



Z-761-03-21

Buckley Crossing PUD Amend. # 1

Location:

Property generally located on the southwest corner of 120th Ave. and High Plains Pkwy.

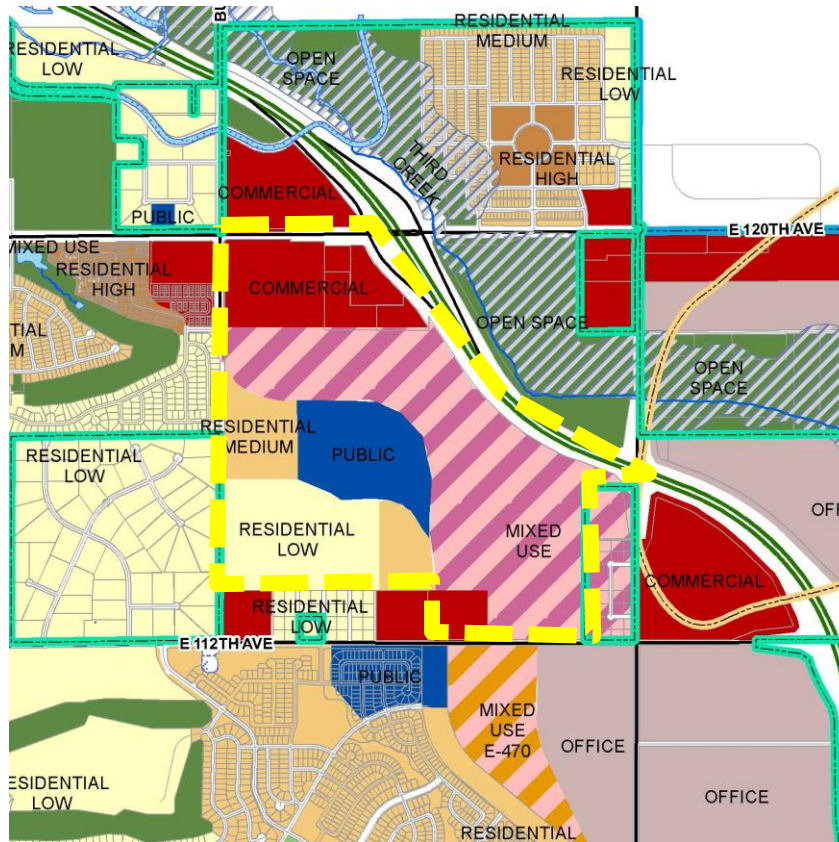
Applicant:

Scott Carlson, Carlson Associates















Request:

