

July 15, 2015

Jared Draper
City of Commerce City
 7887 E. 60th Ave,
 Commerce City, CO 80022
 jdraper@c3gov.com

Re: **Turnberry/PUD**

Dear Mr. Draper,

Please accept this letter as the required narrative for the proposed amendment to the Burlington Northern/Catellus PUD Zone Document. We are requesting this amendment to modify some of the development standards within Parcels H-1,H-2,K,L-1,L-2,M-1,M-2,N. In general the changes in this area will result in a decrease in the allowable density and an overall unit reduction in this area.

Certain portions of this area were originally anticipated for higher density residential development; however, the change in market conditions have not proven this to be a viable use.

There is a current demand for single family detached residential, as well as a modest amount of attached (duplex) homes, and there is a builder interested in moving forward at this location. In general this proposal would reduce the unit count in this area by about 210 units, we have prepared a comparative chart as part of this narrative.

Comparative Chart

	Existing PUD			Proposed PUD			Difference		
	Acre	Density	Units	Acre	Density	Units	Acre	Density	Units
H-1	20.55	4.0	82	21.35	4.9	105	0.8	0.9	23
H-2	18.49	4.8	88	16.85	4.7	80	-1.64	-0.1	-8
K	20.8	8.0	166	18.90	5.3	100	-1.9	-2.7	-66
L-1	6.71	24.0	161	6.30	8.7	55	-0.41	-15.3	-106
L-2	4.46	24.0	107	6.70	9.0	60	2.24	-15.0	-47
M-1	10.76	4.0	43	10.70	4.7	50	-0.06	0.7	7
M-2	11.86	4.0	47	9.70	4.1	40	-2.16	-0.1	-7
N	9.66	8.0	77	12.80	5.5	70	3.14	-2.5	-7
Total	103.29		771	103.30		560	0.01		-211

Turnberry is a quality community in Commerce City, and moving forward with new development at this visible location will continue the much needed momentum for the overall community.

In summary we believe that while the property was originally anticipated for higher density residential development; the change in market conditions have not proven this to be a viable use. Single Family detached residential is an allowed use within these parcels. This PUD Amendment will bring the dimensional standards and densities in line with current market demands, which will allow for a more practical lot development pattern consistent with current market conditions. This will allow a single family detached development that is consistent with the adjacent single family detached residential communities in Turnberry.

There is a current demand for primarily single family detached residential, and there is a builder interested in moving forward at this location. Turnberry is a quality community in Commerce City, and moving forward with new development at this visible location will provide much needed momentum for the overall community.

Respectfully submitted,



John Prestwich, President - RLA

