

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

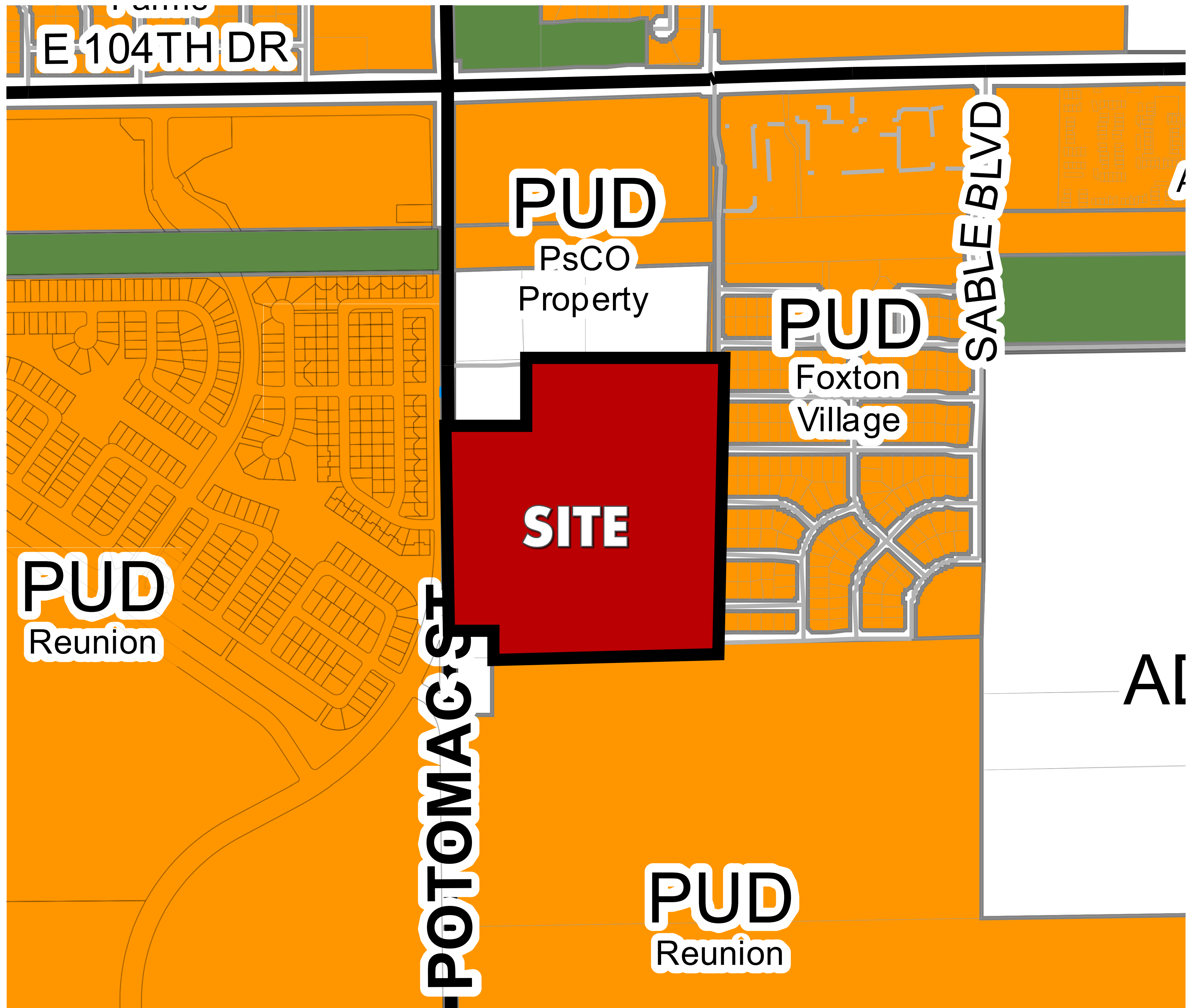


Existing Conditions + Citywide Plans

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

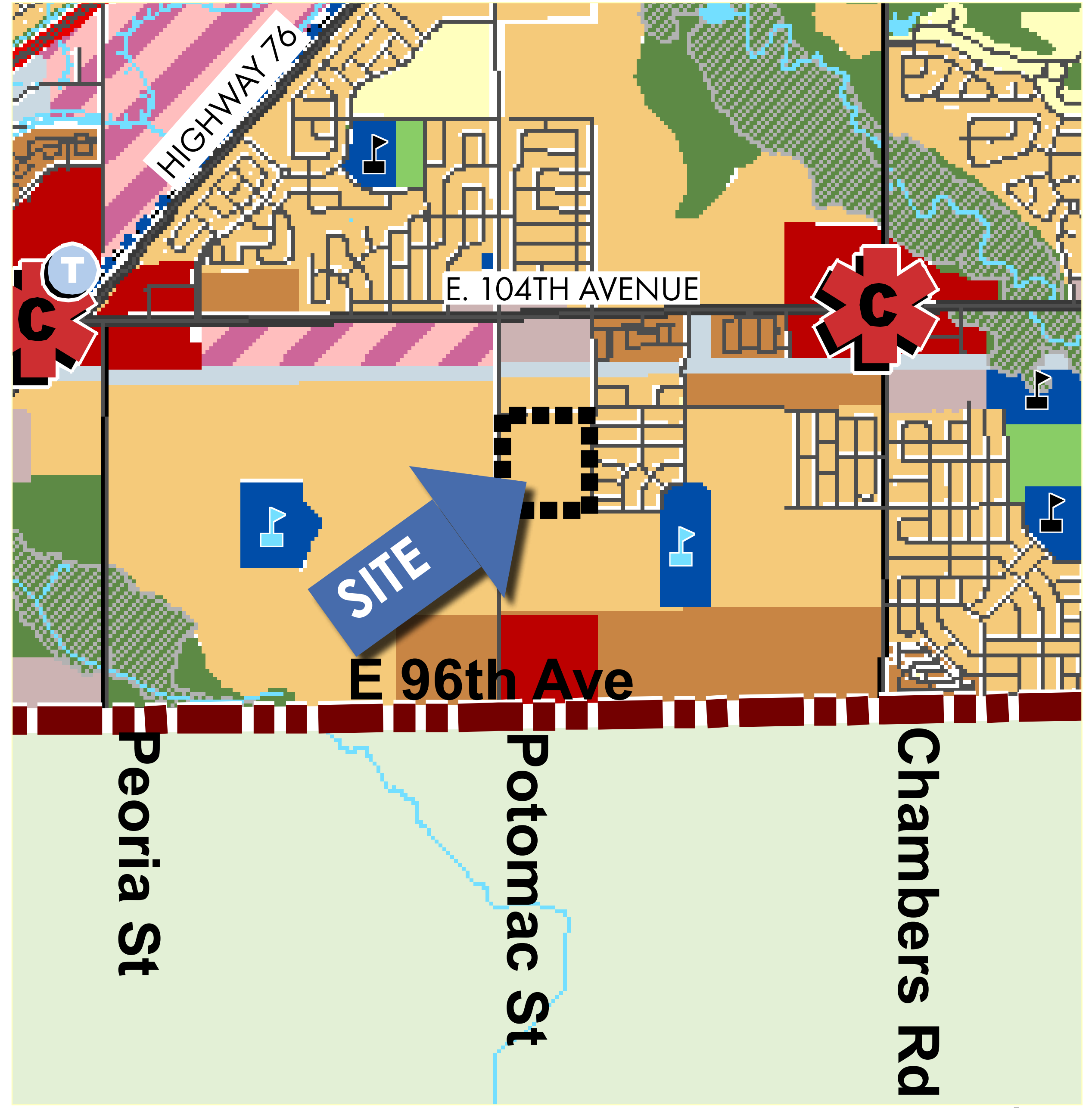


Source: Commerce City Official Zoning Map

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

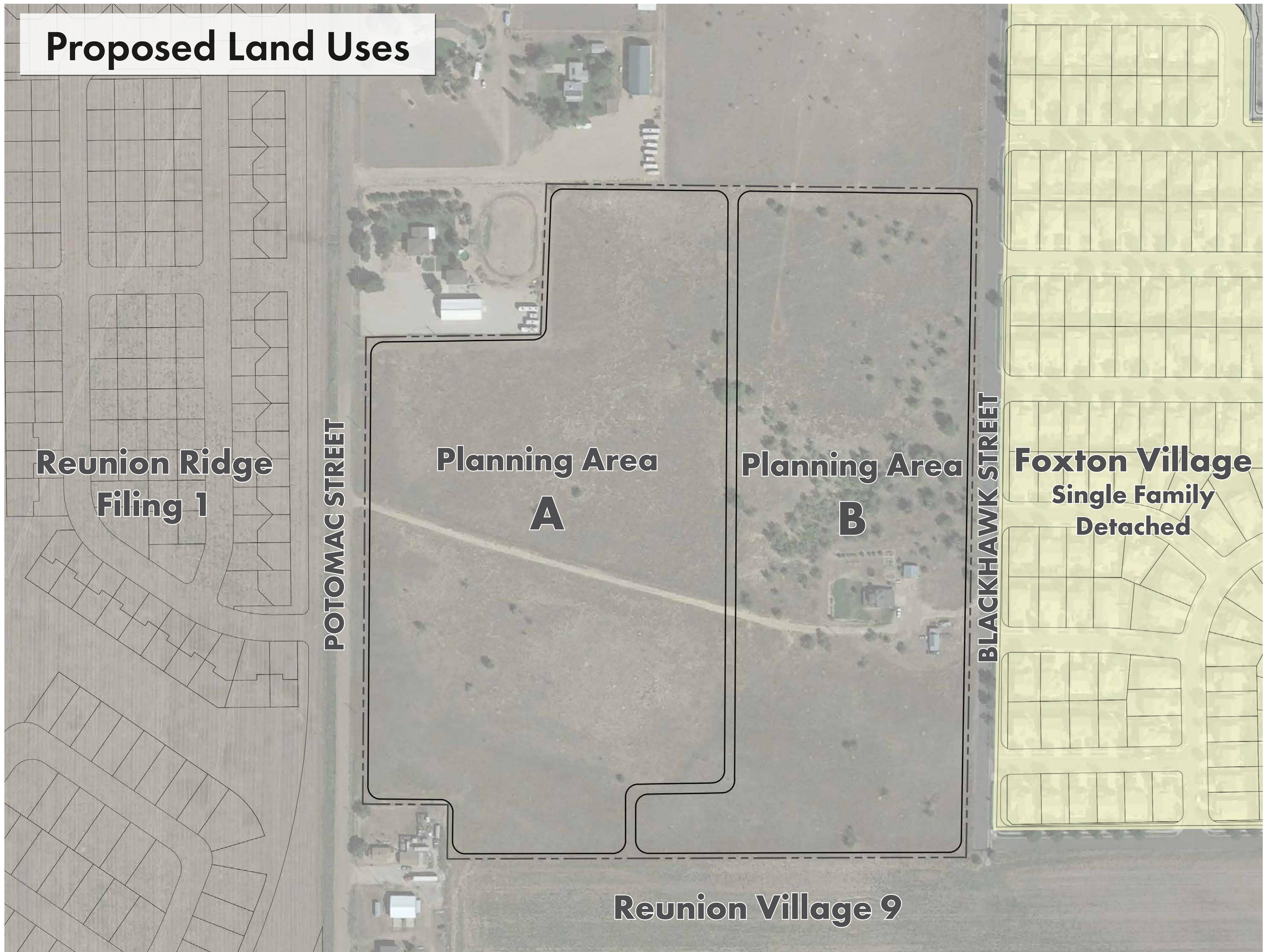
Future Land Use