Amend PUD (Planned Unit Development) Zone

Comprehensive Plan

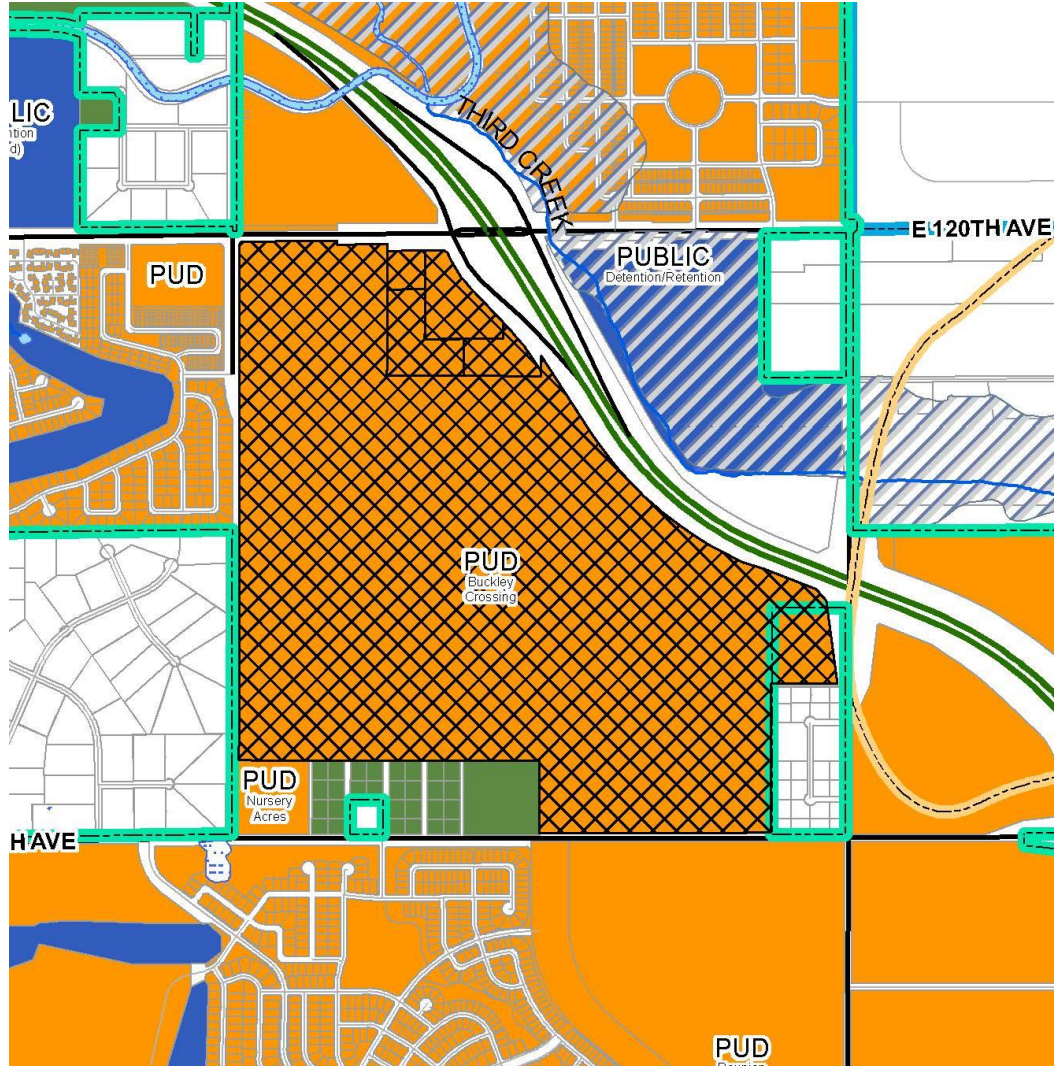


Future Land Use

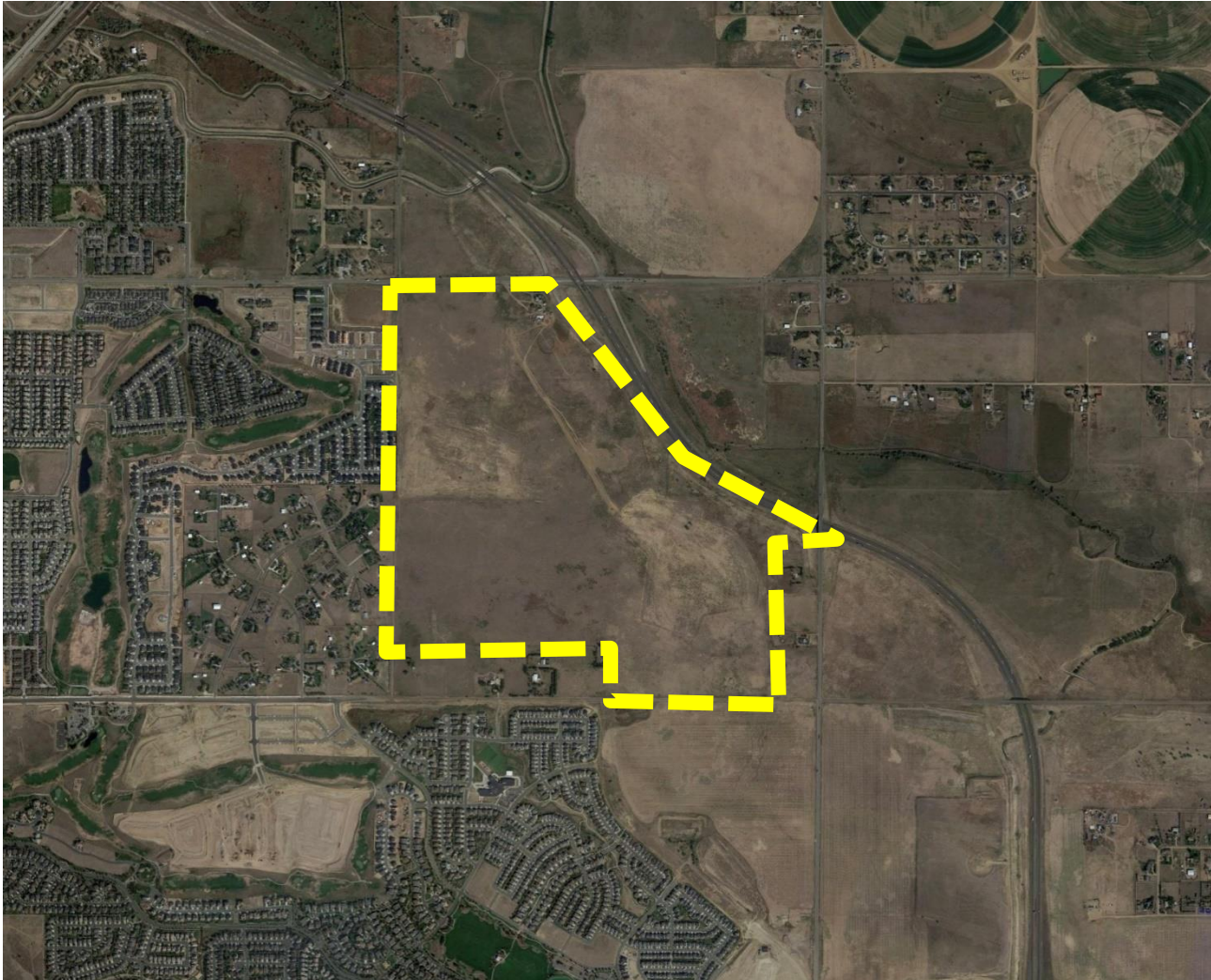
-  Residential - Low
-  Residential - Medium
-  Residential - High
-  Mixed-Use - E-470
-  Mixed-Use (Corridor and Com)
-  Commercial
-  Office / Flex
-  DIA Technology
-  Industrial / Distribution
-  General Industrial
-  DIA Reserve
-  Utility
-  Public/State
-  Park
-  Open Space



Zoning Map



Aerial



Case History

- The properties were annexed in 1987 and zoned as the “Third Creek Ranch PUD” (AN-86-87 & Z-468-87)
- Zoning was amended in 2003 under the name Buckley Crossing, allowing commercial, residential, and public uses (Z-761-03)
- Sketch Plat was submitted in 2019 (S-471-06-19)

