

Eberly Place

Annexation & Zoning

City Council
May 16, 2022

Project Overview

Location: 10070 Potomac St

Size:

- 33.5 acres

Process: Annexation & Zoning

Existing Zoning: A-3

- Agricultural-3, Adams County

Proposed Zoning:

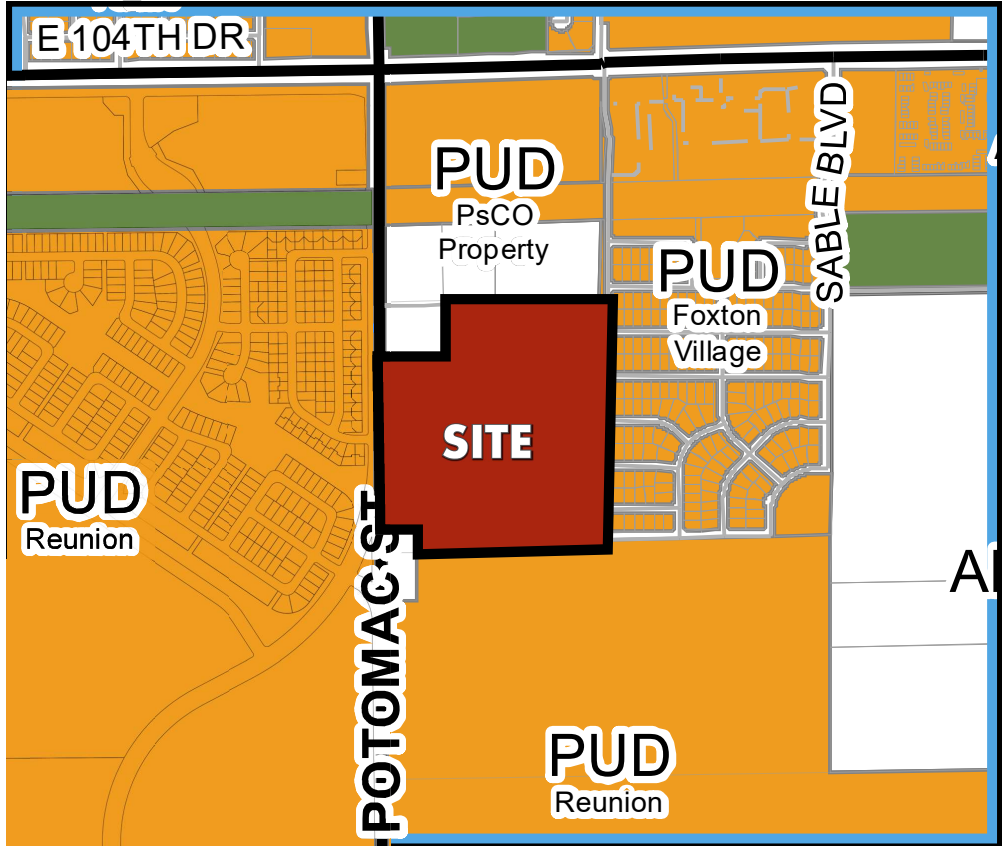
- Planned Unit Development (PUD)
- 2 Residential Planning Areas



Existing Conditions + Citywide Plans

Uses

- Surrounding Context
 - **East:** Foxton Village PUD
 - SFD Residential (existing)
 - 5,000 sf lots
 - **West:** Reunion Ridge PUD
 - SFD Residential, Cluster Homes (platted)
 - < 3,000 sf lots
 - **South:** Reunion Village 9 PUD
 - SFD, Cluster Homes, & Multi-Family Residential (zoned)
 - Min. 2,200 sf lots
- Comprehensive Plan
 - Residential-Medium



Source: Commerce City Official Zoning Map

Comprehensive Plan Compliance

C3 Vision Future Land Use Map

- Residential-Medium
 - Allows for diverse residential types
 - Primary uses:
 - Single-Family Detached Residential
 - Single-Family Attached Residential
 - Density
 - 4-8 du/ac



Source: C3 Vision Comp Plan

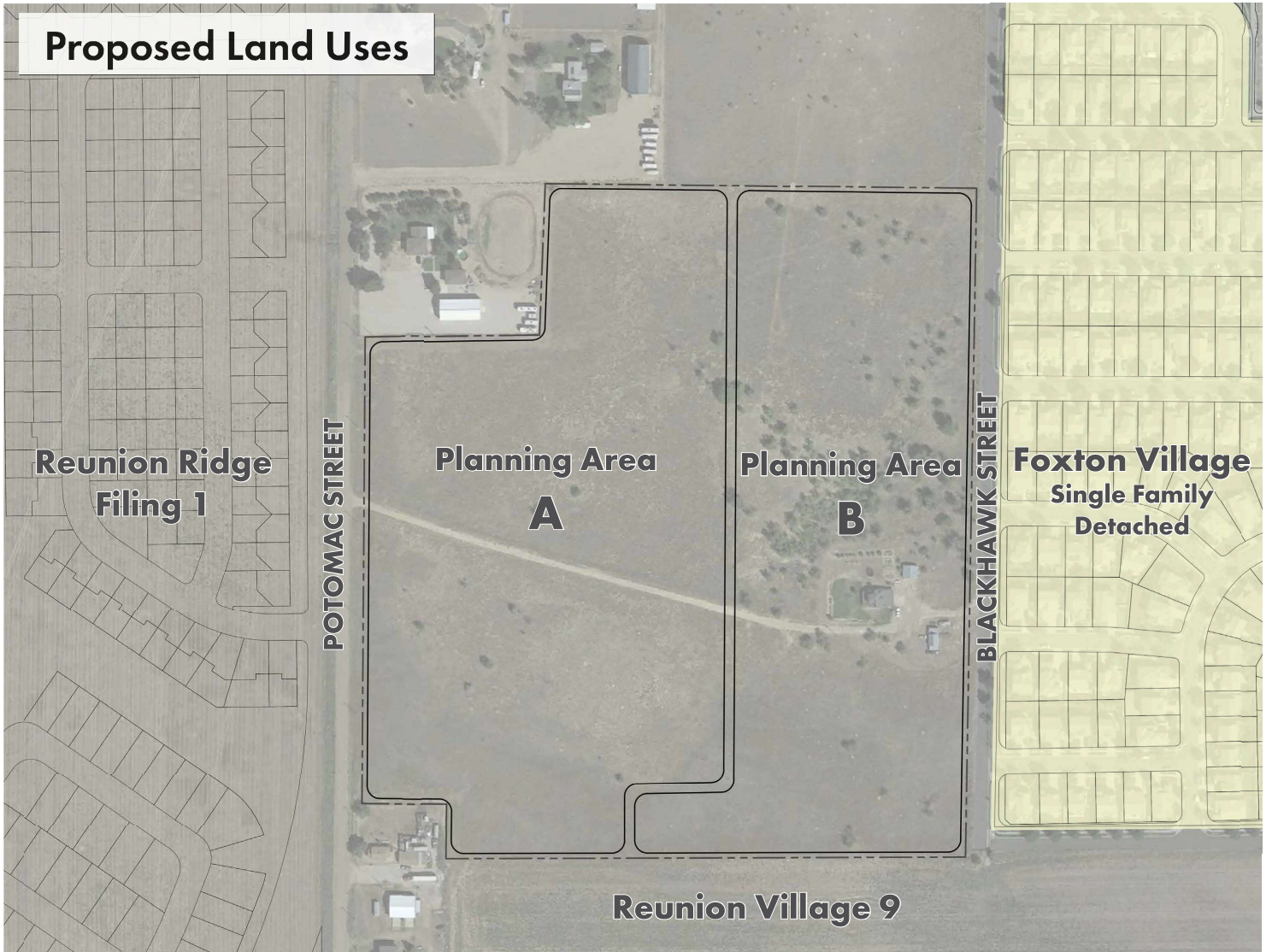
Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High