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

Proposed Land Uses



Proposed Land Uses



Proposed Land Uses

**Reunion Ridge
Filing 1
Single Family Detached
Cluster Homes**

POTOMAC STREET

**Planning Area
A**

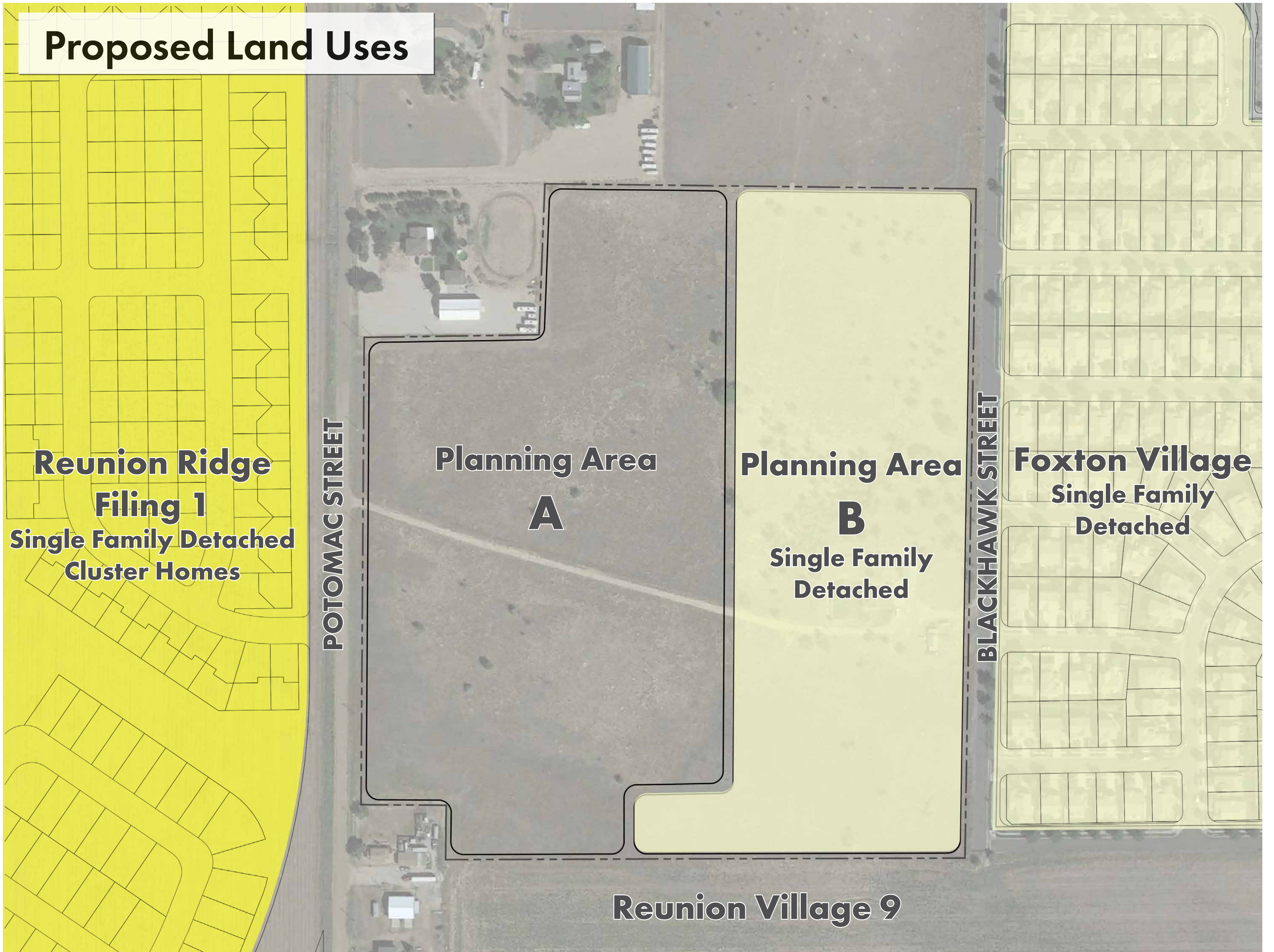
**Planning Area
B**

BLACKHAWK STREET

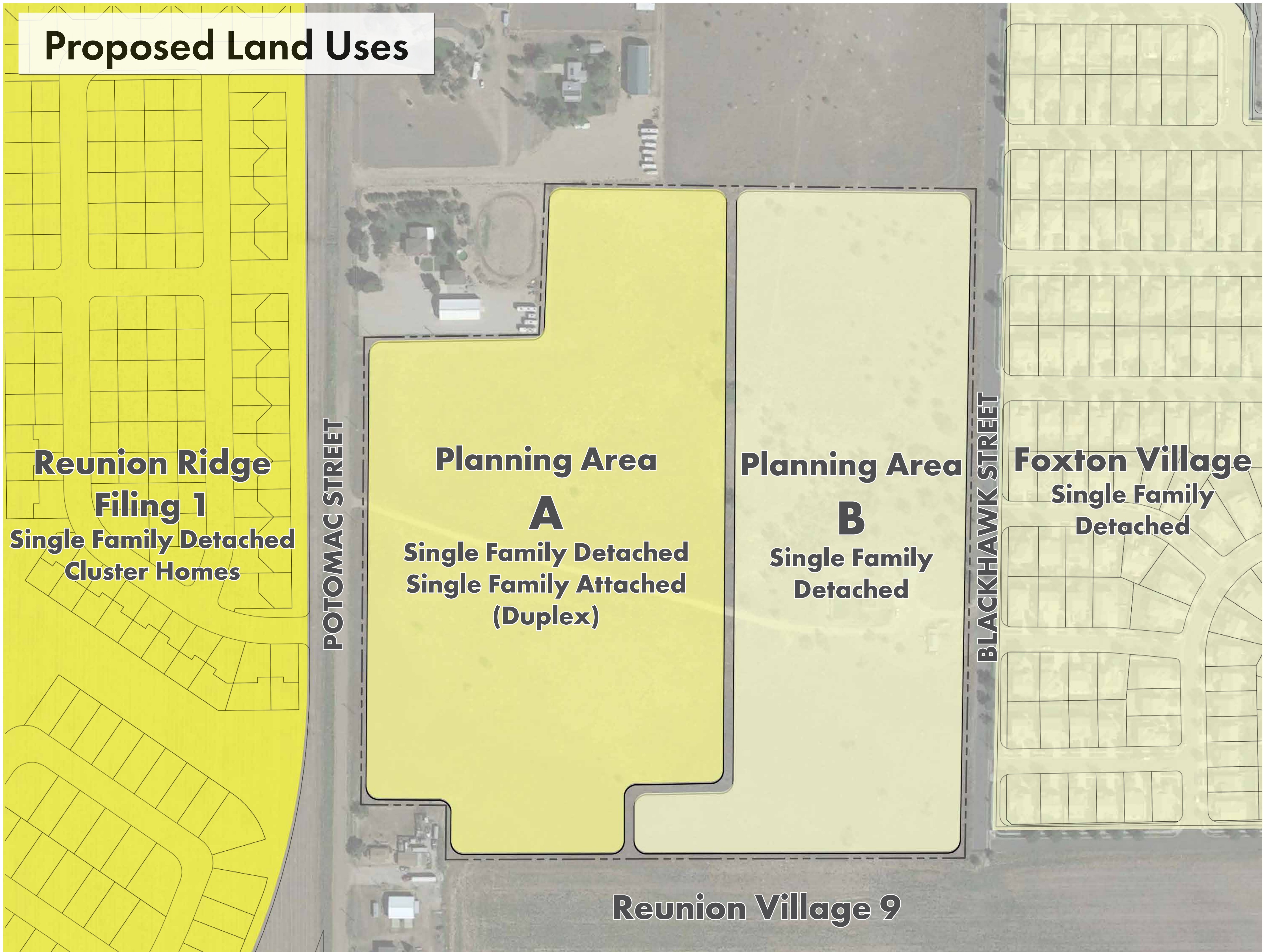
**Foxton Village
Single Family
Detached**