Request

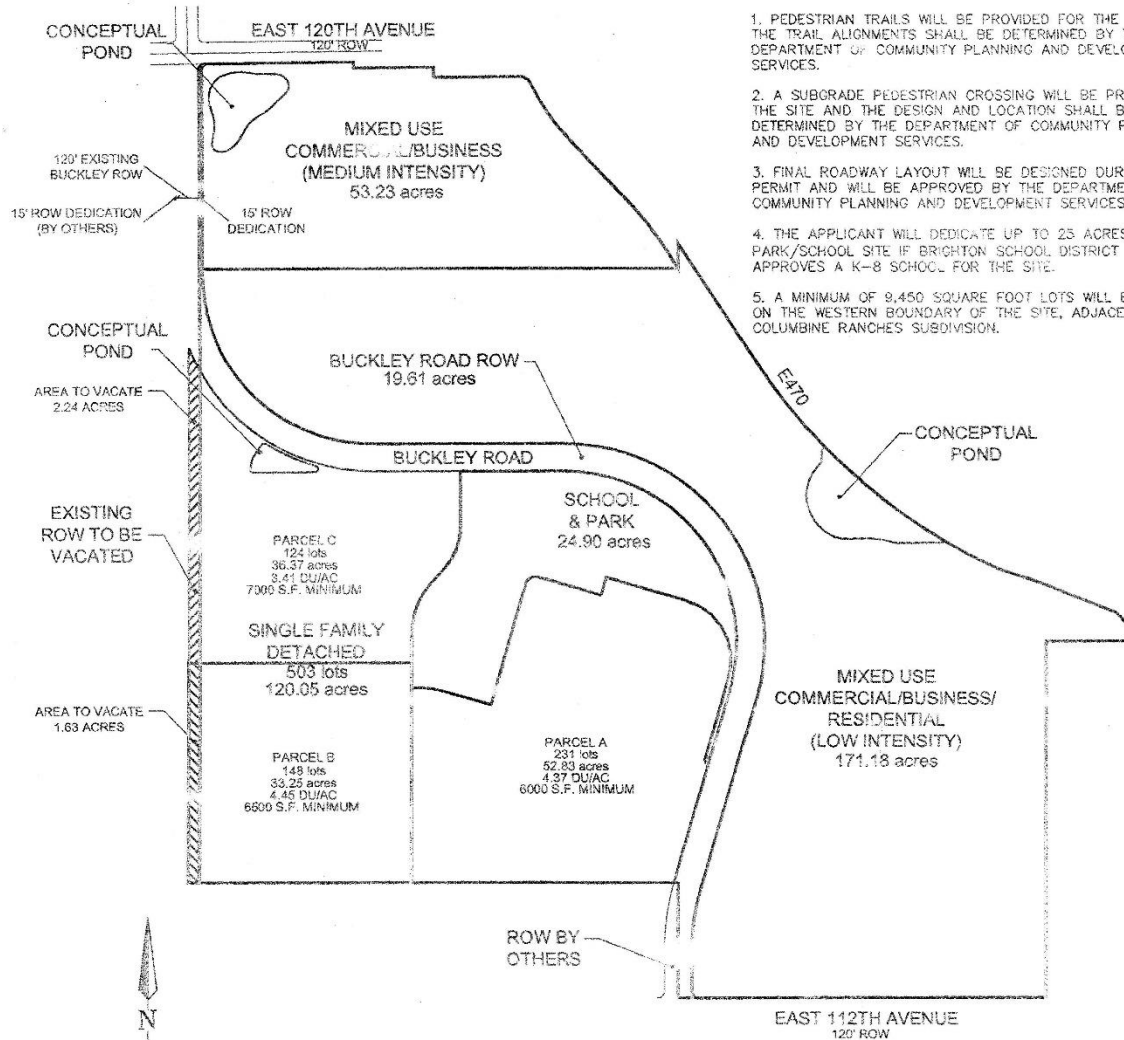
- Amend the PUD Zone Document to allow for the relocation of a public school site and High Plains Parkway, update and modernize the allowed uses, planning areas, and development standards.



Proposed Amendment

- Generally reformat the PUD according to current City of Commerce City standards, plans, and templates
- Realign High Plains Pkwy. to utilize land more efficiently, and thereby redistribute land planning areas
- Move and expand the school/park site to the north side of High Plains Pkwy
- Update the single-family residential planning area development standards to reflect densities found in the Future Land Use Plan and current market trend
- Create an additional commercial planning area adjacent to 112th, also reflecting the Future Land Use Plan
- Modify development standards in the mixed-use planning areas to reflect current market trends

