



STAFF REPORT

Planning Commission

CASE # S-655-17

PC Date:	August 1, 2017	Case Planner:	Robin Kerns
CC Date:	September 18, 2017		
Location:	11555 Chambers Rd.		
Applicant:	Landing Place Church	Owner:	Same As Applicant
Address:	13659 E. 104th Ave, #300 Commerce City, CO 80022	Address:	Same As Applicant

Case Summary

Request:	Proposed Subdivision Plat process for a Final Plat.
Project Description:	The applicant is proposing to subdivide the 20 acre subject property into 2 parcels of approximately 8 acres & 12 acres in order to develop a new church.
Issues/Concerns:	- Land Use - Neighborhood Compatibility
Key Approval Criteria:	- Compliance with Subdivision Plat Requirements
Staff Recommendation:	Approval
Current Zone District:	ADCO (Unincorporated Adams County) A-1
Comp Plan Designation:	Residential - Medium

Attachments for Review: *Checked if applicable to case.*

☒ Plat

☒ Vicinity Map

Background Information

Site Information

Site Size:	20 acres
Current Conditions:	Vacant
Existing Right-of-Way:	Chambers Road
Neighborhood:	Second Creek
Existing Buildings:	Shed
Buildings to Remain?	☐ Yes ☒ No
Site in Floodplain	☐ Yes ☒ No

Surrounding Properties

Existing Land Use		Occupant	Zoning
North	Residential	Private Residence	ADCO
South	Residential	Private Residence	ADCO
East	Residential	Villages at Buffalo Run East	PUD
West	Park/Recreation	Commerce City	PUBLIC

Case History

In 2000, there was a proposal to annex and the zone the subject property PUD to allow for the development of 203 Single Family Detached unit. This case was withdrawn.

Case	Date	Request	Action
Z-737-00	Aug. 2000	PUD for 103 Single Family Detached Units	Withdrawn

Applicant's Request

The Landing Place Church property is located at 11555 Chambers Road, Commerce City, Colorado. The property is on the west side of Chambers Road between E. 114th & E. 116th Avenues. The existing property is vacant land. The proposed use is a church building in the eastern most 8 acres of the property. The property is currently zoned ADCO A-1. The proposed zoning is to Commercial 1 (C-1). A church building is being proposed that will be approximately 25,700 sq.ft.

The Landing Place Church property is currently undeveloped. It is surrounded by new residential neighbors. This area along Chambers Road is being developed from rural farming to more urbanized residential and commercial neighborhoods. Existing utilities (water, sanitary sewer, communications, power, etc.) can be found in the Chambers Road ROW.

The Landing Place Church will be located in the Northern Range of the Commerce City Strategic Planning Areas. Part of the landing Place Church project includes construction of a local road off of Chambers Road to the west along the northern property line to provide access to the Church property (instead of directly off of Chambers Road) and to also provide access for future development further west on the site. This will aid in portions of the transportation needs as part of the Commerce City's Transportation Plan. There are several new residential developments near the Landing Place Church property. The Church will provide a balanced mix of land uses in the area along Chambers Road and also aid in the neighborhood feel. Also, the Landing Place Church will provide open space and cultural benefits to the surrounding community.

Development Review Team Analysis

Comprehensive Plan

The DRT recommendation for this case is supported by the following Comprehensive Plan Goals:

<u>Section</u>	<u>Goal</u>	<u>Description</u>
Land Use	LU 1a	Future Land Use Plan as a Guide: Use the Future Land Use Plan (FLUP) to guide development patterns and mix of uses and amendments to the land Development Code (LDC).
<u>Analysis:</u>	The Future Land Use Plan identifies the subject property for Residential Medium uses & development. The proposed final plat allows the eastern portion of the subject property, located along a Minor Arterial, to contain small neighborhood commercial/embedded commercial use. The portion of the property to the west will be rezoned and developed according to city requirements in the future which together bring this case into compliance with the Future Land Use Plan.	
<u>Section</u>	<u>Goal</u>	<u>Description</u>
Land Use	LU 1.3	Positive Benefit of Annexation: The city will consider annexation of areas on a case-by-case basis, ensuring positive social, economic, fiscal, and environmental benefits associated with the potential annexation
<u>Analysis:</u>	The annexation and zoning of the subject property brings this area of the city into further compliance with the future land use plan established by the comprehensive plan.	

Existing Property

The subject property, currently in Unincorporated Adams County, is located west of Chambers Road between E. 112th Ave. and E. 116th Ave. It is identified as 11555 Chambers Rd. (Pin: 172306000009), and is approximately 20 acres in area. The legal description of the property currently consists of meets and bounds and has never been platted. Staff notes that the land must be platted via the Subdivision process prior to any building permits being issued for the site.

The relatively flat property is currently vacant except for a storage shed. It has an overall down-slope from Chambers Road along the east property line to the O'Brian Canal along the west property line. To the north is an unincorporated Adams County property with a single family dwelling and out buildings, which is the same for the existing property to the south.