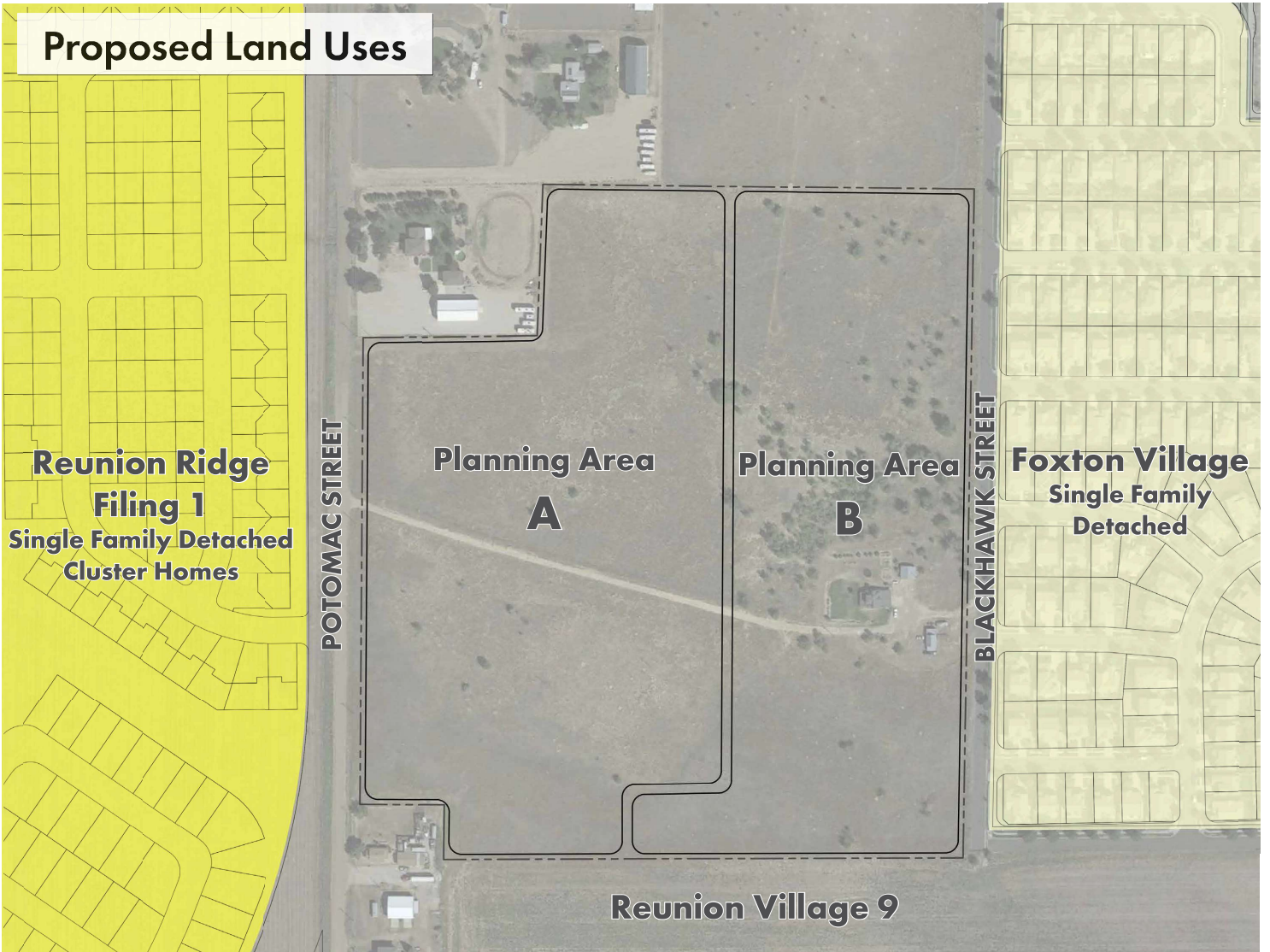
Proposed Land Uses



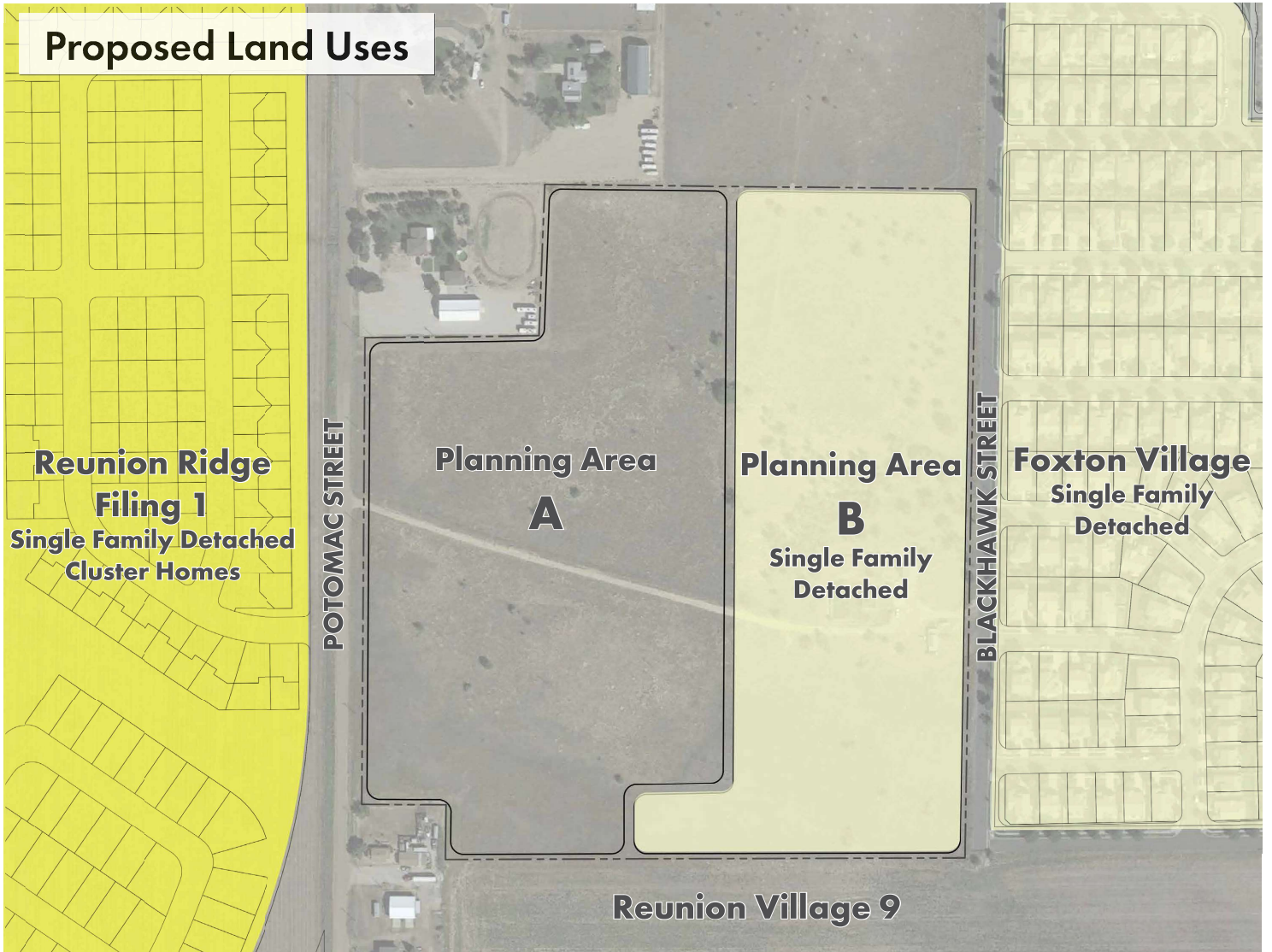
Proposed Land Uses



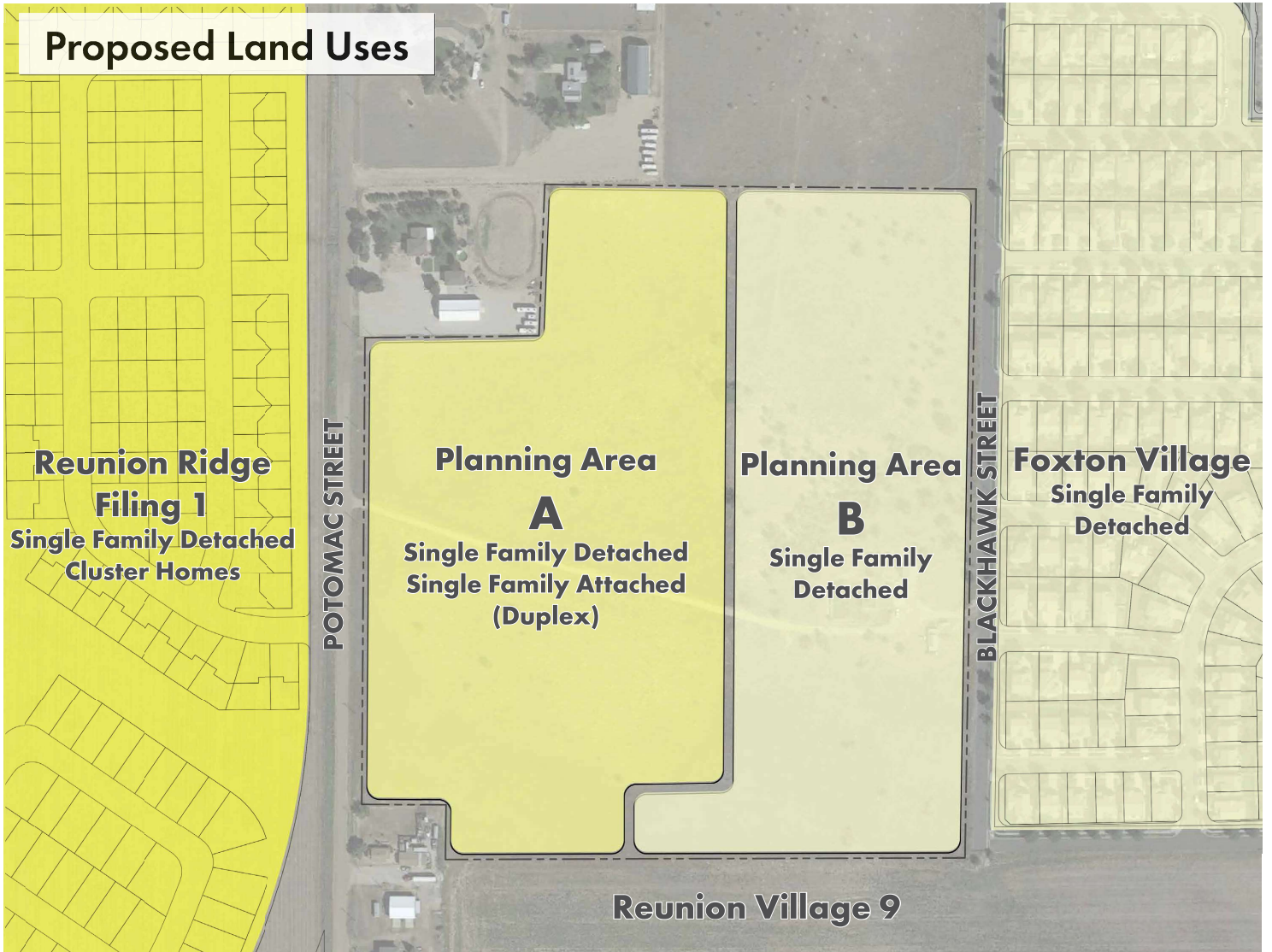
Proposed Land Uses



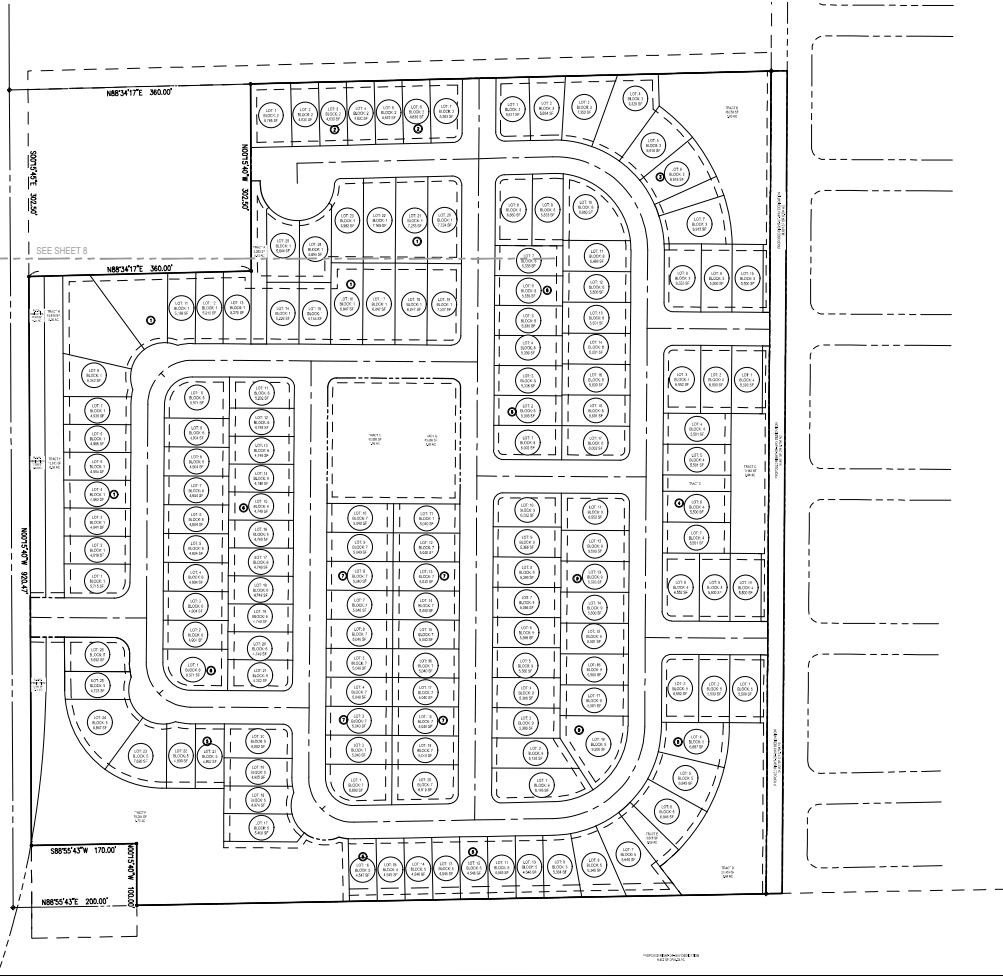
Proposed Land Uses



Proposed Land Uses



Proposed Plat



DRAFT




HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1020
 Denver, Colorado 80202
 P: 303.825.4000 F: 303.825.4311
 hks@hks.com hks.com

*IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

Proposed Site Plan



*IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

Proposed Parks, Open Space, & Trails

- 3.59 acres of Parks, Open Space, and Trails
 - 10% of the site
 - Exceeds proposed zoning and code Park requirements



*IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

Proposed Parks, Open Space, & Trails

- 3.59 acres of Parks, Open Space, and Trails
 - 10% of the site
 - Exceeds proposed zoning and code Park requirements