Reunion Village 9

Proposed Land Uses



Proposed Land Uses



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



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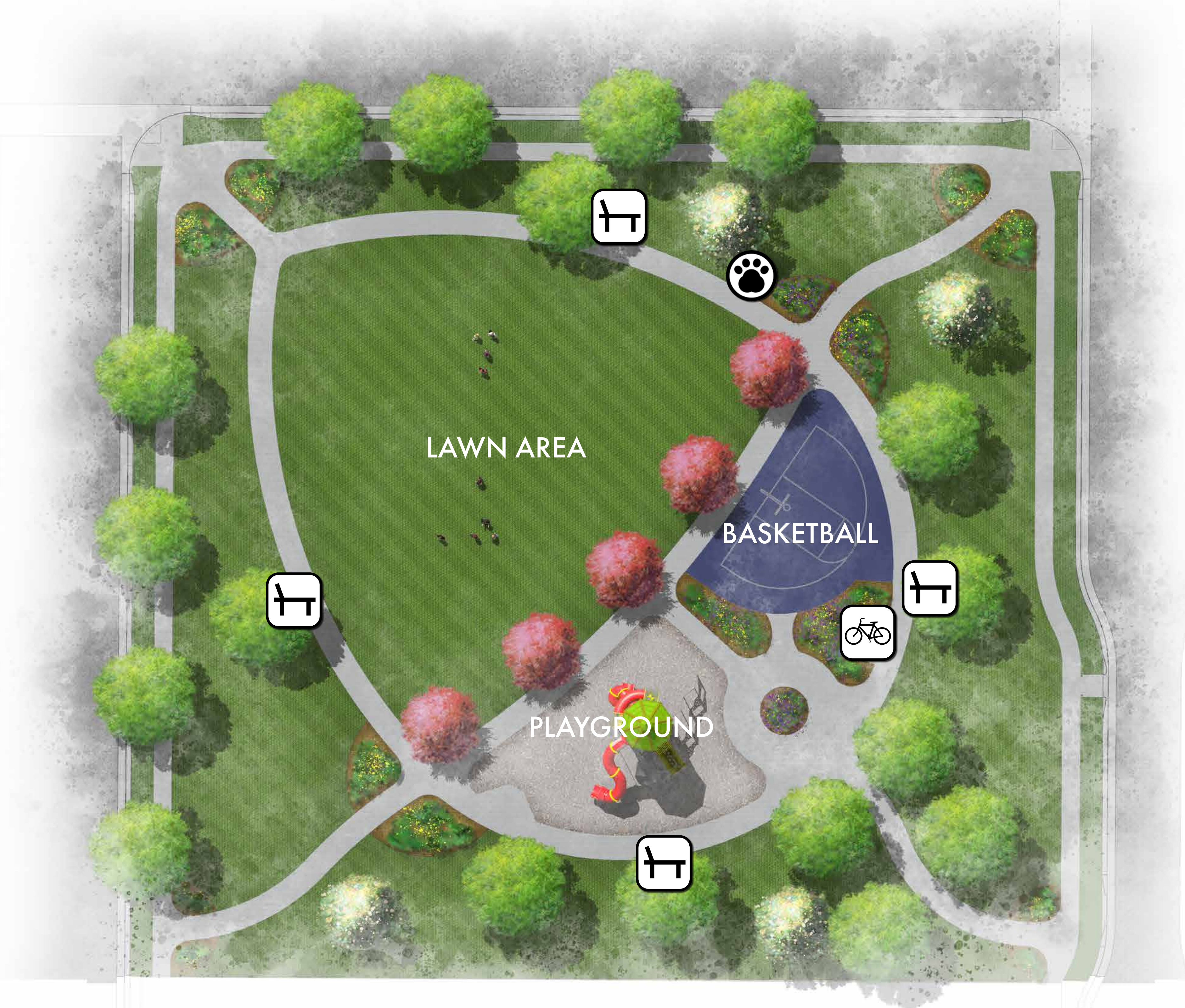
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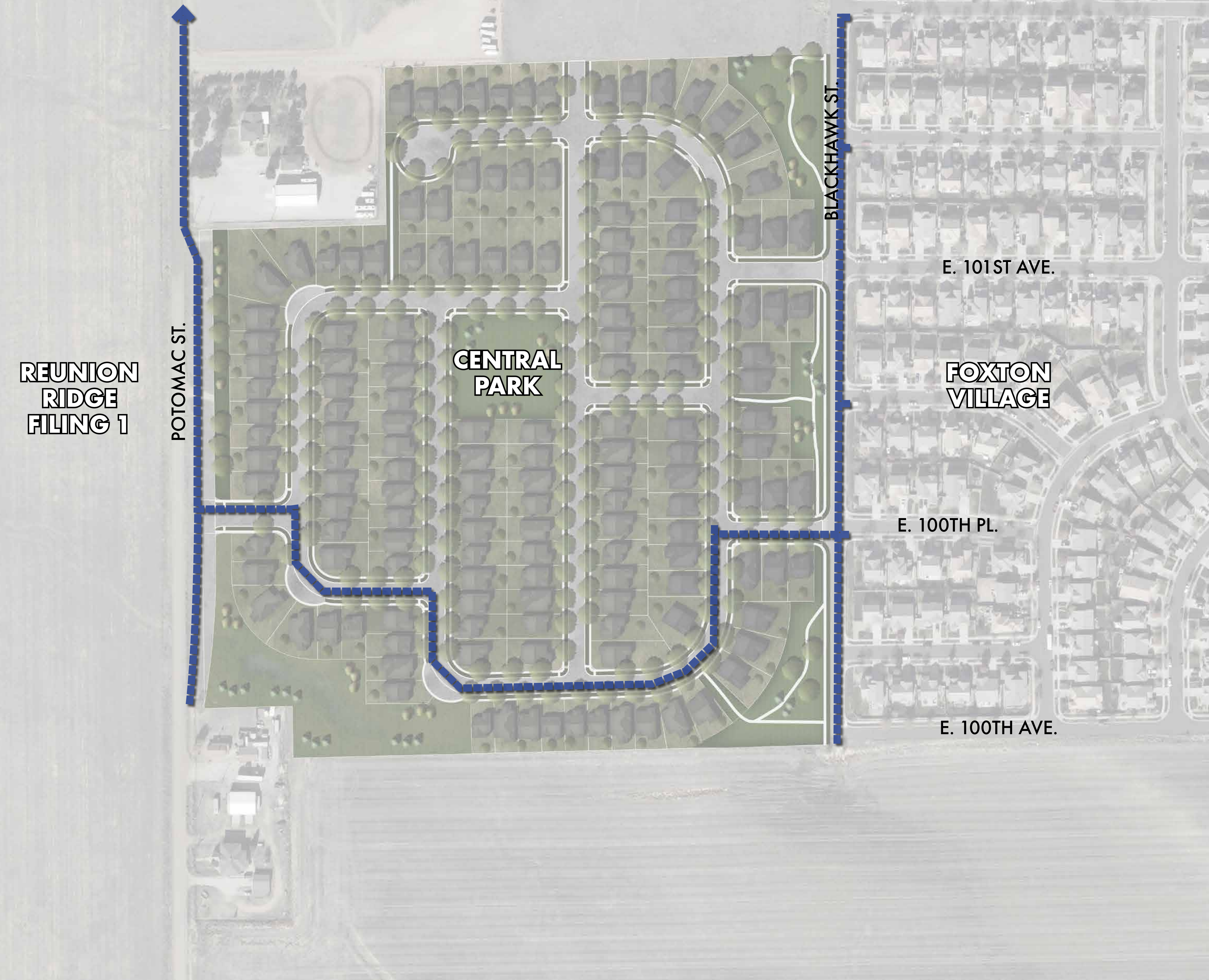
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Proposed Central Park



