



## **Narrative: Reunion Village Plaza PUD**

Terracina Design is pleased to submit the attached plans for a PUD Zone Document Amendment.

### **Property Information**

The property located at the southwest corner of E 104<sup>th</sup> Avenue and Tower Road is currently vacant with a mixed-use zoning designation per the Buffalo Hills Ranch PUD Zone Document. The application is proposing commercial uses with one marijuana use and at least one restaurant. Other proposed uses will comply with the intent of the PUD Amendment. The primary access to the parcel will be from an existing commercial drive that connects to Tower Road.

### **Sec. 21-3251(3) – Approval Criteria**

**The PUD zone document is consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city, or reflects conditions that have changed since the adoption of the comprehensive plan.**

The proposed commercial land uses within the PUD comply with the current City of Commerce City C3 Vision Comprehensive Plan.

**The PUD zone document is consistent with any previously reviewed concept schematic.**

Commerce City staff did not require a concept schematic for this application.

**The PUD addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes set out in section 21-4370 (PUD Zone District) and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments.**

This PUD Amendment addresses a unique situation and will be substantially beneficial to the city by creating commercial uses and enhancing an important intersection. The purpose of this PUD is to change the uses and regulations governing Lot 5A, Reunion Filing No. 30, 3<sup>rd</sup> Amendment within the 4-E Planning Area of the Buffalo Hills Ranch PUD Zone Document. PUD amendment revisions include (but are not limited to):

- Adding medical marijuana center and retail marijuana store as allowed uses, which deviates from city code (Sec. 21-5249(1)(b)(i))
- Removing all residential uses from the parcel
- Removing a large amount of commercial uses in order to limit commercial development to highly-desirable uses

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- Improve site and building sustainability by adopting practices and strategies that minimize environmental impact, enhance resource efficiency, and contribute to an overall healthier and more resilient built environment
- Additional site, building, and sustainability requirements have been added to the PUD that are above and beyond the Commerce City Land Development Code

**The PUD complies with all applicable city standards not otherwise modified or waived by the city.**

The PUD Amendment complies with all applicable city standards. As part of the PUD Amendment, several site design, architecture, and sustainability standards are being implemented that go above and beyond Land Development Code requirements. Additionally, locational requirements for marijuana uses are being modified as compared to Land Development Code requirements to allow that use on the site.

**The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features.**

This commercial PUD integrates well with the adjacent commercial and high-density residential developments. The site utilizes existing private drives off Tower Road and along the western boundary of the property. There will be two pedestrian connections to city sidewalks.

**To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community.**

The adverse impacts will be minimal. The site is currently vacant within an existing commercial development.

**Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development.**

The site is located at the highly-visible intersection of E 104<sup>th</sup> Avenue and Tower Road. It is unlikely that the development of this site will increase public safety concerns. Regardless, the site will have adequate lighting and will be maintained in a manner that deters safety concerns.

A Traffic Impact Study that discusses the impacts on transportation has been included with the submittal package.

The site will utilize the surrounding existing utility and storm infrastructure for all service and drainage related to the development. A water connection will be made to an existing water main located along the west portion of the site. A sanitary connection will be made to an existing sanitary main located along the south portion of the site. One Type-R inlet is being proposed at the site's northwest corner and an existing Type-R inlet will be modified into a Type-C inlet at the site's northeast corner. These two inlets will be used to collect stormwater runoff generated from the site while a regional pond will be utilized for all site detention requirements.

**As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing.**

This project will be completed in one phase. All surrounding infrastructure is currently in place with minor modifications to utilities needed.

**The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.**

This development could not be accomplished through other city processes; it required a PUD Amendment.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Marck', with a long horizontal flourish extending to the right.

Jeff Marck

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*terraccina design*

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