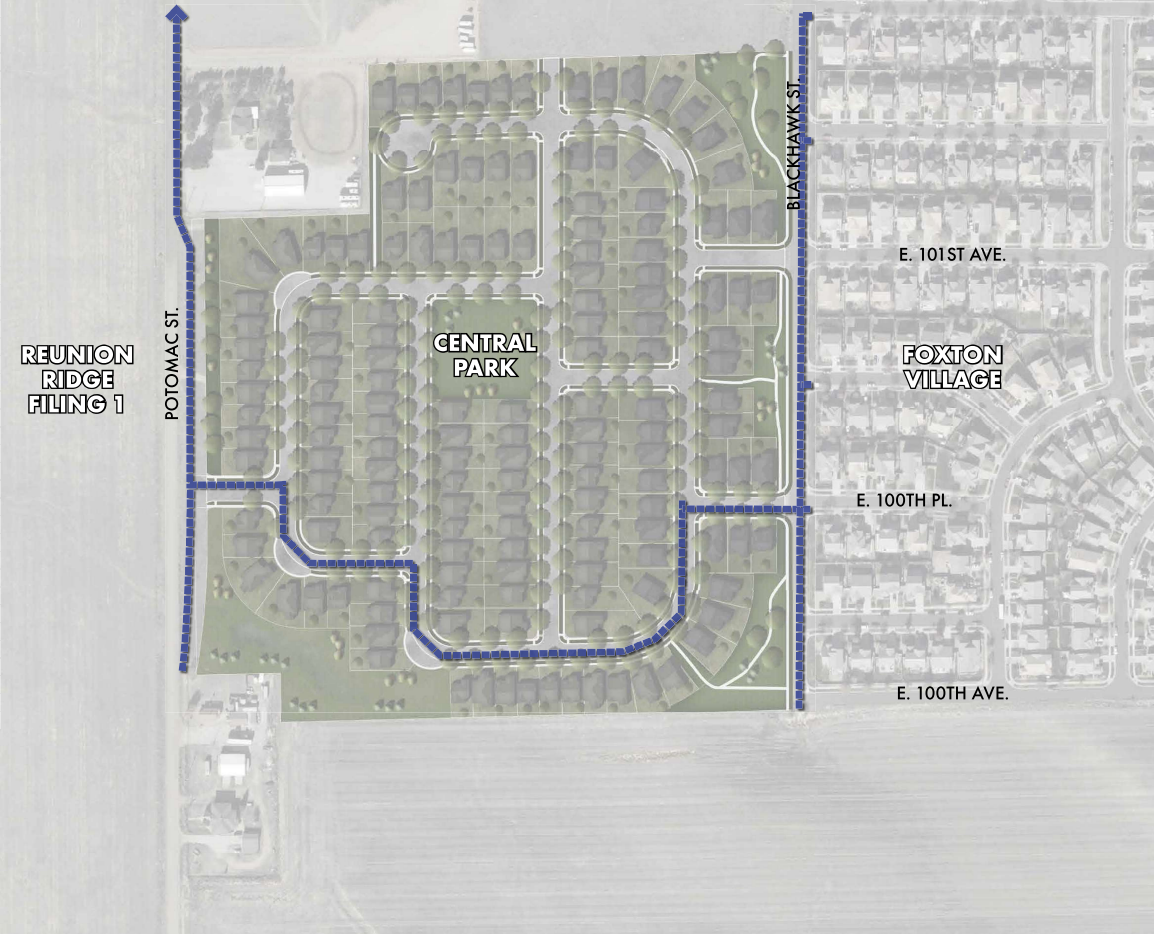


Proposed Central Park



-  BIKE RACK
-  PET WASTE STATION
-  BENCH

Infrastructure Improvements - Regional Irrigation Lines



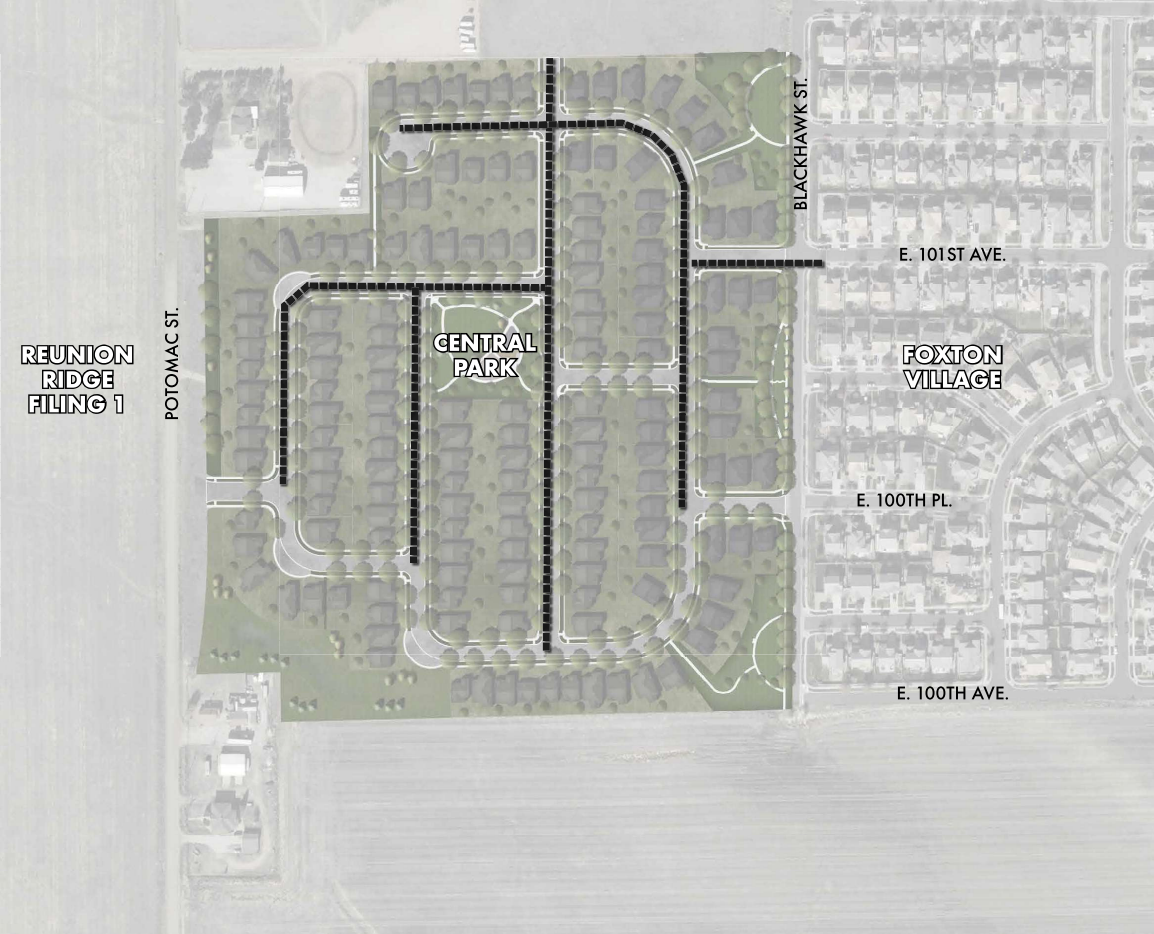
Infrastructure to be partially financed through Eberly Place Metro District - 6/6/22 City Council Hearing.

Infrastructure Improvements - Regional Irrigation Lines



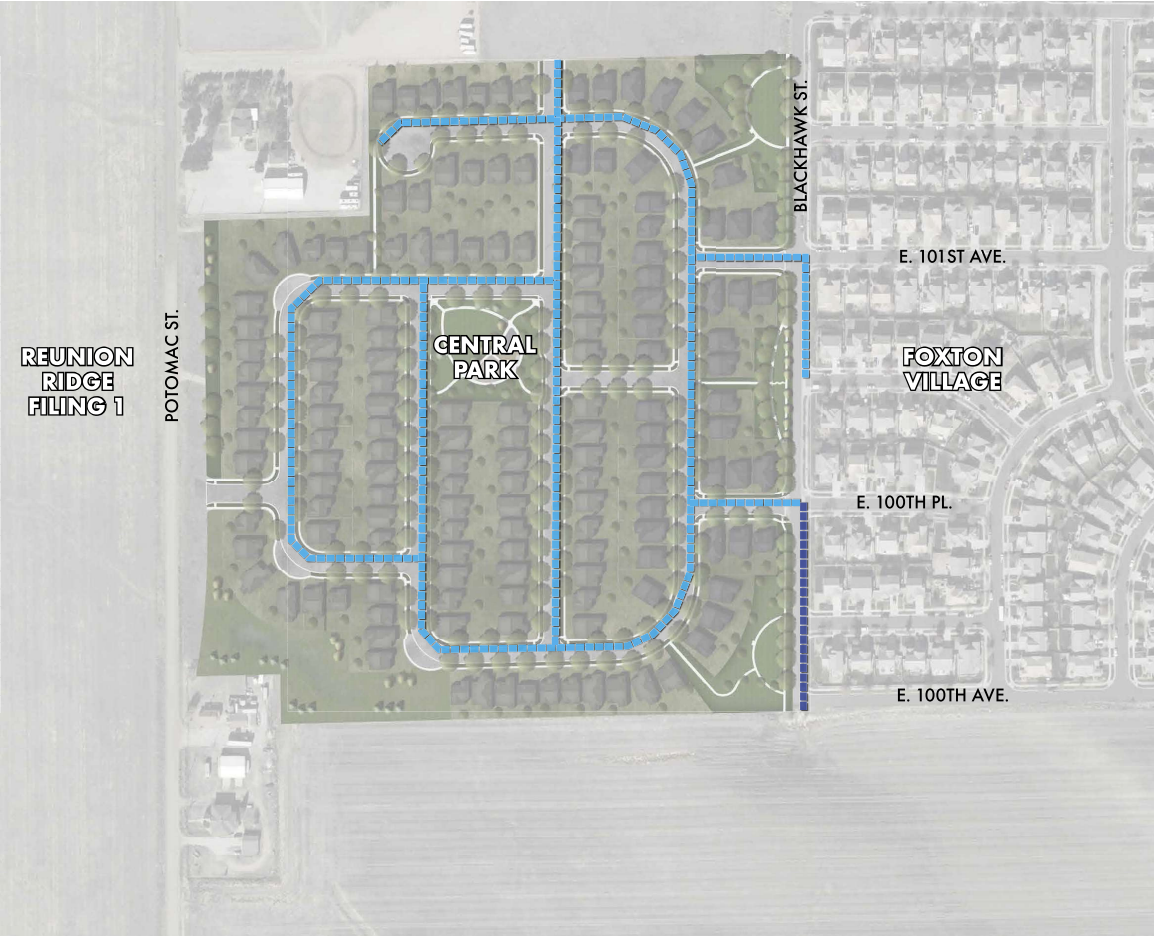
Infrastructure to be partially financed through Eberly Place Metro District - 6/6/22 City Council Hearing.

Infrastructure Improvements - Local Irrigation Lines



Infrastructure to be partially financed through Eberly Place Metro District - 6/6/22 City Council Hearing.

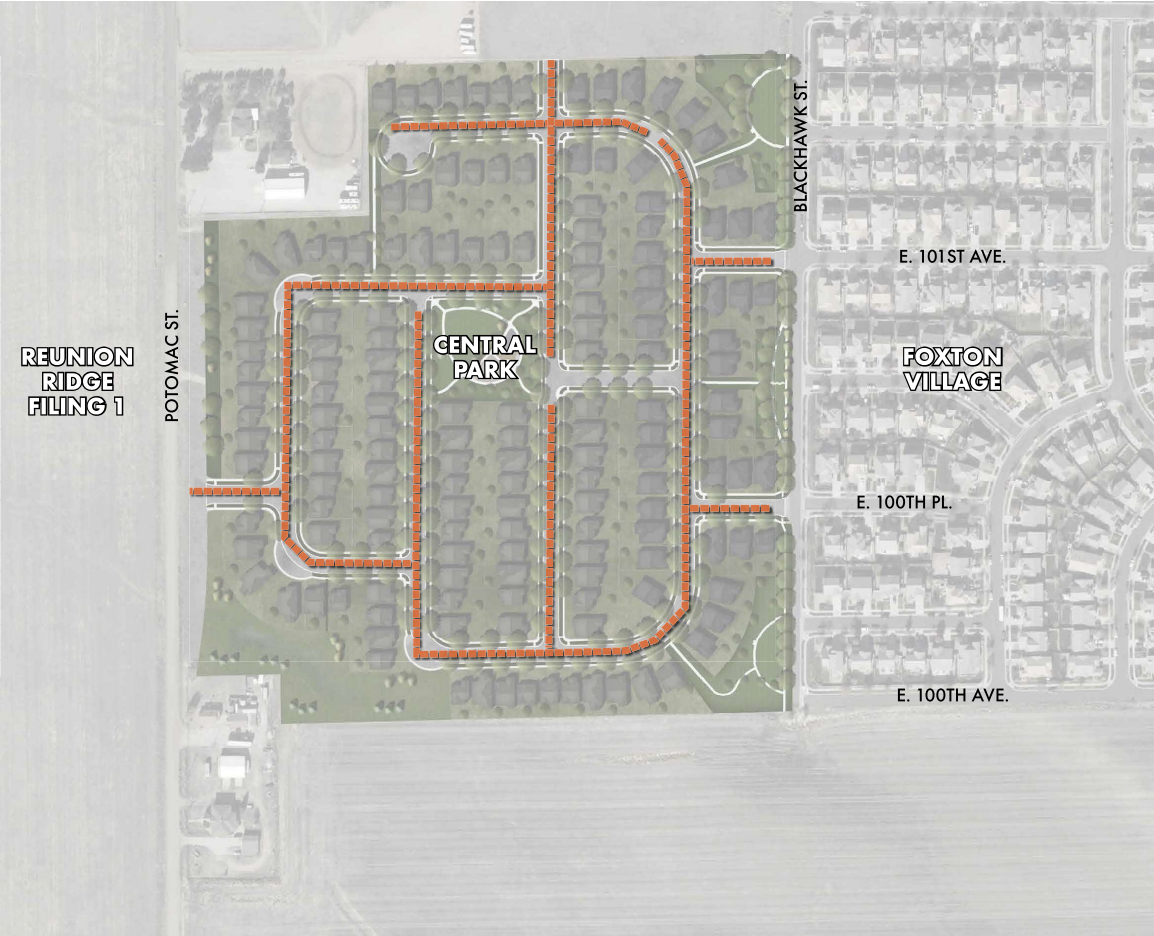
Infrastructure Improvements - Potable Water Lines



LOCAL POTABLE WATER LINES
 REGIONAL POTABLE WATER LINES

Infrastructure to be partially financed through Eberly Place Metro District - 6/6/22 City Council Hearing.