-  BIKE RACK
-  PET WASTE STATION
-  BENCH

Infrastructure Improvements - Regional Irrigation Lines



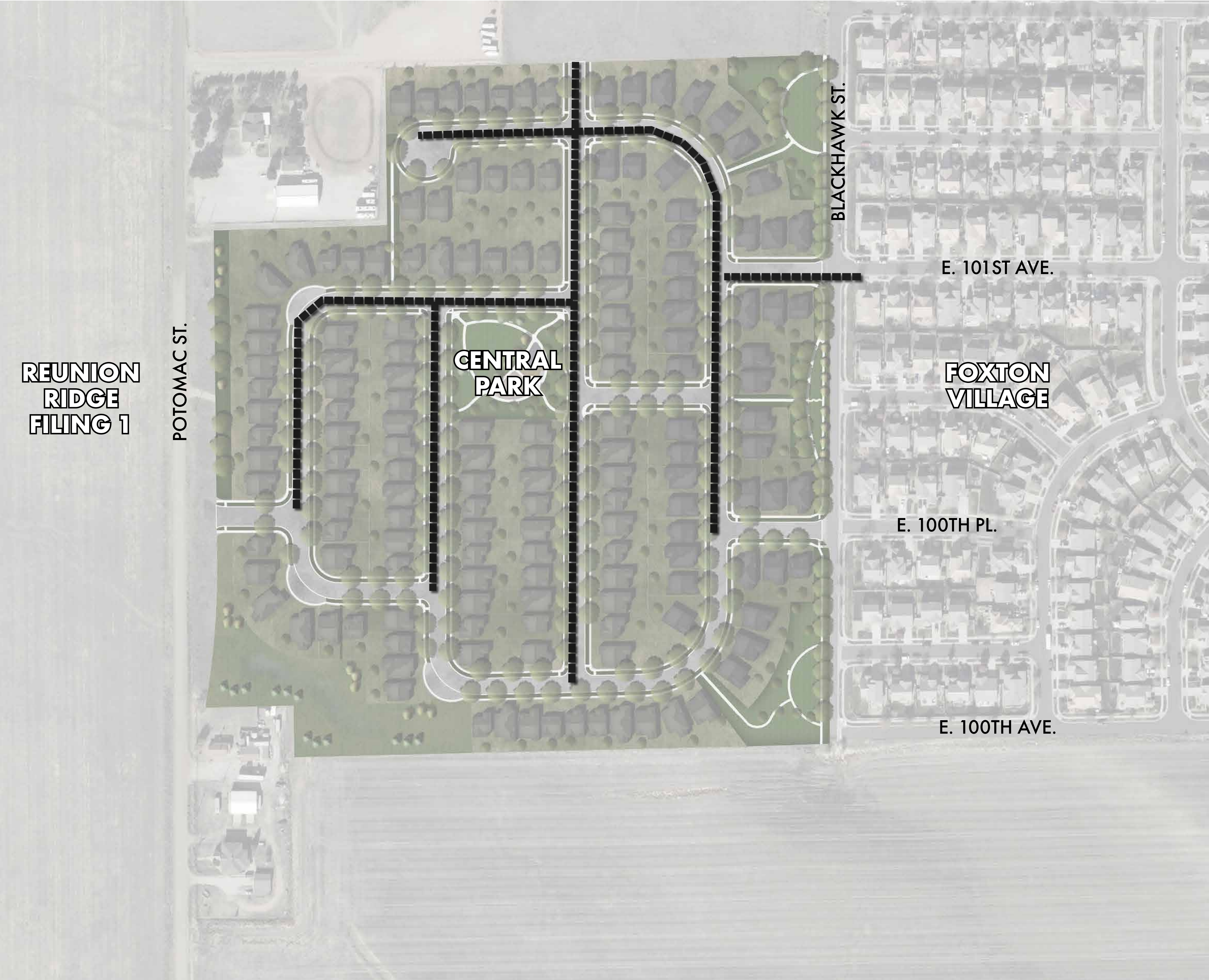
Infrastructure to be partially financed through Eberly Place Metro District - 6/6/22 City Council Hearing.

Infrastructure Improvements - Regional Irrigation Lines



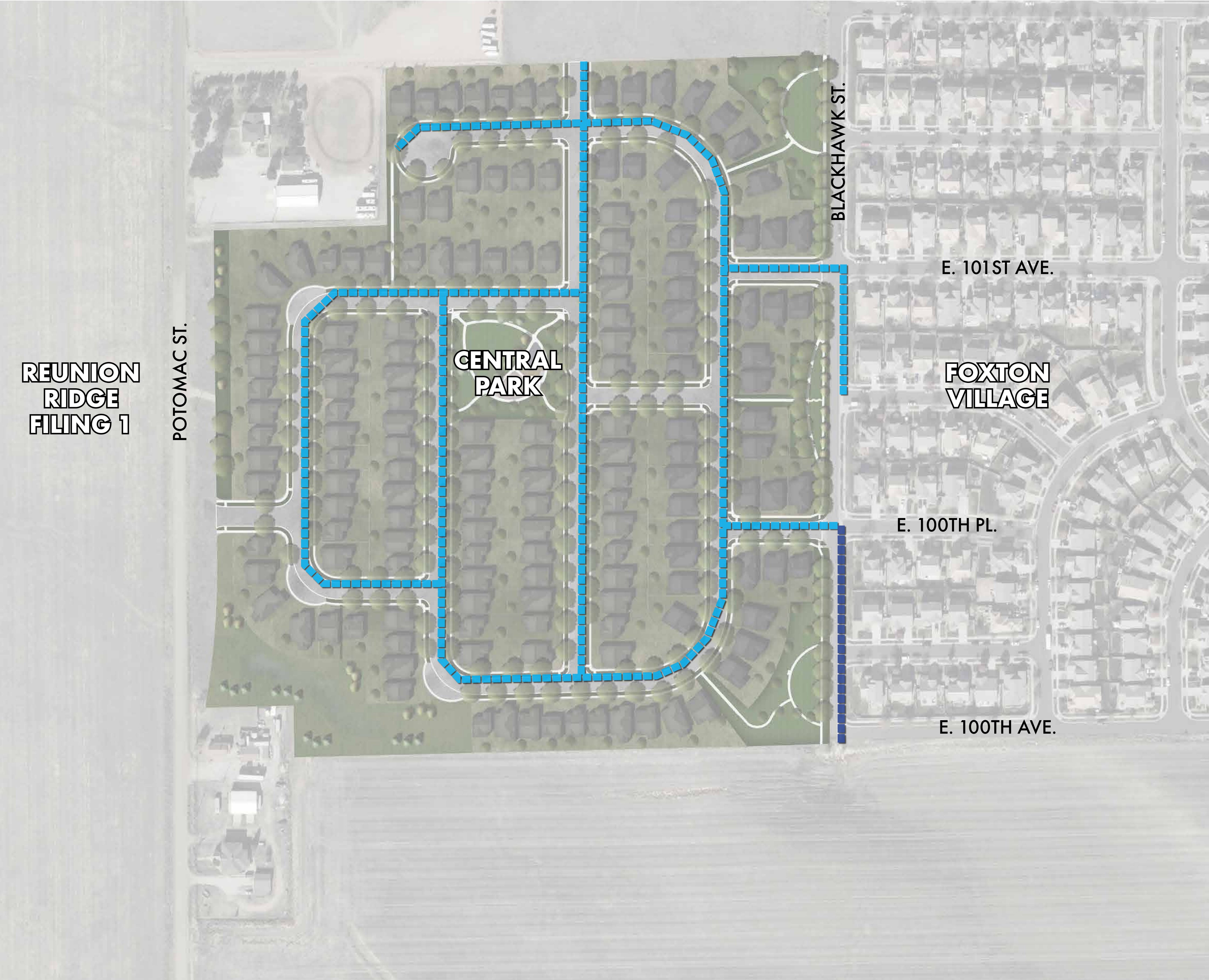
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Infrastructure Improvements - Local Irrigation Lines



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Infrastructure Improvements - Potable Water Lines

