

April 29, 2021

Mr. Andrew Baker, AICP
City of Commerce City
Community Development
7887 E. 60th Ave.
Commerce City, CO 80022

Re: Eberly Place Annexation-PUD Zone Document-Sketch Plat

Dear Mr. Baker,

On behalf of UDC Miller, we are pleased to submit this Annexation/PUD Zone Document/Sketch Plat application for a new residential neighborhood in Commerce City.

Included with this submittal are the required application materials:

- Signed Development Review Application for an Annexation/PUD Zone Document/Sketch Plat
- Title Commitment
- Petition for Annexation
- Affidavit of Circulator
- Exhibit A – Legal Description
- Annexation Information Sheet
- Annexation Map
- Narrative (below)
- Preliminary Contact Letter from South Adams County Water and Sanitation District
- Certified Boundary Survey
- Proposed PUD Zone Document (18x24)
- Proposed Subdivision Plat (18x24)
- Tract B ROW Dedication Legal
- Drainage Report
- Traffic Study
- Environmental Site Assessment

Project Location

The proposed Eberly Place neighborhood is approximately 33.5 acres, located in northeastern Commerce City. The site is located at 10070 Potomac Street, in unincorporated Adams County and is currently used for agriculture. To the west of the site, across Potomac Street, is the Reunion Ridge residential neighborhood, currently under development. To the north of the site is an existing home and agricultural land. To the east of the site, across Blackhawk Street, is the Foxton Village community of single-family homes. To the south of the site, is agricultural land which is currently under development as Filing 9 of the Reunion master planned community.

Zoning

As detailed in the PUD Zone Document included with this submittal, Eberly Place will feature one planning area:

- **Planning Area A**
 - Size: 33.5 acres
 - Land Use: Residential, potentially includes a mix of single-family detached and single-family attached homes.
 - Density: 4-8 dwelling units per acre, maximum of 260 dwelling units

Access and Circulation

Eberly Place is located about a quarter of a mile south of E. 104th Avenue, a principal arterial in Commerce City. The western edge of the site fronts Potomac Street, a planned multimodal arterial, and the eastern edge fronts Blackhawk Street, a residential collector. Access into the site is planned from these adjacent streets and will align with the street network of the adjacent Foxton Village neighborhood to the east and Reunion Ridge neighborhood to the west. These access points will feed a network of local roads which will provide internal organization and circulation through the site. The location and alignments of these streets shall be determined with future PUD Permit approvals.

Pedestrian circulation will be provided through a network of attached/detached sidewalks located within right-of-way corridors and off-street trails. These are designed to facilitate safe pedestrian circulation throughout the neighborhood as well as to the proposed neighborhood park within the development. The location and alignment of pedestrian corridors shall be determined with future PUD Permit approvals.

Parks, Open Space, and Trails

Parks, open space, and trails located throughout Eberly Place will offer local amenities to residents. A total of two acres of neighborhood parks is proposed to serve the community, which exceeds the required one acre set by the Commerce City Land Development Code.

A one-acre, primary community focal point/park amenity as well as two secondary community focal points along the eastern edge of the site are shown conceptually on the land use schematic of the PUD Zone Document. These focal points shall feature a mixture of active and passive uses for neighborhood residents to enjoy. Specific park locations will be determined with future PUD Permit approvals.

Comprehensive Plan Consistency

The PUD Zone Document for Eberly Place is generally consistent with the intent of the Commerce City C3 Vision Plan which designates a future land use of Residential-Medium on the site. The proposed residential land uses of single-family detached and single-family attached homes are consistent with the primary uses identified for this land use. As well, the proposed residential density of Eberly Place is 4-8 dwelling units per acre, which is consistent with the Residential-Medium density listed in the Vision Plan.

Neighborhood Character

The PUD Zone Document includes a list of community design elements such as fencing, site furnishings, landscape, and monumentation, which will establish an identity for Eberly Place. These design elements will be influenced by the proposed architecture of the neighborhood which is envisioned to feature farmhouse, prairie, and Colorado craftsman styles; modern takes on traditional designs.

Integration with Surrounding Development

With the adjacent residential neighborhood of Foxton Village to the east and Reunion Ridge to the west, and Reunion Village to the south, the proposed residential uses of Eberly Place are an appropriate addition to the established residential character of the surrounding area. The proposed street layout of Eberly Place will be designed to align with the adjacent street network in order to fully integrate the new neighborhood with the surrounding neighborhoods.

Bulk Standards

To note the unique housing products proposed for this site, included within the PUD Zone Document are a list of bulk standards for proposed residential uses which build off of existing standards to achieve current market rate housing products. Also included are lot typicals which provide examples of the proposed standards.

Existing Features

The site is currently being used as agricultural land; therefore no major wildlife habitats or floodplains are located within the site. In addition, topography is fairly subtle and the site is not limited by steep slopes. No oil and gas operations currently exist on the site. No civic uses such as post offices, police stations, fire stations, or schools are proposed for the Eberly Place property.

Districts Associated with the Land to be Annexed

As this property is proposed to be annexed into Commerce City, it will be serviced by Brighton School District 27J, South Adams County Fire District (SACFD), and South Adams County Water and Sanitation District.

Sketch Plat Concept

Submitted concurrent with this Annexation and PUD Zone Document is a Sketch Plat for 154 single-family detached, front loaded homes at a density of 4.6 DU/AC, consistent with the Residential-Medium future land use designation of the Commerce City Vision Plan which anticipates residential development at a density of 4-8 DU/AC on the site.

Parks, open space and trails proposed with the Sketch Plat submittal total roughly 3 acres. These areas are anticipated to be owned and maintained by an HOA or metropolitan district. It is anticipated that the subdivision will be subject to covenants governed by the established HOA.

As you review this application, please let us know if you have any questions or if you need additional information. We look forward to working with City staff during the review and approval process.

Regards,



Daniel Jennings
Project Manager