Infrastructure Improvements - Sanitary Sewer Lines



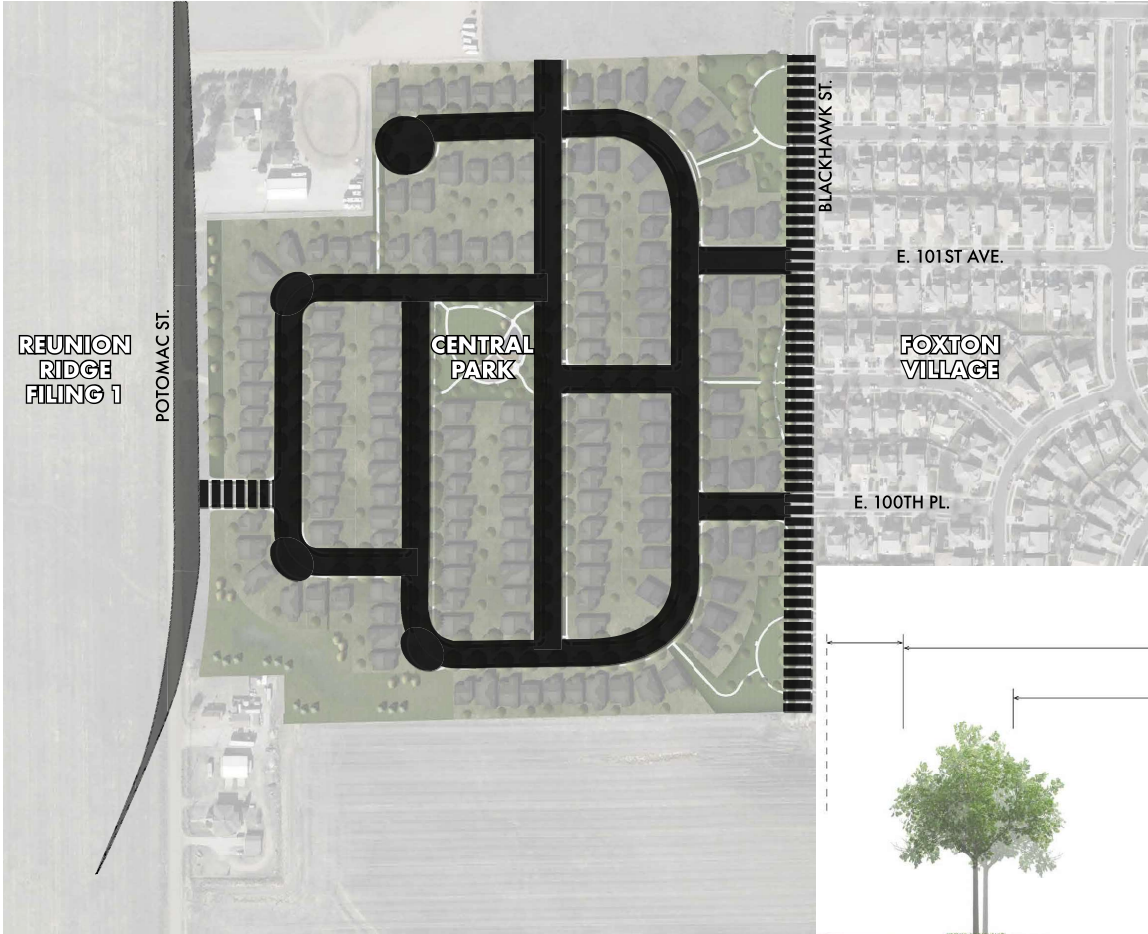
Infrastructure to be partially financed through Eberly Place Metro District - 6/6/22 City Council Hearing.

Infrastructure Improvements - Storm Pipe Lines & Detention Basin



Infrastructure to be partially financed through Eberly Place Metro District - 6/6/22 City Council Hearing.

Infrastructure Improvements - Street Network



STREET NETWORK

- SIDEWALKS
- TREE LAWN

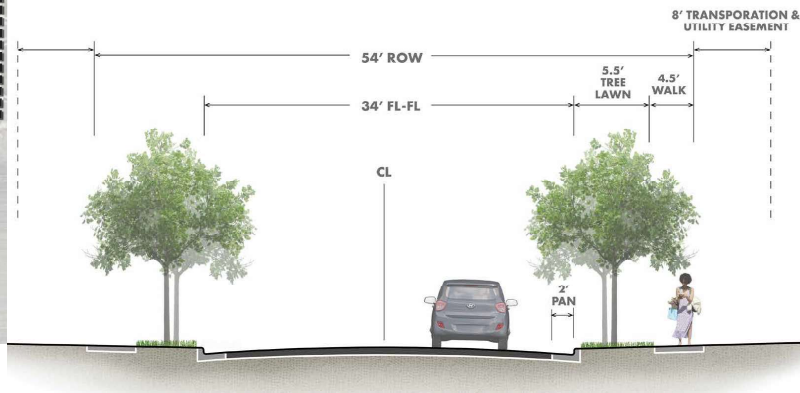
IMPROVEMENTS TO POTOMAC STREET
(MULTI-MODAL ARTERIAL)

WIDENING OF BLACKHAWK STREET
(MINOR COLLECTOR)

LOCAL STREET SECTION



MINOR COLLECTOR SECTION



LOCAL STREET SECTION

Infrastructure to be partially financed through Eberly Place Metro District - 6/6/22 City Council Hearing.

School Capacity Commitments



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: Andrew Baker
abaker@c3gov.com

DATE: March 30, 2022

SUBDIVISION NAME: Eberly Place
 LOCATION: 10070 Potomac Street
 STATUS: Annexation and Zoning

Dear Andrew,

A. STUDENT GENERATION (see attached Table 1 for methodology)

Dwelling Units	Total
154 SFD	119.35

(Any discrepancy due to rounding)

B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS (See attached Table 1 for methodology)

The District requests cash in lieu of land dedication in the amount of \$242,519 (based on the current Commerce City cash-in-lieu calculation).

C. SCHOOL BOUNDARY AREAS

Students from this proposed development would currently attend:

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

D. CAPITAL FACILITY FEE FOUNDATION (see attached Table 2 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 School District 27J. 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: \$865 per single family residential unit and \$494 per multi-family unit.

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:

- The District requests cash in lieu of land dedication in the amount of \$242,519.**
- 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 the planned 154 single family detached residential units, the voluntary, tax-deductible capital facility fee contribution is projected to be \$133,210. Fees may be paid in a lump sum or by lot 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

Attachment

School Capacity Commitments



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: Andrew Baker
abaker@c3gov.com

DATE: March 30, 2022

SUBDIVISION NAME: Eberly Place
LOCATION: 10070 Potomac Street
STATUS: Annexation and Zoning

Dear Andrew,

A. STUDENT GENERATION (see attached Table 1 for methodology)

Dwelling Units	Total
154 SFD	119.35

(Any discrepancy due to rounding)

B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS (See attached Table 1 for methodology)

The District requests cash in lieu of land dedication in the amount of \$242,519 (based on the current Commerce City cash-in-lieu calculation).

C. SCHOOL BOUNDARY AREAS

Students from this proposed development would currently attend:

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

STUDENT GENERATION

Dwelling Units	Total
154 SFD	119.35

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS

1. The District requests cash-in-lieu of land dedication in the amount of \$242,519.

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 the planned 154 single family detached residential units, the voluntary, tax-deductible capital facility fee contribution is projected to be \$133,210. Fees may be paid in a lump sum or by lots as permits are pulled. The developer is welcome to assign the agreement to builders as they purchase lots.

Total Contribution to 27J: \$375,729

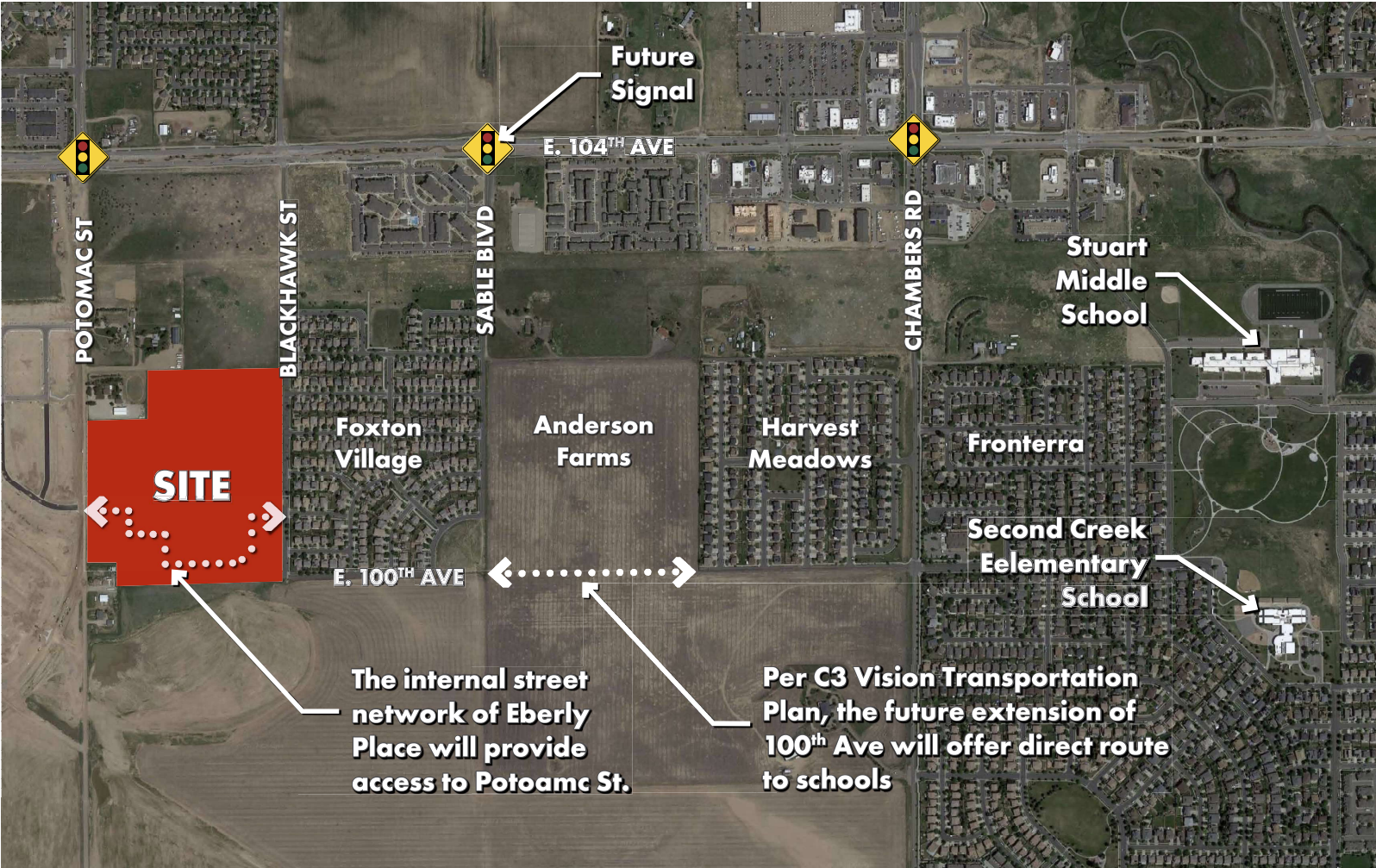
Thank You

We are happy to answer any questions at this time.



*IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

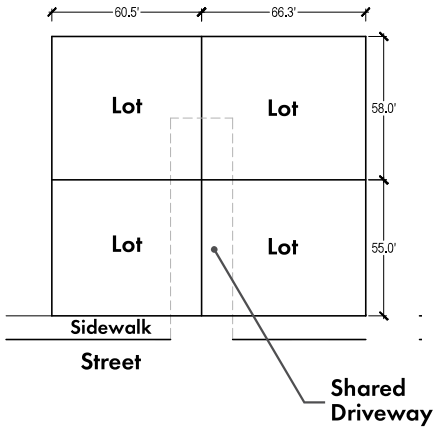
Transportation Plan



Lot Size Comparison

Reunion Ridge Motor Courts

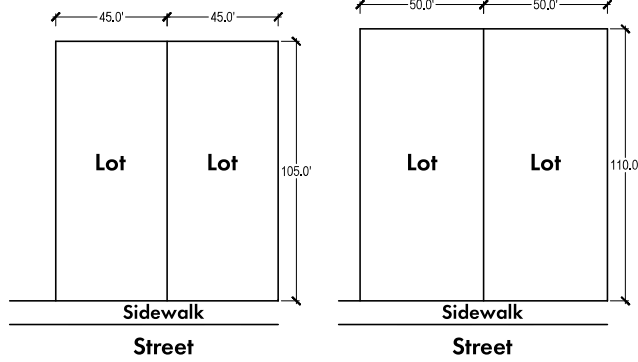
60.5'x55' 66.3'x55'
60.5'x58' 66.3'x58'



Proposed for Eberly Place

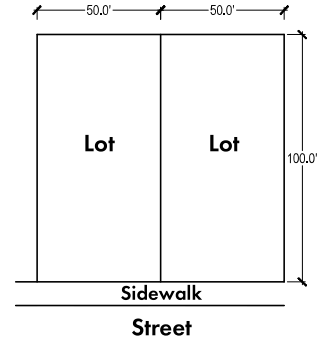
45'x105'

50'x110'



Foxtan Village

50'x100'