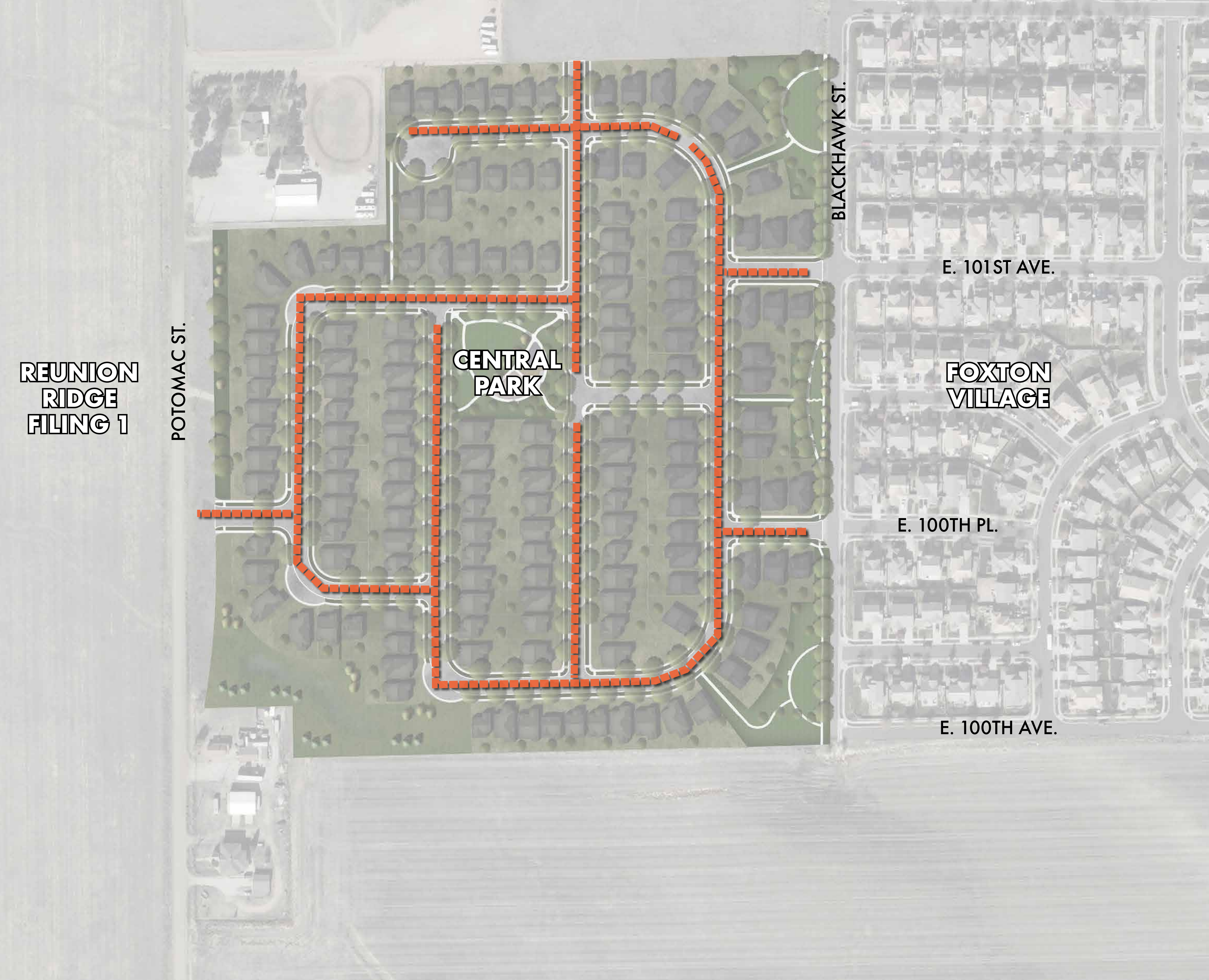


LOCAL POTABLE WATER LINES

REGIONAL POTABLE WATER LINES

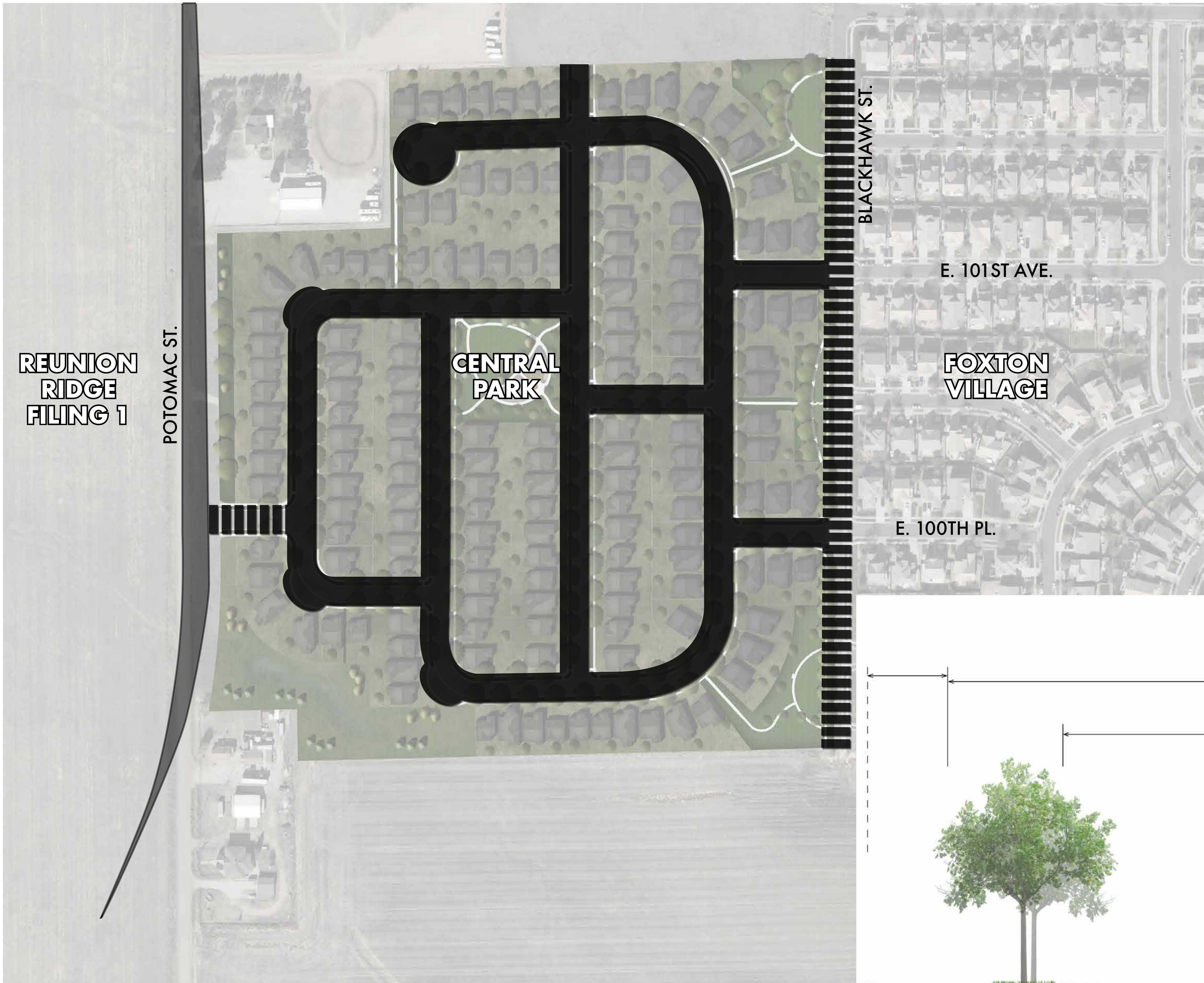
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Infrastructure Improvements - Sanitary Sewer Lines



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

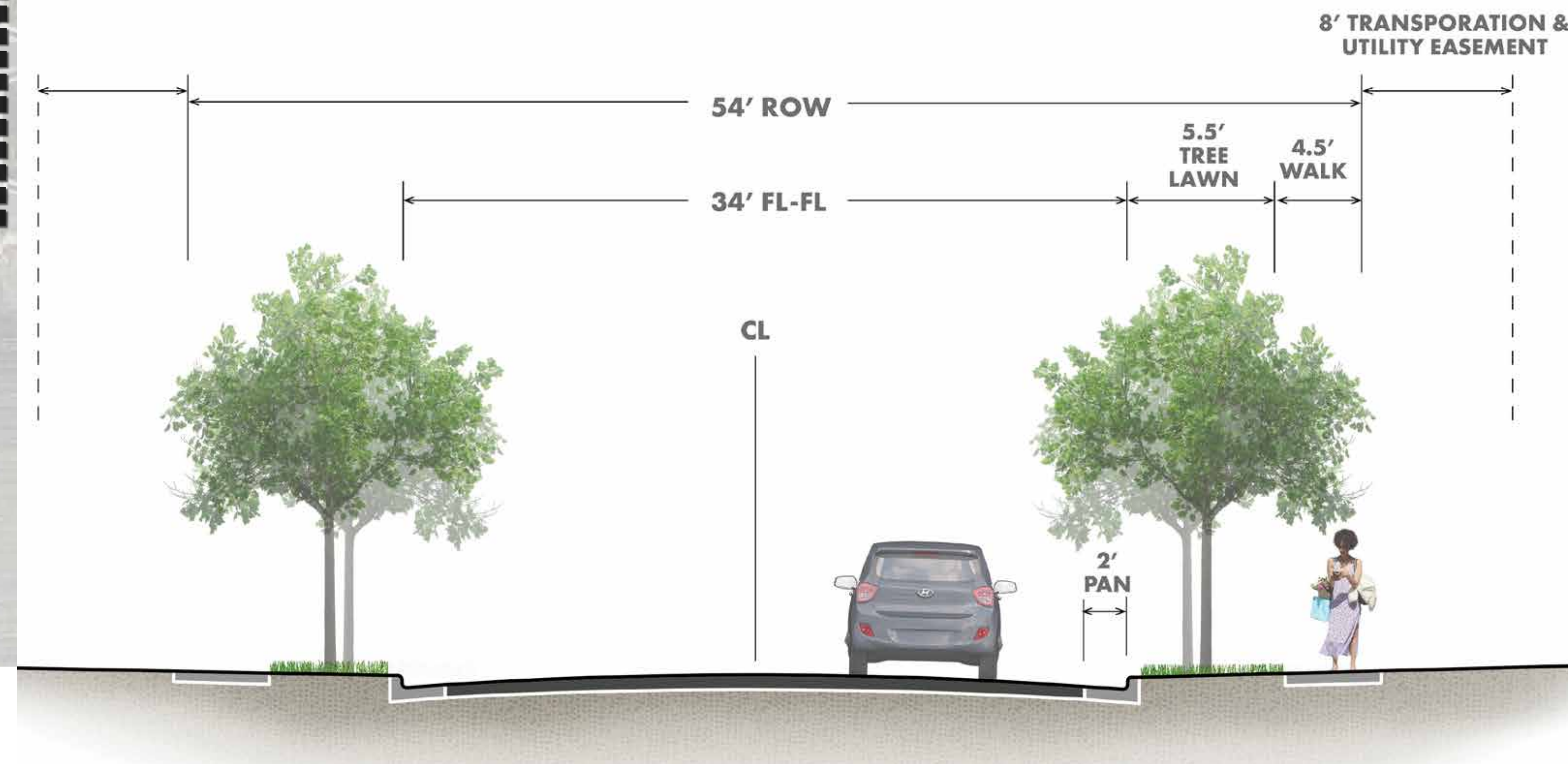
IMPROVEMENTS TO POTOMAC STREET
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WIDENING OF BLACKHAWK STREET
(MINOR COLLECTOR)