Existing PUD



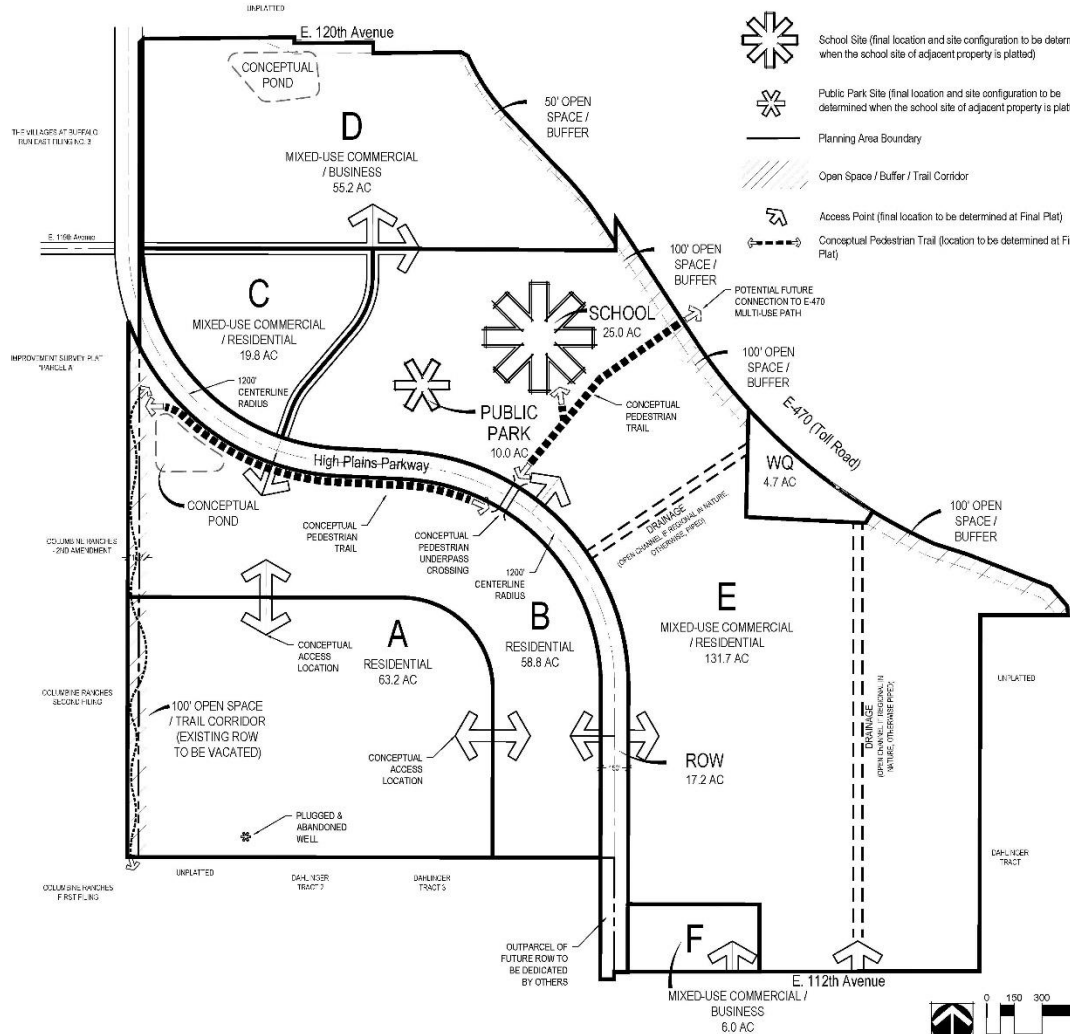
NOTE:

1. PEDESTRIAN TRAILS WILL BE PROVIDED FOR THE SITE AND THE TRAIL ALIGNMENTS SHALL BE DETERMINED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
2. A SUBGRADE PEDESTRIAN CROSSING WILL BE PROVIDED FOR THE SITE AND THE DESIGN AND LOCATION SHALL BE DETERMINED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
3. FINAL ROADWAY LAYOUT WILL BE DESIGNED DURING PUD PERMIT AND WILL BE APPROVED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
4. THE APPLICANT WILL DEDICATE UP TO 25 ACRES FOR A PARK/SCHOOL SITE IF BRIGHTON SCHOOL DISTRICT 27J APPROVES A K-8 SCHOOL FOR THE SITE.
5. A MINIMUM OF 8,450 SQUARE FOOT LOTS WILL BE PROVIDED ON THE WESTERN BOUNDARY OF THE SITE, ADJACENT TO COLUMBINE RANCHES SUBDIVISION.



Proposed PUD

LAND USE PLAN



LEGEND

- School Site (final location and site configuration to be determined when the school site of adjacent property is platted)
- Public Park Site (final location and site configuration to be determined when the school site of adjacent property is platted)
- Planning Area Boundary
- Open Space / Buffer / Trail Corridor
- Access Point (final location to be determined at Final Plat)
- Conceptual Pedestrian Trail (location to be determined at Final Plat)



Proposed Amendment

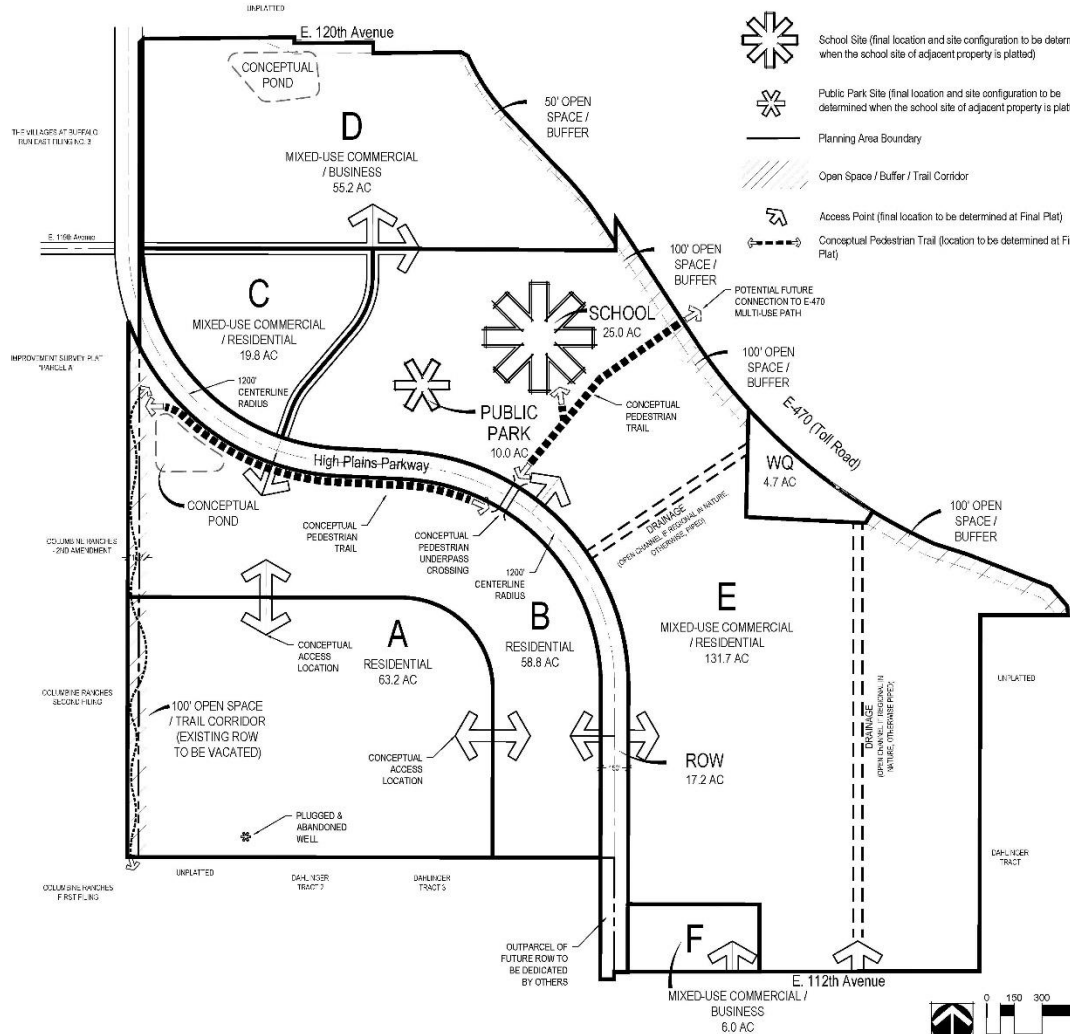
- Sheet 1 – Cover Sheet – No changes other than updated formatting
- Sheet 2 – Land Use Plan – Updated Planning Area boundaries and land use data
- Sheet 3 – Development Standards – Standards updated to reflect updated Planning Areas and Comprehensive Plan. Street sections moved to Sheet 8
- Sheet 4 – Development Standards – Updated standards continued