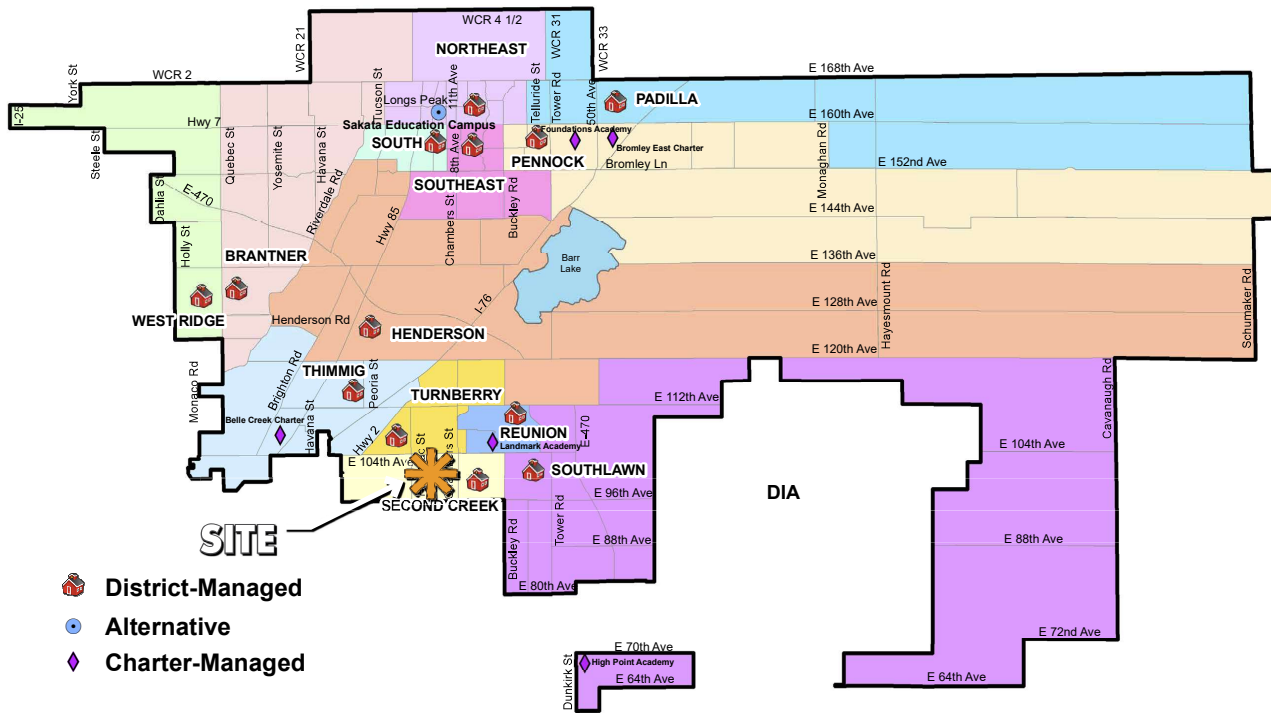




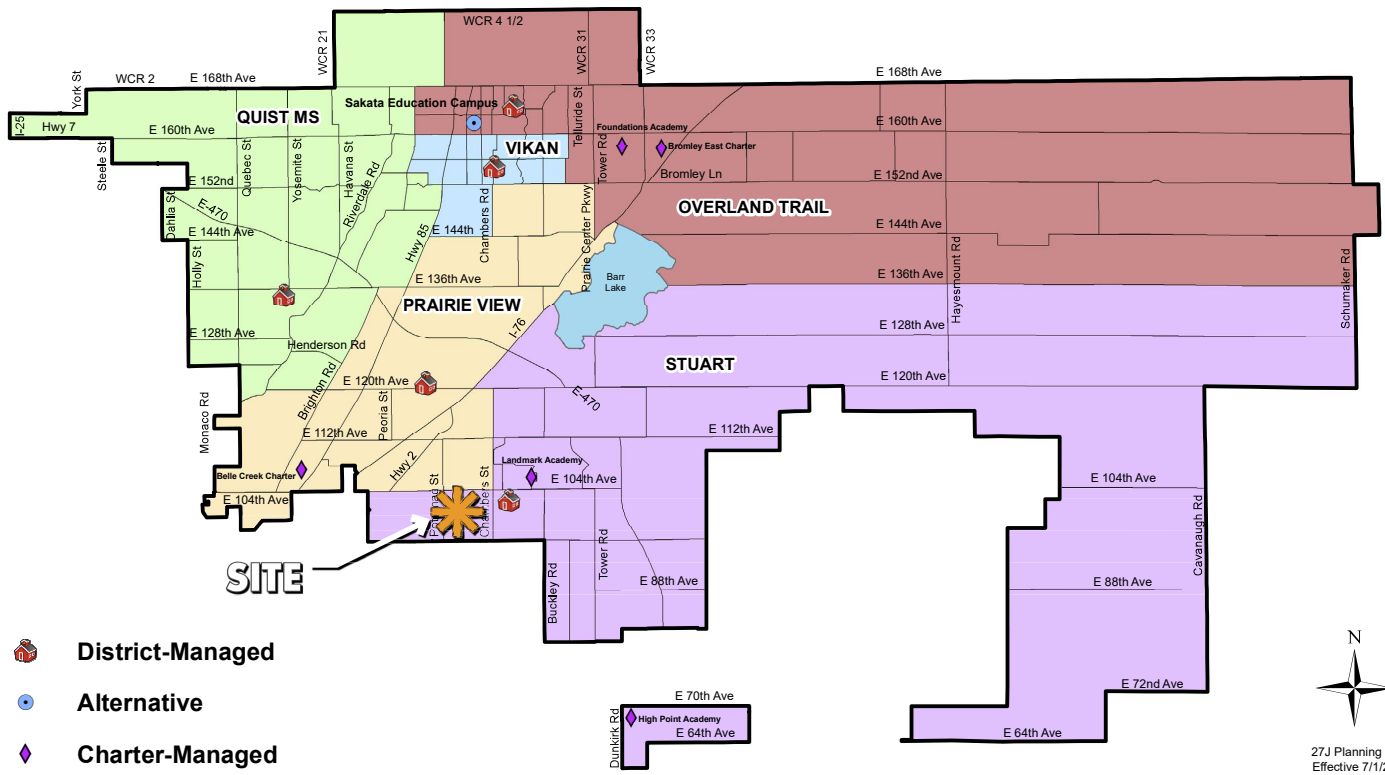
Area School Assignments



2022 - 2023 Elementary School Boundary Areas Áreas de asistencia escuelas primarias

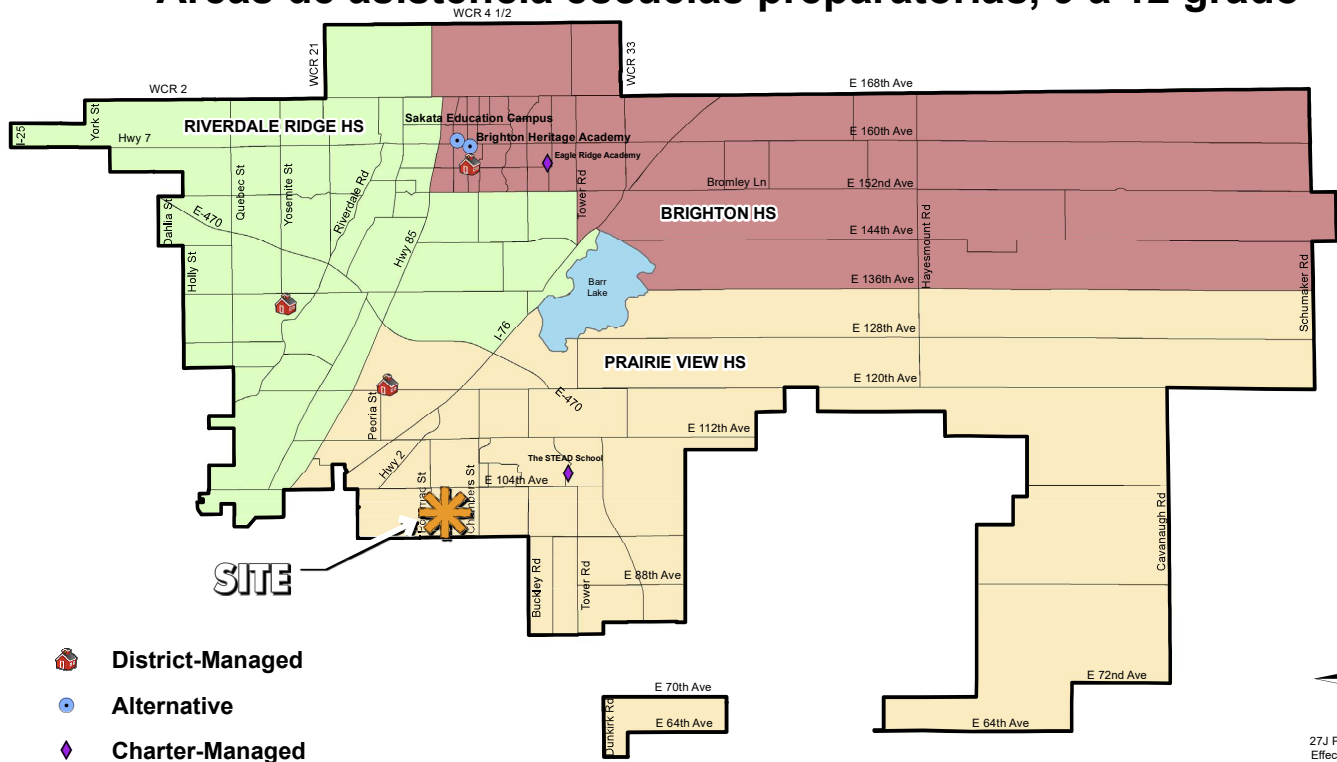


2022 - 2023 Middle School Boundary Areas, Grades 6-8 Áreas de asistencia escuelas secundarias, 6 a 8 grado



27J Planning Dept
Effective 7/1/2022

2022 - 2023 High School Boundary Areas, Grades 9-12 Áreas de asistencia escuelas preparatorias, 9 a 12 grado





PRE-APP Written Response - Planning

Pre-App Date:	1/19/21	Planner:	Andrew Baker
Comments Due:	2/2/21	Email:	abaker@c3gov.com
Subject Property:	10070 Potomac St.		
PIN(s):	172300000147		
Applicant/Contact:	Dan Sheldon		
Phone:	303-886-2838	Email:	dsheldon@udcos.com

***Please be advised that written pre-app responses are provided as a courtesy in order to help potential developments anticipate likely timelines, prepare the appropriate materials, and consider "big picture issues" as early as possible. Pre-app meetings and/or responses are in no way an approval of a project or a guarantee of staff's support of a project. In addition, comments may change or be updated based on submittals and additional information. The applicant is still responsible to follow all standard requirements of the Engineering Construction Standards and Specifications as well as the Land Development Code. Ultimately, it is the applicant's responsibility to review and adhere to all applicable City Codes, laws, and regulations.*

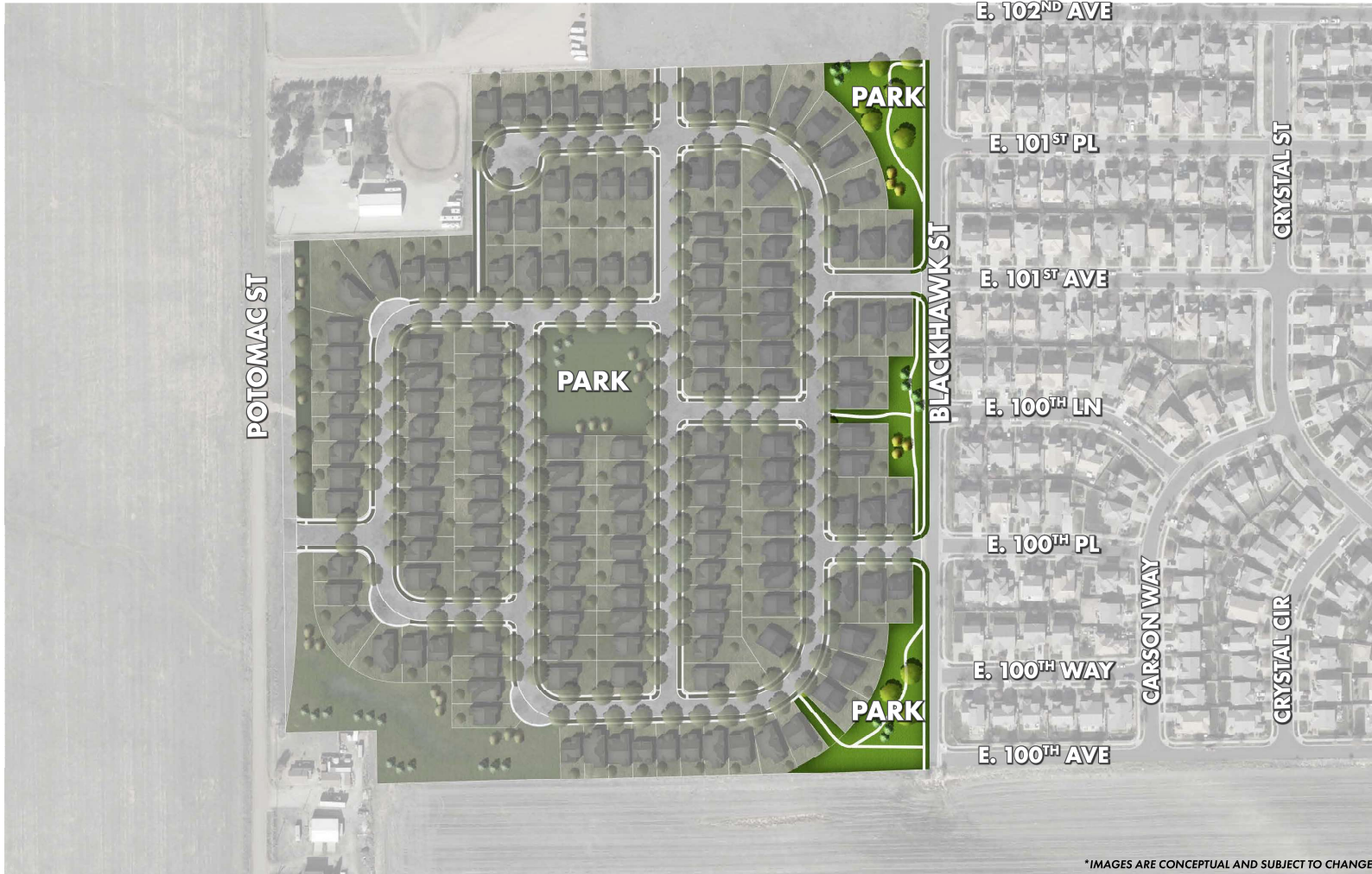
Property Summary	
Proposed Use:	Single family attached and single family detached residential
Subdivision:	Proposed subdivision name: "Eberly"
Current Zone District:	Adams County A-3
Comp Plan Designation:	Residential Medium
Relevant Case History and/or Conditions:	None
Major Issues/Concerns:	-Access throughout the site -Lot orientation -Regional drainage pond
Required Processes:	-Annexation -PUD Concept Schematic -PUD Zone Document -Final Plat -PUD Development Permit
Timelines:	21 years
Site Plan/Plat Review General Comments:	1. The Commerce City Transportation Master Plan designates E. 100 th Ave. as a Minor/Residential Collector, and shows this road connecting Potomac St. and Blackhawk St. The 100 th Ave. stub