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

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Total Contribution to 27J: \$375,729

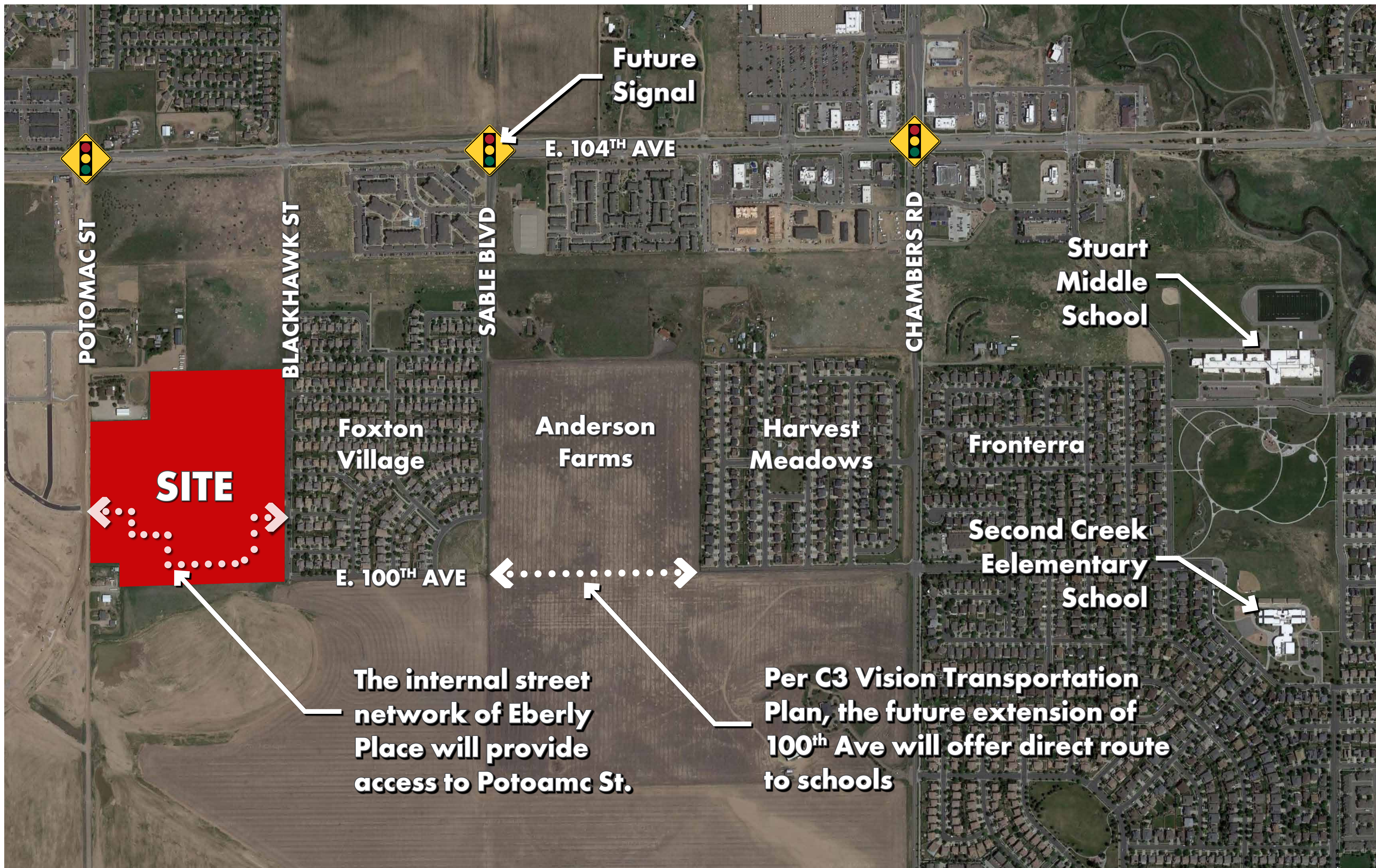
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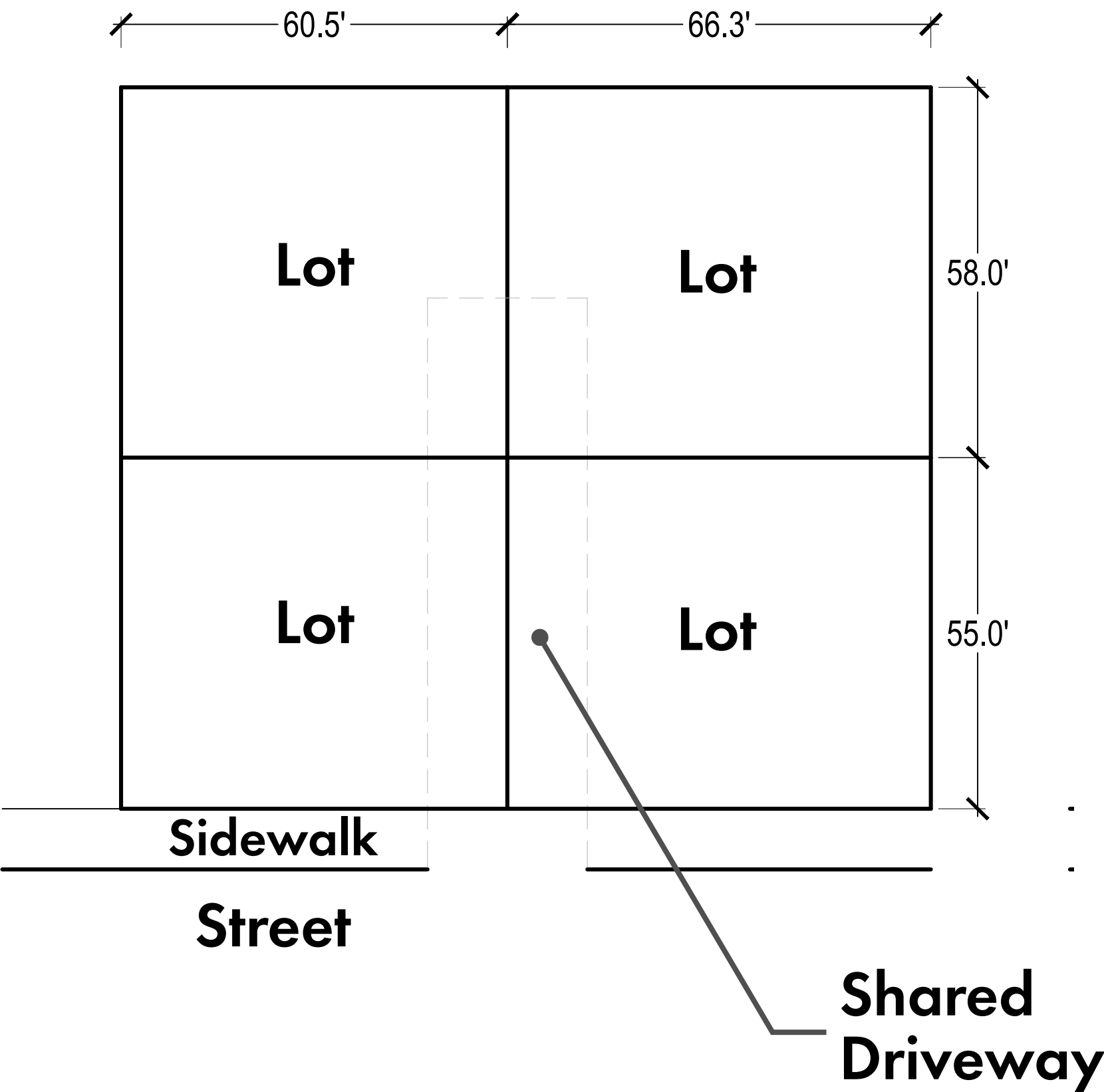
Transportation Plan