Proposed Subdivision & Use

The applicant is proposing to subdivide the 20 acre subject property into 2 parcels of approximately 8 acres & 12 acres in order to develop a new church. The proposed church would be developed on the eastern 8 acre parcel identified as Lot 1 on the proposed Landing Place Church Subdivision Filing No. 1 plat. There are currently no plans for development of the western 12 acre parcel, identified as Lot 2. As part of the subdivision platting process, the appropriate amount of Right-of-Way (ROW) is being dedicated. This includes ROW for the future widening of Chambers Road, as well as ROW that will run along the north property line of Lot 1. This ROW will provide access to the subject property and the property to the north when it redevelops.

The subject property is identified by the Commerce City Future Land Use Plan (FLUP) as Residential Medium, which is typical for this area given the surrounding residential subdivisions such as the Villages at Buffalo Run East & West. The applicant is proposing to annex the site via cases AN-239-17

& AN-240-17. In conjunction, annexation zoning case Z-935-17 is being proposed to zone Lot 1 as Commercial 1 (C-1) and Lot 2 as Agricultural (AG). The proposed zoning of Lot 1 keeps the subject property in alignment with the FLUP, which allows neighborhood commercial/embedded commercial uses along collectors and arterials. Chambers Road is classified as a Minor Arterial.

On Lot 1, the applicant is proposing to develop a 25,700 sq.ft. church building via development plan case D-263-17. This facility will provide seating capacity for 600, and 226 parking spaces. The parking lot will be accessed by the shared ROW along the northern property line. There is an estimate of approximately 10 employees who will work at the proposed church. The overall church architecture, landscape and site planning will meet city requirements. In accordance with the City of Commerce City Land Development Code (LDC), the subject property meets the minimum C-1 and AG zoning lot area requirements as demonstrated in Tables 1.1 & 1.2 below.

Table 1.1

C-1	Standards		Proposed	
	Minimum Lot Area	8,000 sq.ft.	Lot 1	343,314 sq.ft.
	Minimum Lot Frontage	70 feet		458 feet
	Access	Dedicated R.O.W.		E. 115 th Ave.

Table 1.2

AG	Standards		Proposed	
	Minimum Lot Area	43,560 sq.ft.	Lot 2	470,251 sq.ft.
	Minimum Lot Frontage	100 feet		516 feet
	Access	Dedicated R.O.W.		80 foot R.O.W.

Summary and Recommendation

The DRT has concluded that the requested subdivision plat meets the approval criteria for Final Plats. The proposed parcel size has been found to be consistent with a C-1 zoning, and the proposed parcel size on Lot 2 is found to be consistent with an AG zoning. The proposed final plat will not create substantial undue adverse effects to the surrounding properties and adequate services are available for the existing and future development of the subject properties. Based on the analysis above, the DRT is recommending approval of the Final Plat for the subject property.

Criteria Met?	Sec. 21-3241. Final Plats or Consolidation Plats	Rationale
☒	The plat is consistent with any approved land use document;	The proposed final plat is consistent with the Land Development Code.
☒	The plat is consistent with and implements the intent of the specific zoning district in which it is located;	The proposed final plat is consistent with the C-1 and AG zoning districts.
☒	No evidence suggests that the plat violates any laws, regulations, or requirements;	There is no evidence that this final plat violates any laws, regulations, or requirements.
☒	The general layout of the plat minimizes land disturbance, maximizes open space, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the LDC;	The layout of the proposed final plat is consistent with the Land Development Code, and provides the appropriate land area for the proposed church development.
☒	The plat complies with all applicable city standards and does not unnecessarily create lots that make compliance with such standards difficult or infeasible;	The proposed final plat complies with all applicable city standards and does not unnecessarily create lots.
☒	The plat: Will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they are envisioned to exist in any adopted City plan, program or ordinance;	The proposed final plat will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they are envisioned to exist in any adopted City plan, program or ordinance.
☒	Sufficient public services (utilities, safety, etc) and uses (parks, schools etc) are available to serve the subject property;	There are sufficient public services to serve the subject property.
☒	A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and	A development agreement between the city and the applicant has will be executed that addresses the construction of all required public improvements.
☒	As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.	Not applicable.

Development Review Team Recommendation

Based upon the analysis above, the Development Review Team believes that the application meets the criteria for the final plats as set forth in the Land Development Code and recommends that the Planning Commission forward the Final Plat request to the City Council with a favorable recommendation.

Recommended Motion

To recommend approval:

I move that the Planning Commission enter a finding that the requested annexation zoning for the property located at **11555 Chambers Rd. (Pin: 172306000009)** contained in case **S-655-17** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat.

Alternative Motions

To recommend approval subject to condition(s):

I move that the Planning Commission enter a finding that, subject to certain conditions, the requested annexation zoning for the property located at **11555 Chambers Rd. (Pin: 172306000009)** contained in case **S-655-17** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the annexation zoning subject to the following conditions:

Insert Condition(s)

To recommend denial:

I move that the Planning Commission enter a finding that the requested annexation zoning for the property located at **11555 Chambers Rd. (Pin: 172306000009)** contained in case **S-655-17** fails to meet the following criteria of the Land Development Code:

List the criteria not met

I further move that, based upon this finding, the Planning Commission recommend that the City Council deny the annexation zoning.