Proposed Site Plan



*IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

Conceptual Site Plan



*IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

Addressing Additional Neighborhood Concerns

School Capacity

Annexation Agreement

- School Capacity Fee - In accordance with the specifications of the School Capacity Fee, as established by School District 27J Capital Facilities Fee Foundation, the Owner will pay said fee for purposes of school capital construction. The Owner will execute a Participation Agreement providing for the payment of Capital Facility Fees. As said fees are adopted or amended by School District 27J Capital Facilities Fee Foundation or, as applicable, by the City of Commerce City, the Owner will pay the fee that is consistent with the adopted fee schedule.
- Fees in Lieu of Land Dedication for Schools - In lieu of land dedication required by City ordinance for school purposes, the City may require the Owner to pay the fees in lieu of land dedication for schools according to the City's adopted schedule. As fees in lieu of land dedication for schools are adopted or amended by the City, the Owner will pay the fee that is consistent with the adopted fee schedule.

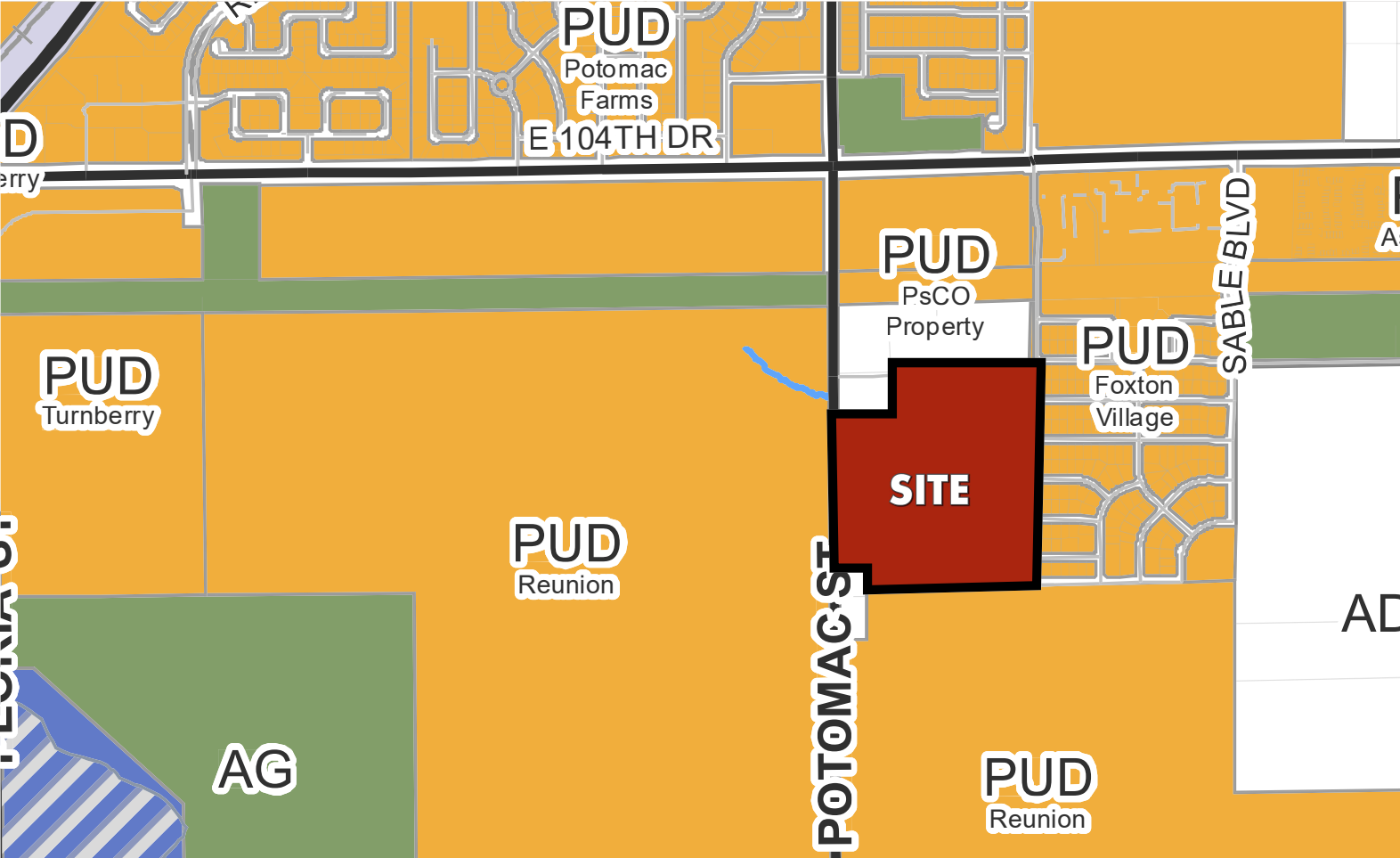
Existing Conditions + Citywide Plans

Uses

- Surrounding Context
 - **East:** Foxton Village PUD
 - SFD Residential
 - 5,000 sf lots (existing)
 - **West:** Reunion Ridge PUD
 - SFD Residential
 - < 3,000 sf lots (platted)
 - **South:** Reunion Village 9 PUD
 - SFD and Cluster Home Residential
 - Min. 2,200 sf lots (zoned)
- Comprehensive Plan
 - Residential-Medium



Existing Conditions + Citywide Plans



Source: Commerce City Official Zoning Map

Project Overview

Location: 10070 Potomac St

Size:

- 33.5 acres

Process: Annexation & Zoning

Existing Zoning: A-3

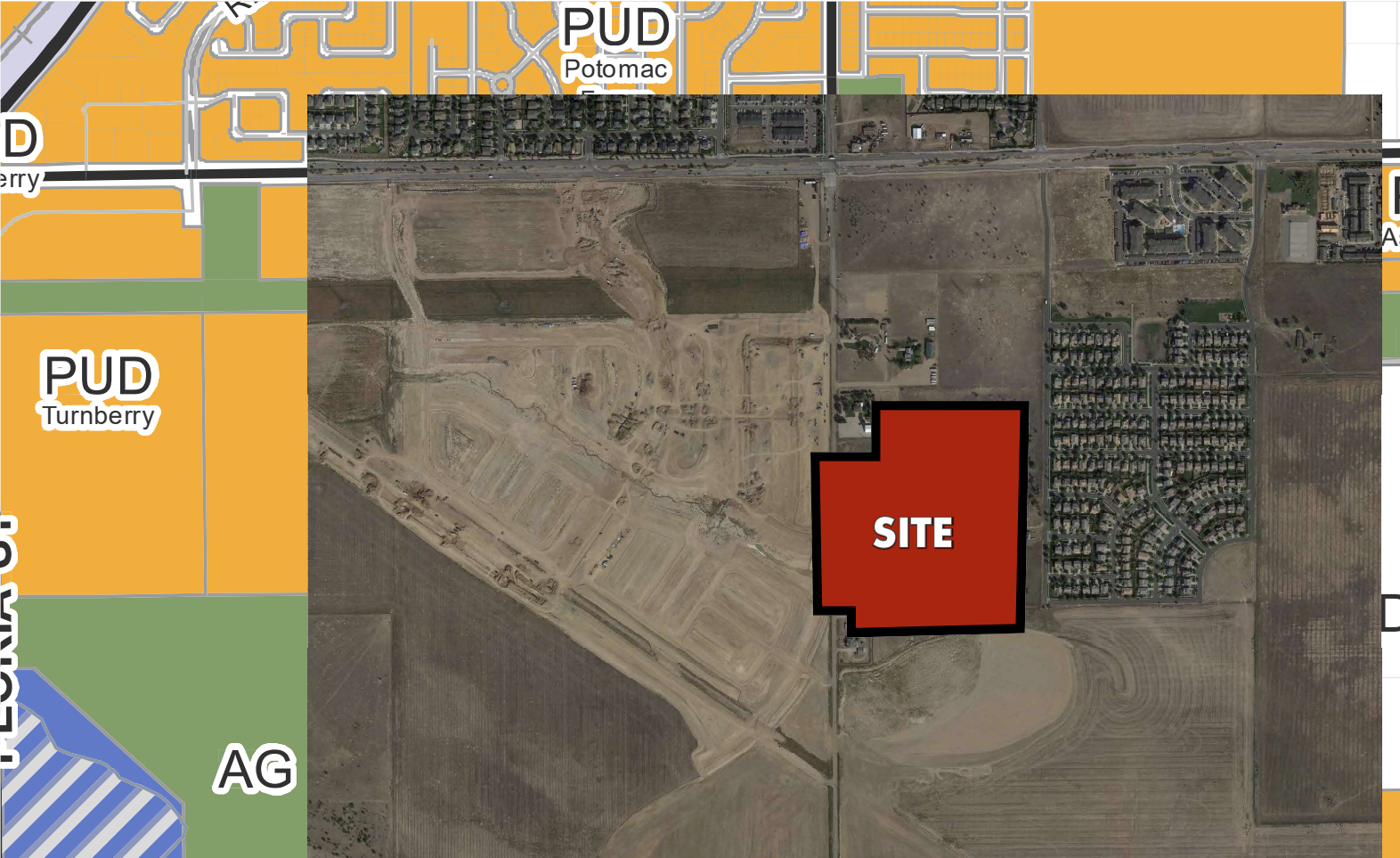
- Agricultural-3, Adams County

Proposed Zoning:

- Planned Unit Development (PUD)
- 2 Residential Planning Areas



Existing Conditions + Citywide Plans



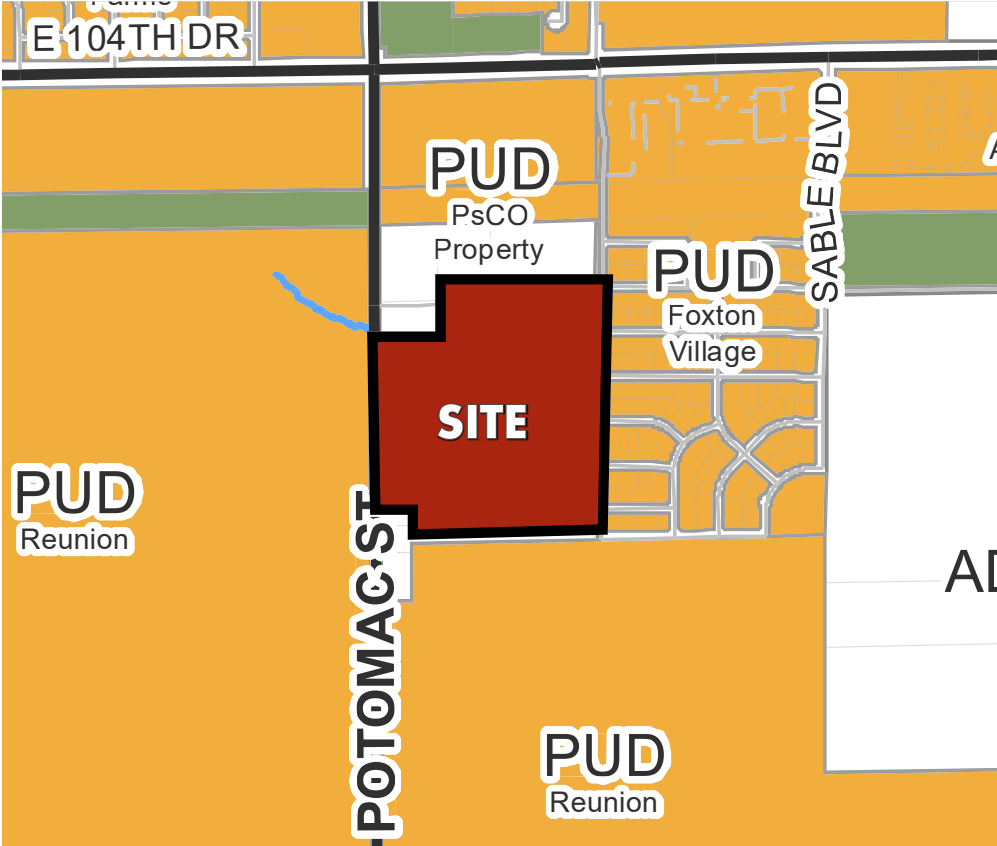
Source: Commerce City Official Zoning Map