Lot Size Comparison

Reunion Ridge Motor Courts

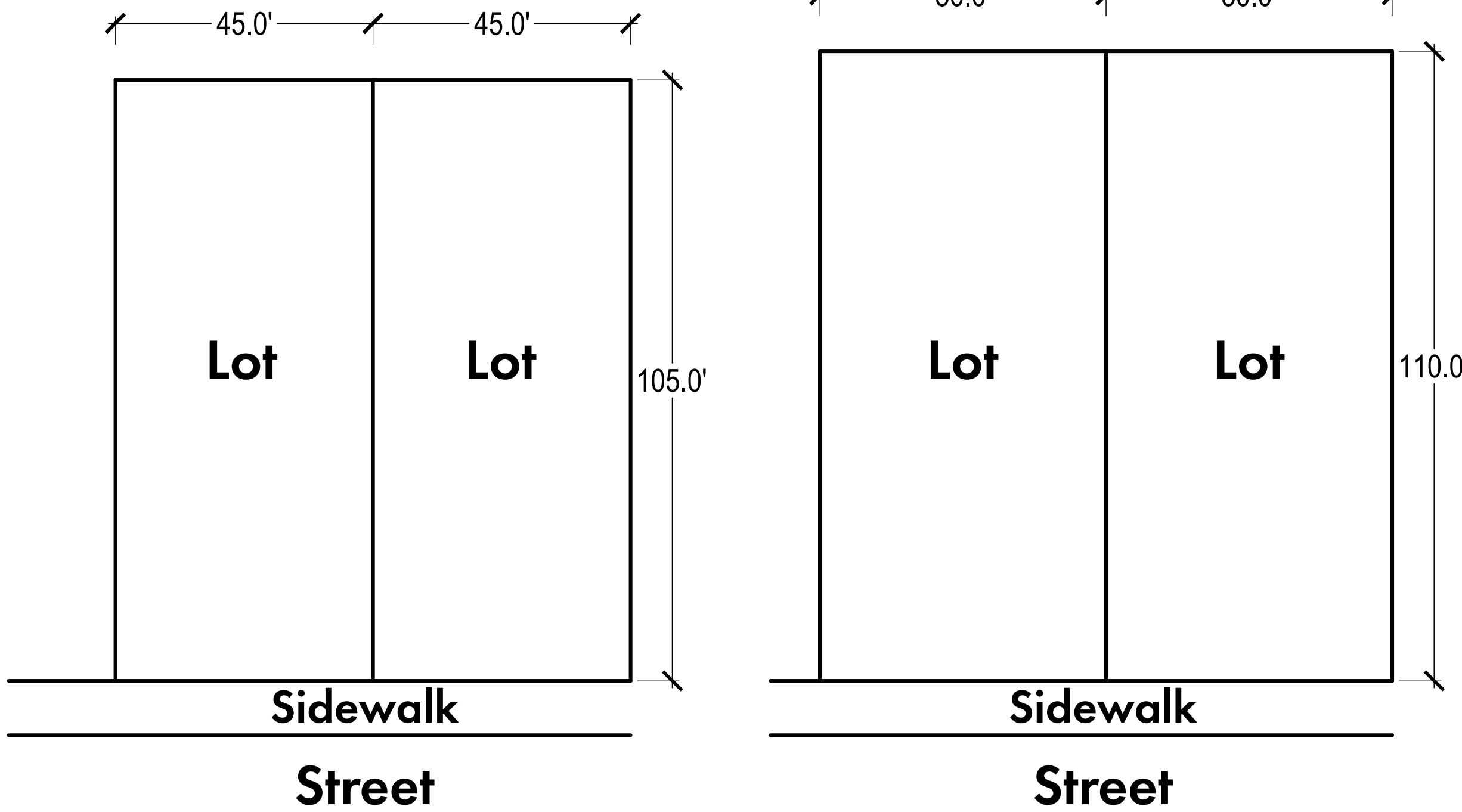
60.5'x55' 66.3'x55'
60.5'x58' 66.3'x58'



Proposed for Eberly Place

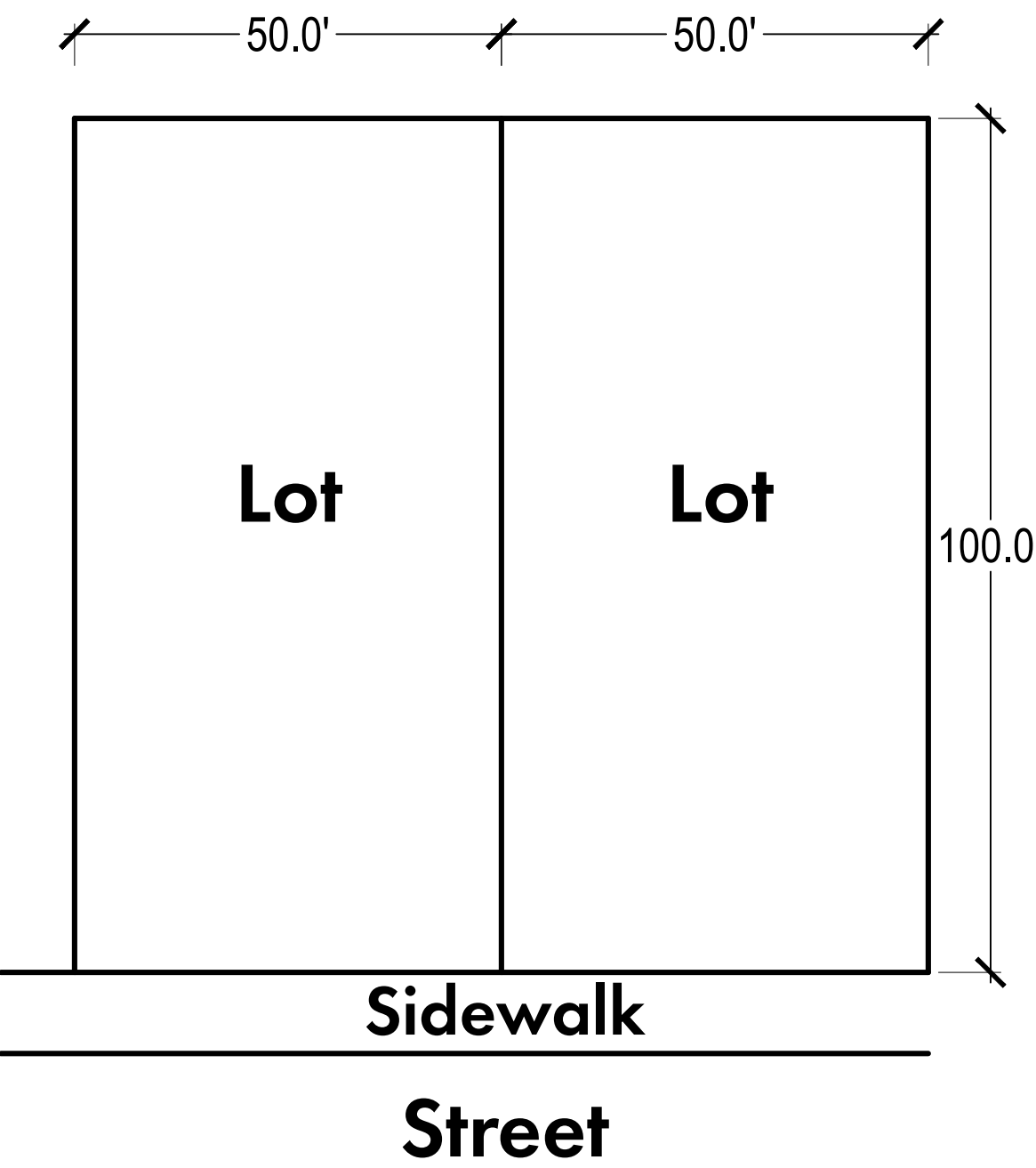
45'x105'

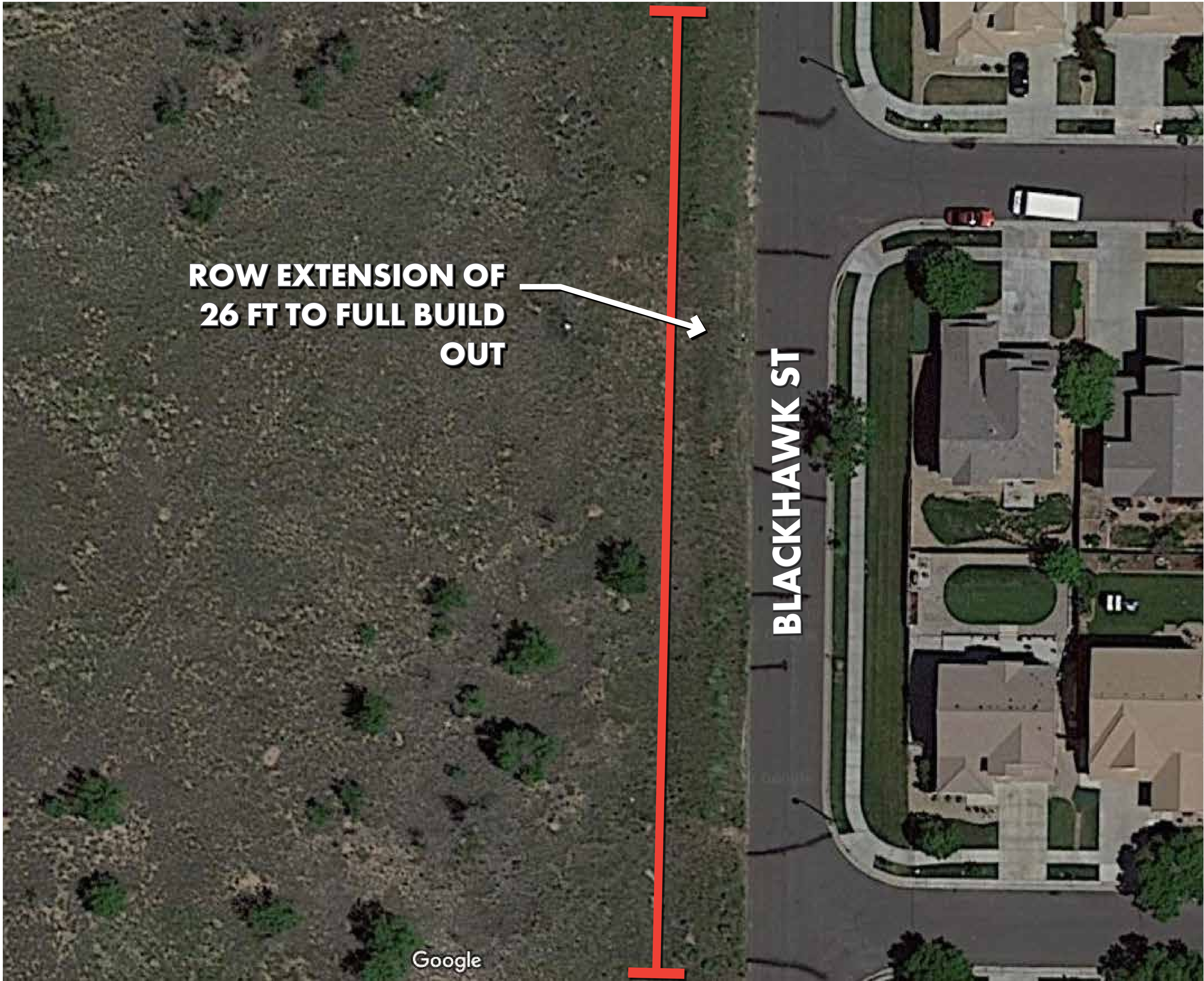
50'x110'



