Alverson, Lee - PW <lalverson@c3gov.com>; PW_Submittals <pwsubmittals@c3gov.com>; Jenkins, Jeremy - PD <jjenkins@c3gov.com>; Sadar, Gregory - PD <gsadar@c3gov.com>; David_c_lucas@fws.org; planreview@sacfd.org; Kerrie Monti <kmonti@sd27j.net>
Cc: Berry, Nicholas - CD <nberry@c3gov.com>; Adame, Kimberly - CD <kadame@c3gov.com>; Jones, Jennifer - CD <jjones@c3gov.com>
Subject: Today is the end of Anderson Ranch 2nd Referral - Need your comments
Importance: High

Hello all – I have not received comments from your department/agency on Anderson Ranch, two land use application requests for 1) Annexation and 2) Zoning to PUD. The referral request was sent out on May 2nd and comments are due by end of day today. Please send your comments in as quickly as possible in order to collate them into one review letter. If you need to see the links to the referral again, please reach out and let Nic and me know.

The case numbers are AN-268-22 and Z-973-21-22.

Many thanks!
Libby

Elizabeth “Libby” Tart, AICP
Senior Planner - Community Development Department
City of Commerce City | 7887 E. 60th Avenue | Commerce City, CO 80022
etart@c3gov.com | Office: (303) 227-8782 | www.c3gov.com



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

May 11, 2023

City of Commerce City Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

Attn: Libby Tart

Re: Anderson Ranch Annexation – 2nd referral, Case # AN-268-22

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Anderson Ranch Annexation**. City of Commerce City must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to dAnnexationNotifications@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, please note that natural gas distribution facilities require minimum 6-foot-wide utility easements *within each lot* on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document a Right-of-Way Agent will need to be contacted.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: [Layla Bajelan](#)
To: [Tart, Elizabeth - CD](#)
Subject: RE: Case Referral AN-268-22 and Z-973-21-22 Second Referral
Date: Wednesday, May 3, 2023 1:20:54 PM
Attachments: [image007.png](#)
[image008.png](#)
[image002.png](#)

Hi Libby,

I hope you are doing well. Thank you for including Adams County in the review for Case Referral AN-268-22 and Z-973-21-22 Second Referral. It appears that all adjacent roadways are within the City of Commerce City and we have no comment on the subject referral.

Health department referrals will not be done through this email address.

Have a great day!

Thanks,

[Layla Bajelan](#) Pronouns: she/her/hers
Senior Long Range Planner, *Community and Economic Development*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
720.523.6863 | LBajelan@adcogov.org | www.adcogov.org

**** New Schedule: Monday- Thursday 7 a.m. to 5:30 p.m.****

County operating hours: Monday through Friday, 8 a.m. to 4:30 p.m.

From: Berry, Nicholas - CD <nberry@c3gov.com>
Sent: Tuesday, May 2, 2023 3:10 PM
Cc: Jones, Jennifer - CD <jjones@c3gov.com>; McKinnon, Tricia - CD <tmckinnon@c3gov.com>; Adame, Kimberly - CD <kadame@c3gov.com>; Tart, Elizabeth - CD <etart@c3gov.com>
Subject: Case Referral AN-268-22 and Z-973-21-22 Second Referral

Please be cautious: This email was sent from outside Adams County

Hello,

On behalf of the Community Development Department of Commerce City, we invite you to review and comment on this land use application referral. Information on the application, including where and when to send comments, can be found below.

[AN-268-22 and Z-973-21-22 Second Referral](#)

MAINTENANCE ELIGIBILITY PROGRAM (MEP)
MHFD Referral Review Comments

| For Internal MHFD Use Only. | |
|-----------------------------|--------------------------|
| MEP ID: | 105535 |
| Submittal ID: | 10009467 10009468 |
| Partner ID: | AN-268-22 Z-973-21-22 |
| MEP Phase: | Referral |

Date: September 28, 2022
To: Jennifer Jones
Via email
RE: MHFD Referral Review Comments

| | |
|----------------------|---|
| Project Name: | NWC of E 98 th Ave and Chambers Road |
| Location: | Commerce City |
| Drainageway: | Ragweed Drain/Reed Run |

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Outfalls to eligible streams

We have the following comments to offer:

- 1) MHFD will look to see future submittals as they relate to Reed Run and Ragweed Drain.

MHFD requires responses to the review comments, please include these responses with any future submittal.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Drew Roberts, PE, CFM
Project Engineer
Mile High Flood District