Existing Conditions + Citywide Plans

Uses

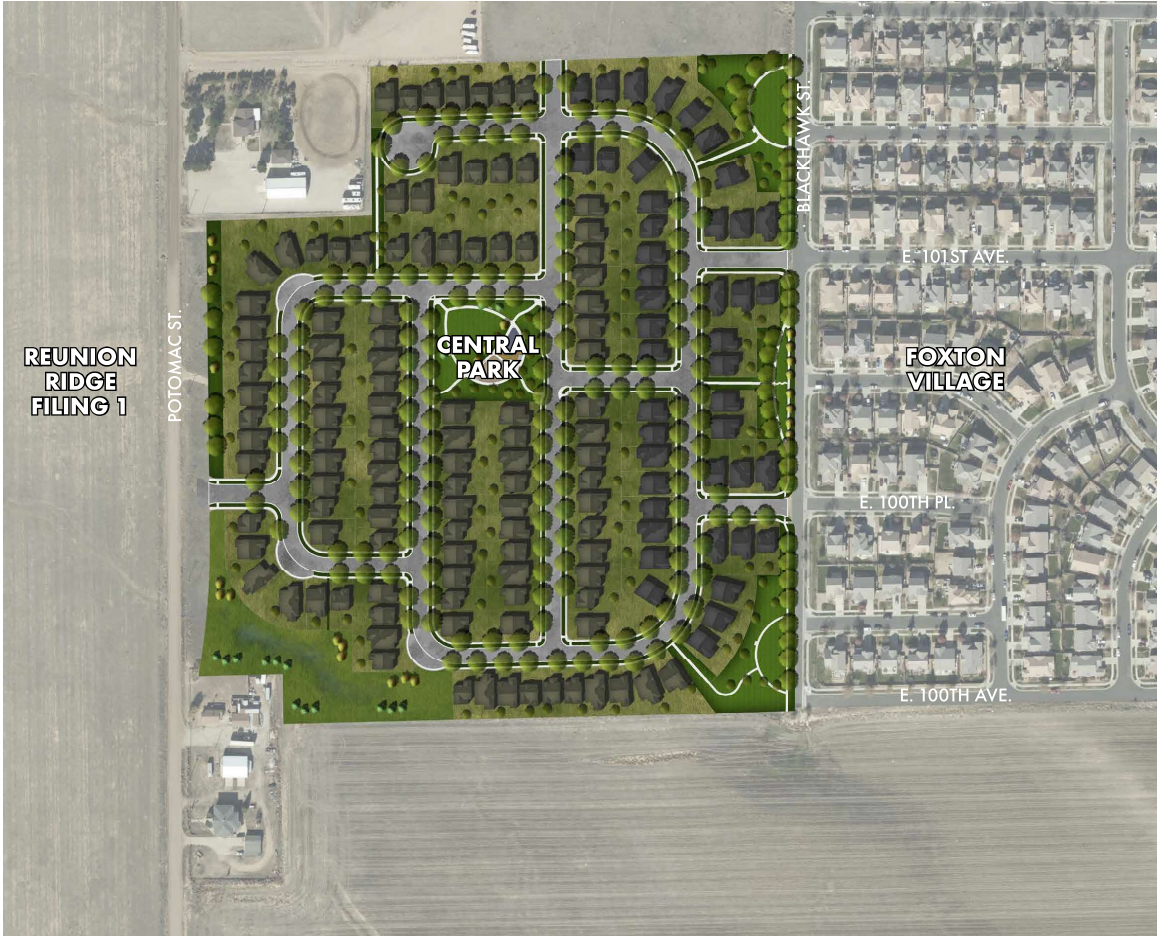
- Surrounding Context
 - **East:** Foxton Village PUD
 - SFD Residential (existing)
 - 5,000 sf lots
 - **West:** Reunion Ridge PUD
 - SFD Residential (platted)
 - < 3,000 sf lots
 - **South:** Reunion Village 9 PUD
 - SFD, Cluster Home, & Multi-Family Residential (zoned)
 - Min. 2,200 sf lots

- Comprehensive Plan
 - Residential-Medium



Source: Commerce City Official Zoning Map

Infrastructure Improvements



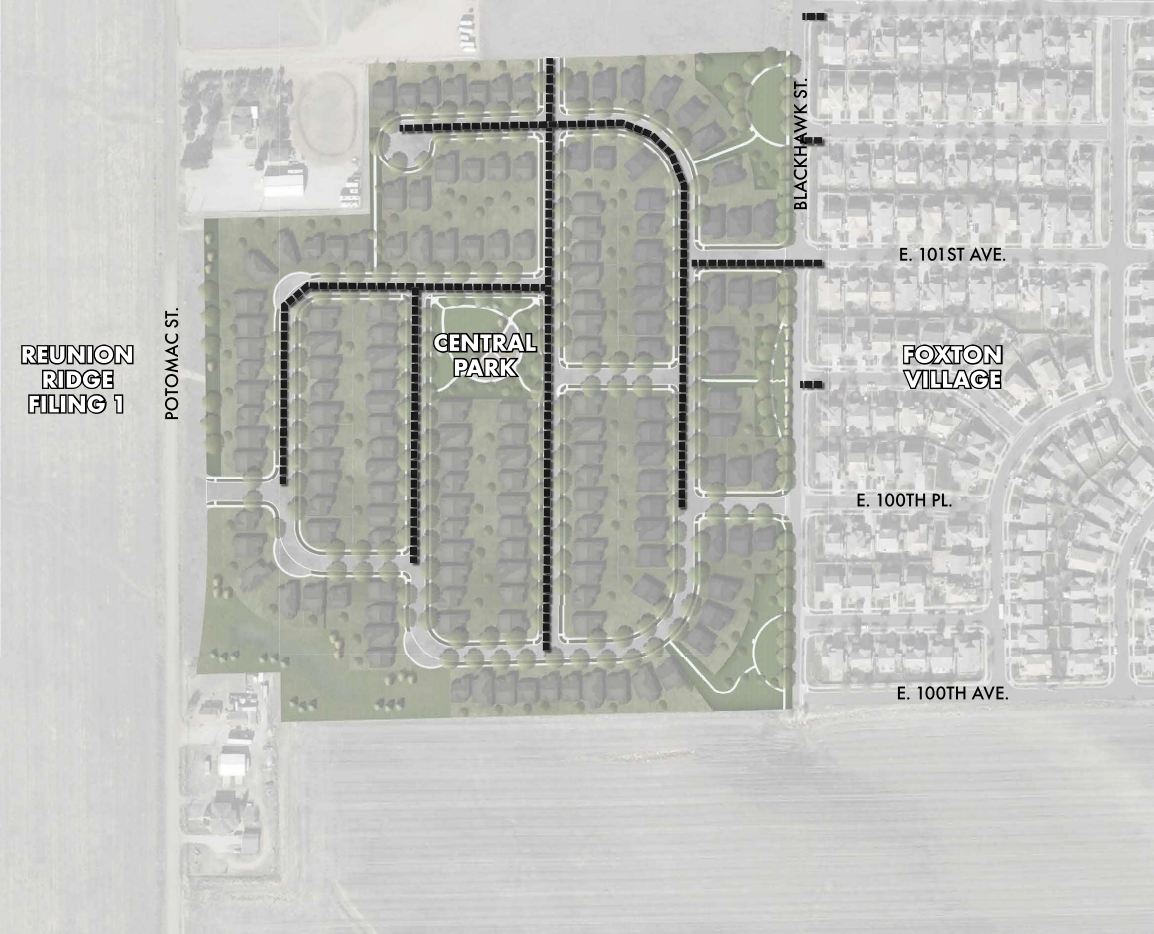
Infrastructure Improvements - Regional Irrigation Lines



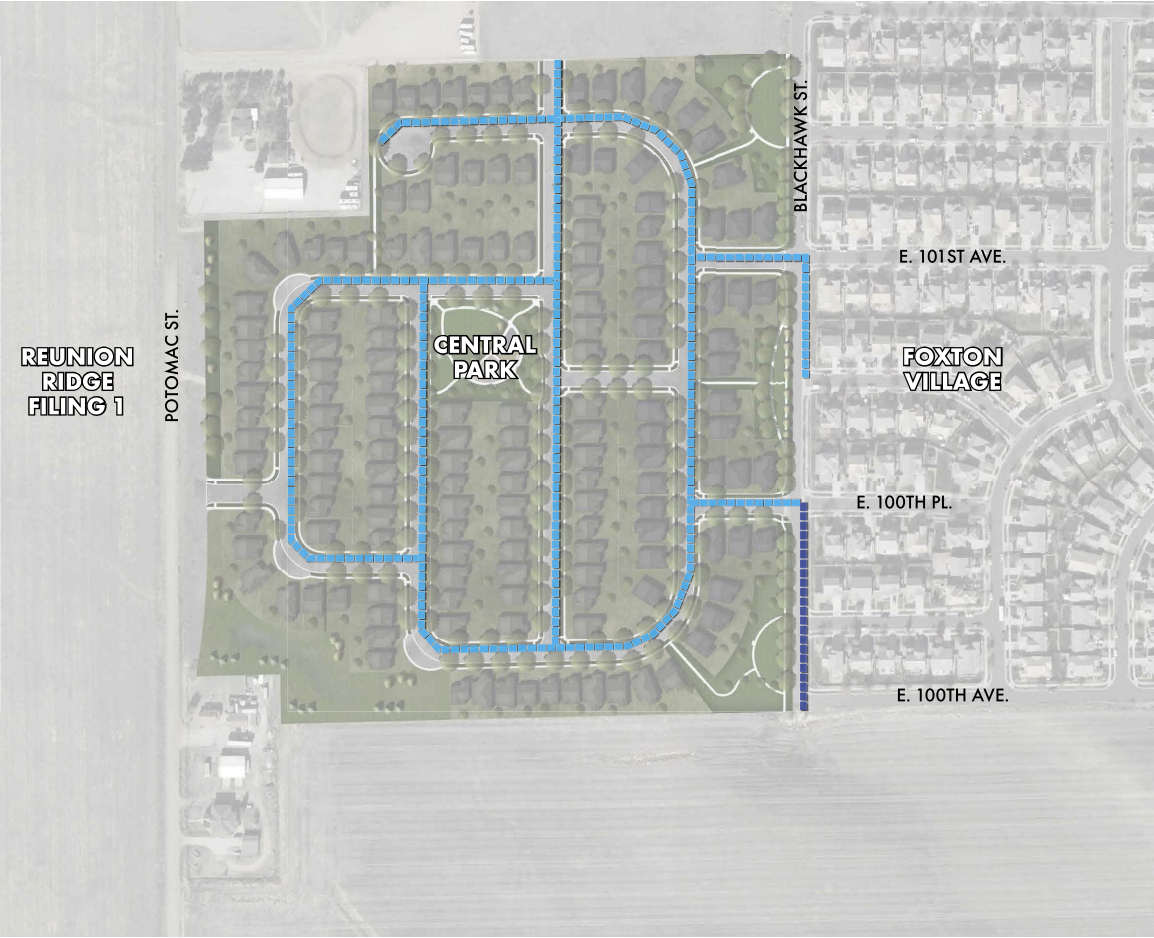
Infrastructure Improvements - Regional Irrigation Lines