Proposed Amendment

- Sheet 5 – Development Standards – Updated standards continued
- Sheet 6 – Allowed Uses – Updated table of uses
- Sheet 7 – Lot Typicals – New sheet
- Sheet 8 – Alley Standards – New Sheet

Proposed PUD

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Proposed Amendment

- Planning Areas A & B have remained mostly the same from the single-family residential area from the original PUD, but now include outdoor recreation, community gardens, day care homes, and antennas and bed and breakfasts as conditional uses, in addition to single-family residential.

Proposed Amendment

- Planning Areas C & E now allows several commercial and public uses to create a wider variety of mixed uses than those found in the original PUD's mixed-use residential area including...

Proposed Amendment

- pet day care centers and veterinary offices,
- building materials and services,
- eating and drinking establishments,
- financial institutions,
- food and beverage sales,
- funeral homes,
- professional offices,
- personal services,
- private recreation or amusement facilities,
- furniture or appliance repair stores,
- retail establishments,
- automobile washing and rental services,
- lodging establishments,
- office flex, auction houses,
- distilleries, breweries, and wineries,
- scientific research and design,
- mini-storage and warehousing (without outdoor storage),
- clubs and lodges,
- event centers,
- day care facilities,
- golf courses,
- public lands, parks and buildings,
- educational facilities,
- transportation facilities,
- public utility offices,

Proposed Amendment

- The mixed-use commercial area of the original PUD allowed all uses found in the Commercial (C) and Business (B) zone districts that were in place at the time.
- Planning Area D has stayed consistent with these allowed uses, with the addition of multi-family and single-family attached uses allowed in vertical mixed-use developments, senior housing, marijuana retail stores, medical centers, and primary caregivers.
- The newly created Planning Area F follows these same allowed uses

Planning Commission Analysis

- Based on the applicants request, the Planning Commission believes the rezoning is justified.
- The PUD zoning amendment is consistent with the future land use for the property and Comprehensive Plan goals.
- Provides a better school/park site, more efficient use of space and alignment for High Plains Pkwy., and more opportunity for mixed-use development

PUD Amendment Approval Criteria

- The proposed PUD Zone Document Amendment meets the approval criteria in Section 21-3251 of the Land Development Code.

Required Public Notification

(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	112 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Denver Post
Placard/Sign on Property	At least one sign on subject property	✓	4 Signs Posted

All public notification met the requirements of Resolution 2020-30 to provide notice that the meeting may be conducted electronically; advance registration for testifying is required; and information for participation is provided in the published agenda.

Public Comment

- As of this date, staff has received no requests for additional information.



PC Recommendation for Zoning

- On June 1, 2021, Planning Commission voted 5-0 to forward this request to City Council for **approval** (Z-761-03-21).



City staff and the applicant are available to answer questions.