Infrastructure Improvements - Local Irrigation Lines



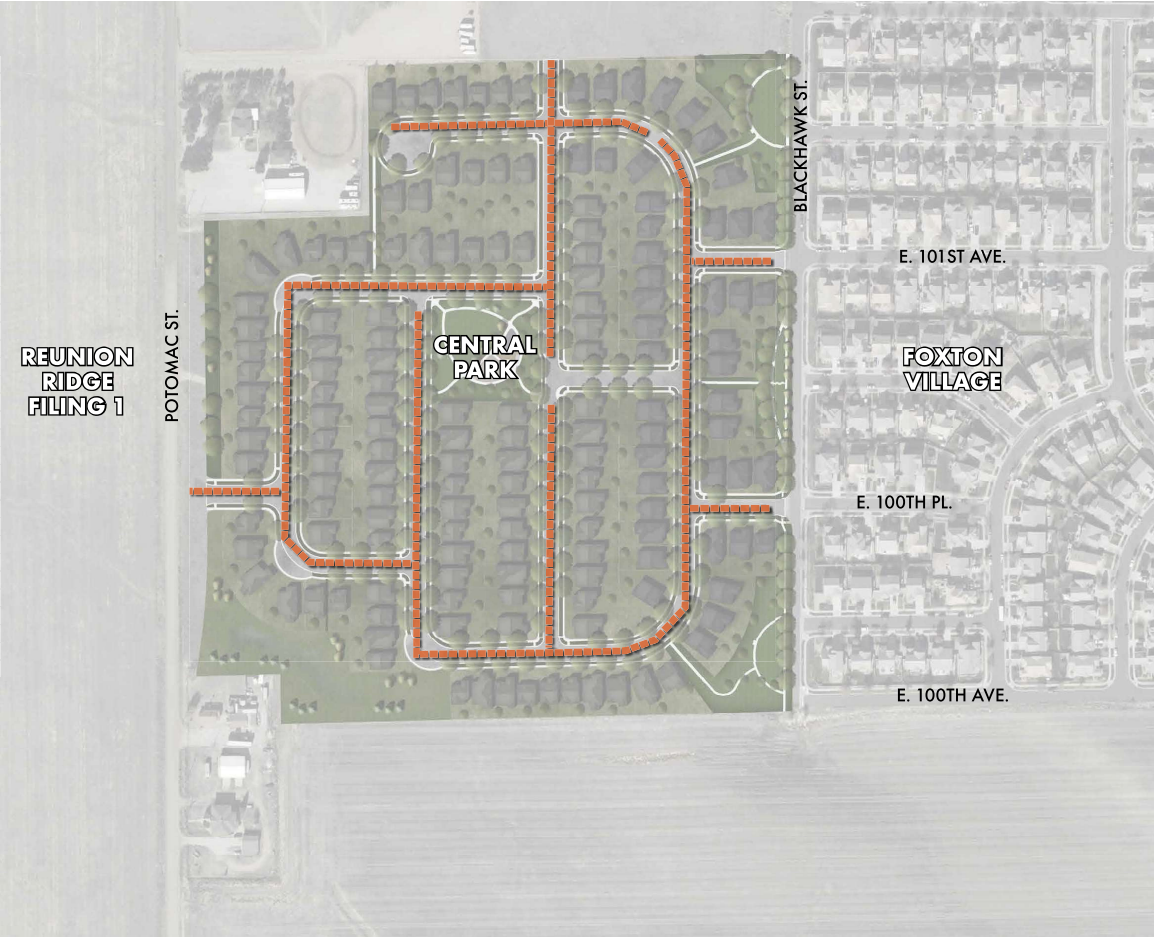
Infrastructure Improvements - Potable Water Lines



LOCAL POTABLE WATER LINES

REGIONAL POTABLE WATER LINES

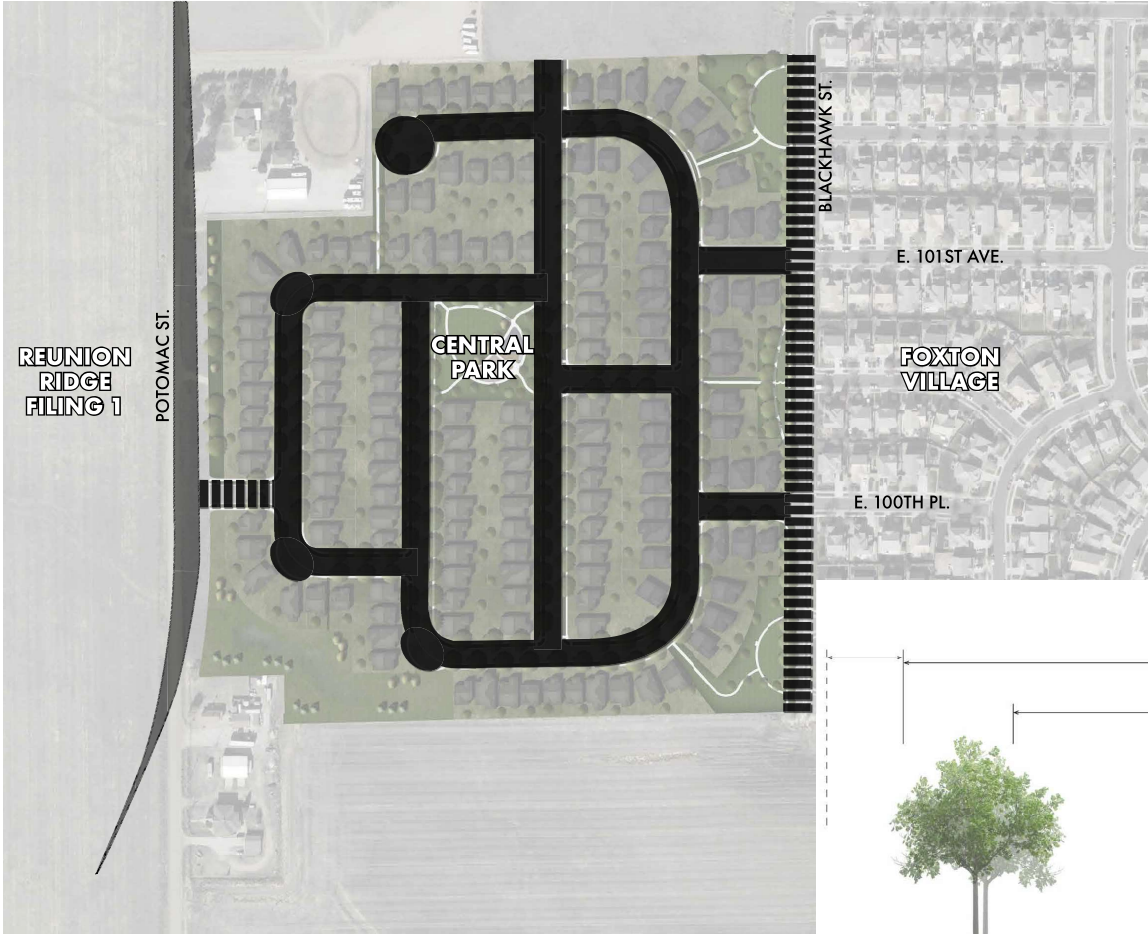
Infrastructure Improvements - Sanitary Sewer Lines



Infrastructure Improvements - Storm Pipe Lines & Detention Basin



Infrastructure Improvements - Street Network



STREET NETWORK

- SIDEWALKS
- TREE LAWN

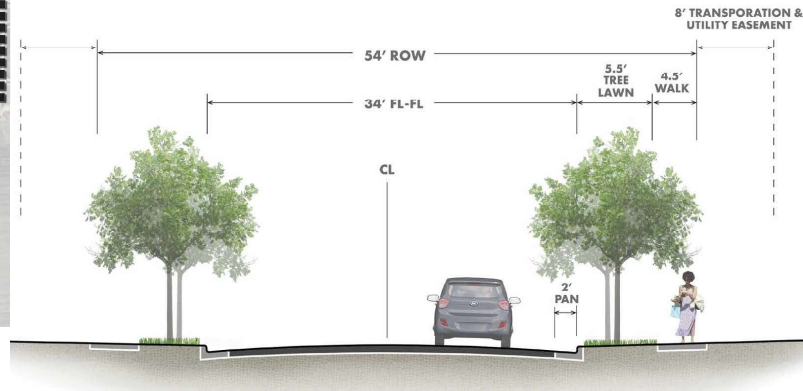
IMPROVEMENTS TO POTOMAC STREET
(MULTI-MODAL ARTERIAL)

WIDENING OF BLACKHAWK STREET
(MINOR COLLECTOR)

LOCAL STREET SECTION

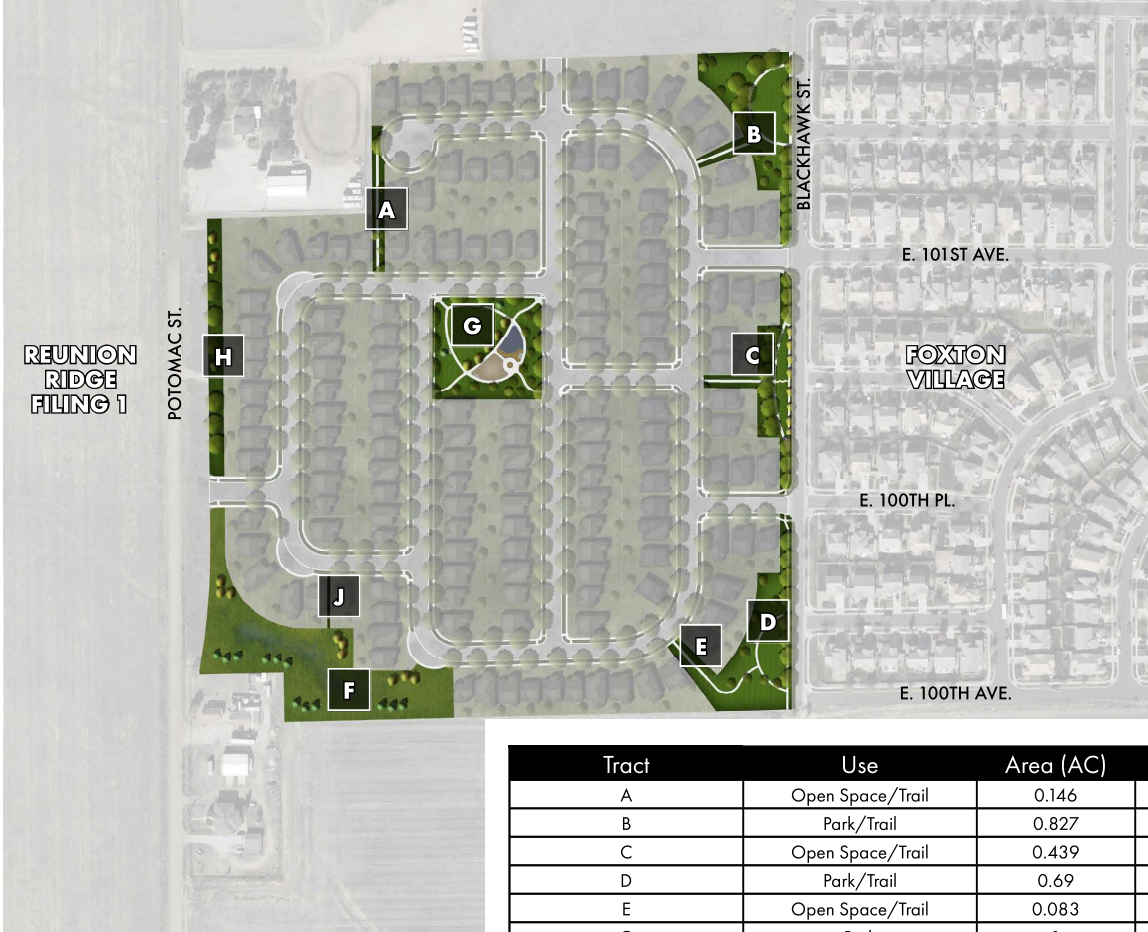


MINOR COLLECTOR SECTION



LOCAL STREET SECTION

Infrastructure Improvements - Parks, Open Space, & Trails



THE PARKS REQUIREMENT IS 1.02 ACRES (3% OF THE SITE).

THE PARKS AND OPEN SPACE PROVIDED IS 3.59 ACRES (10% OF THE SITE).

Tract	Use	Area (AC)	Owner	Maintained By
A	Open Space/Trail	0.146	HOA/METRO DISTRICT	HOA/METRO DISTRICT
B	Park/Trail	0.827	HOA/METRO DISTRICT	HOA/METRO DISTRICT
C	Open Space/Trail	0.439	HOA/METRO DISTRICT	HOA/METRO DISTRICT
D	Park/Trail	0.69	HOA/METRO DISTRICT	HOA/METRO DISTRICT
E	Open Space/Trail	0.083	HOA/METRO DISTRICT	HOA/METRO DISTRICT
G	Park	1	HOA/METRO DISTRICT	HOA/METRO DISTRICT
H	Open Space	0.358	HOA/METRO DISTRICT	HOA/METRO DISTRICT
J	Open Space	0.05	HOA/METRO DISTRICT	HOA/METRO DISTRICT

Infrastructure Improvements - Central Park



-  BIKE RACK
-  PET WASTE STATION
-  BENCH

Thank You

We are happy to answer any questions at this time.