Foxton Village

50'x100'







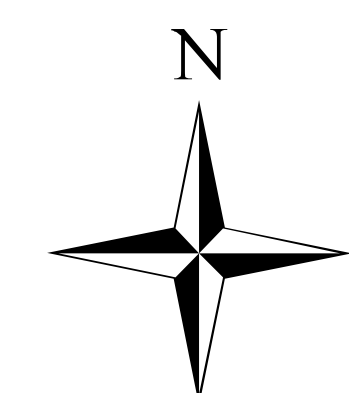
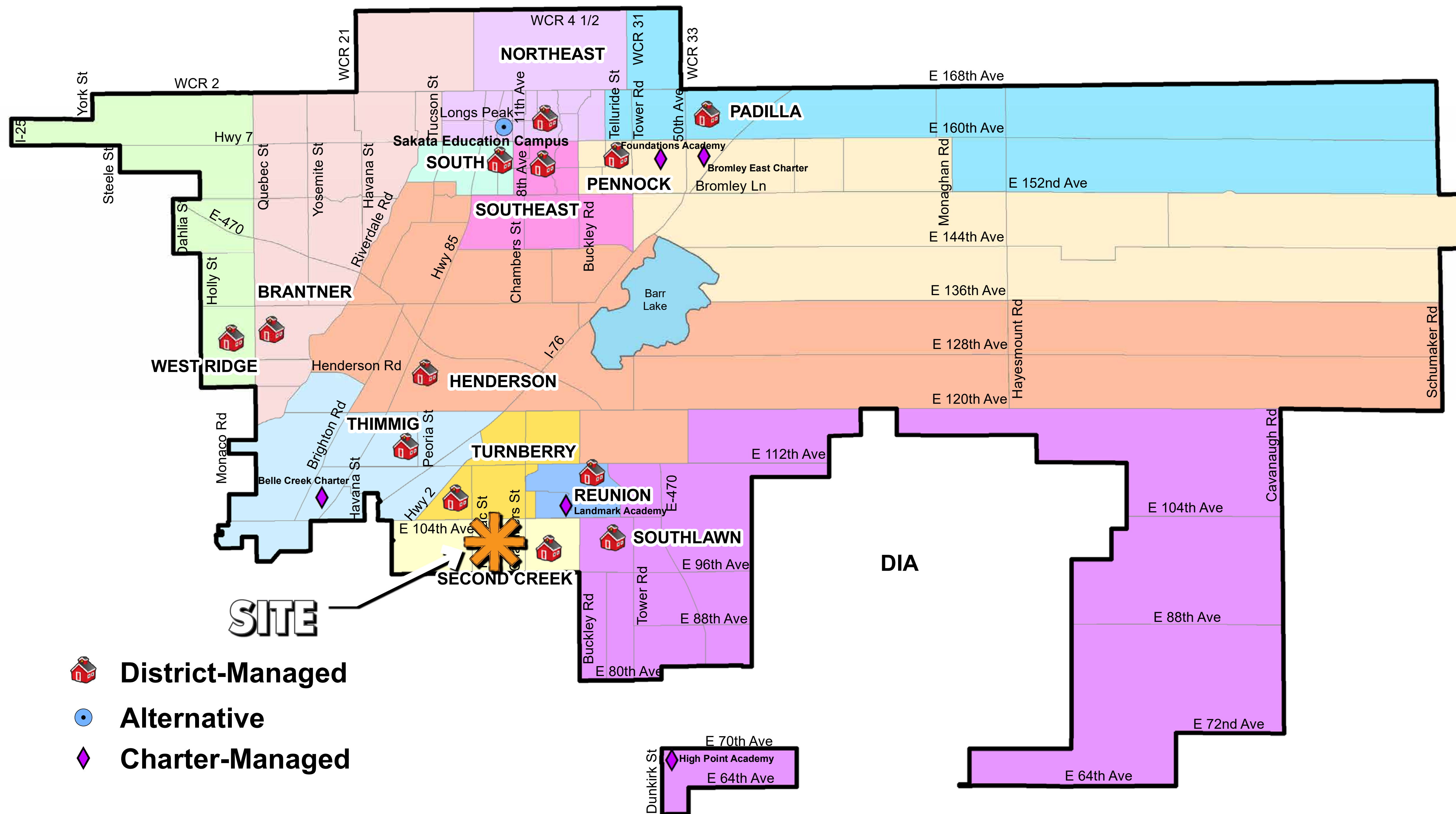
**ROW EXTENSION OF
26 FT TO FULL BUILD
OUT**

BLACKHAWK ST

Area School Assignments



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

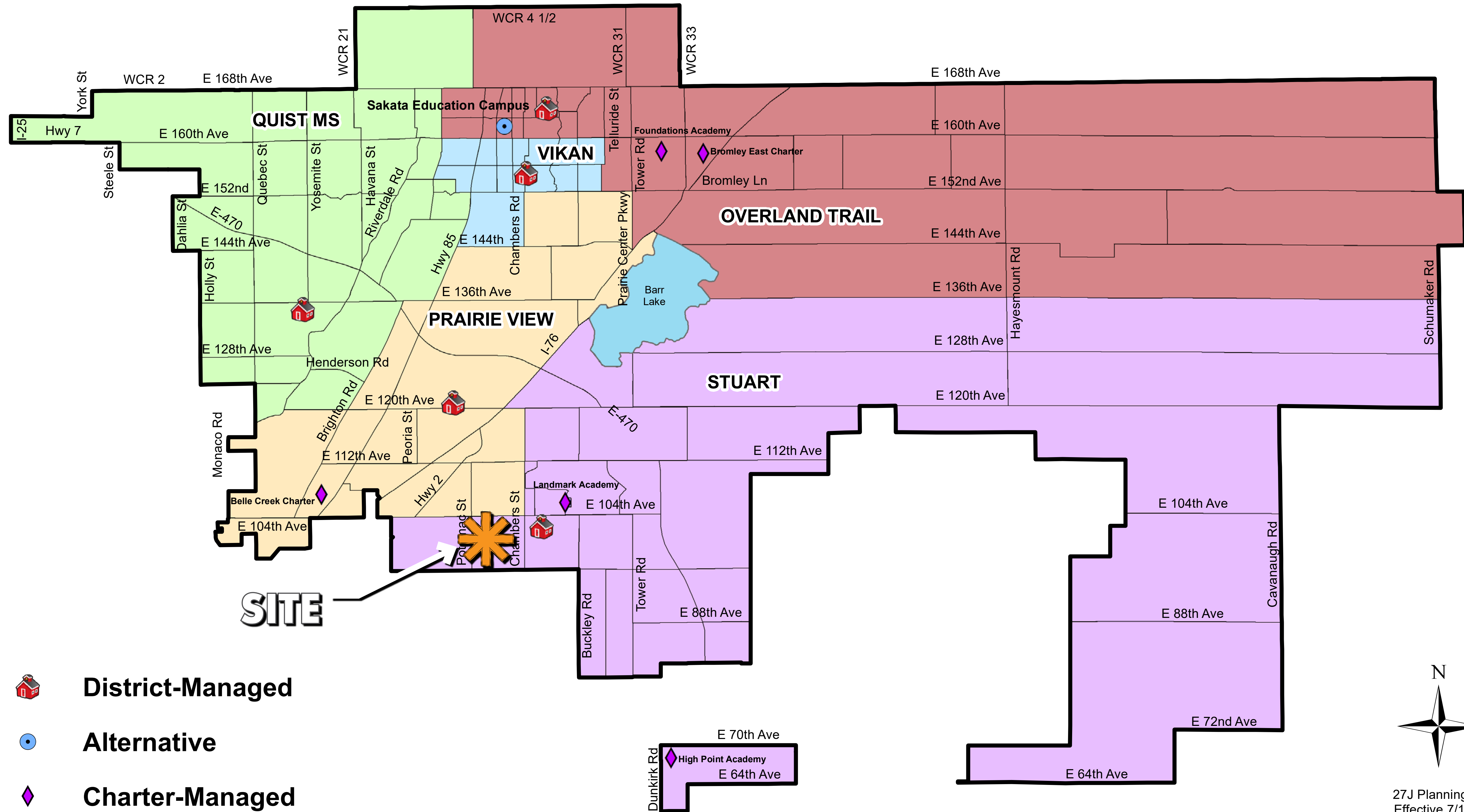


27J Planning Dept
Effective 7/1/2022

2022 - 2023

Middle School Boundary Areas, Grades 6-8

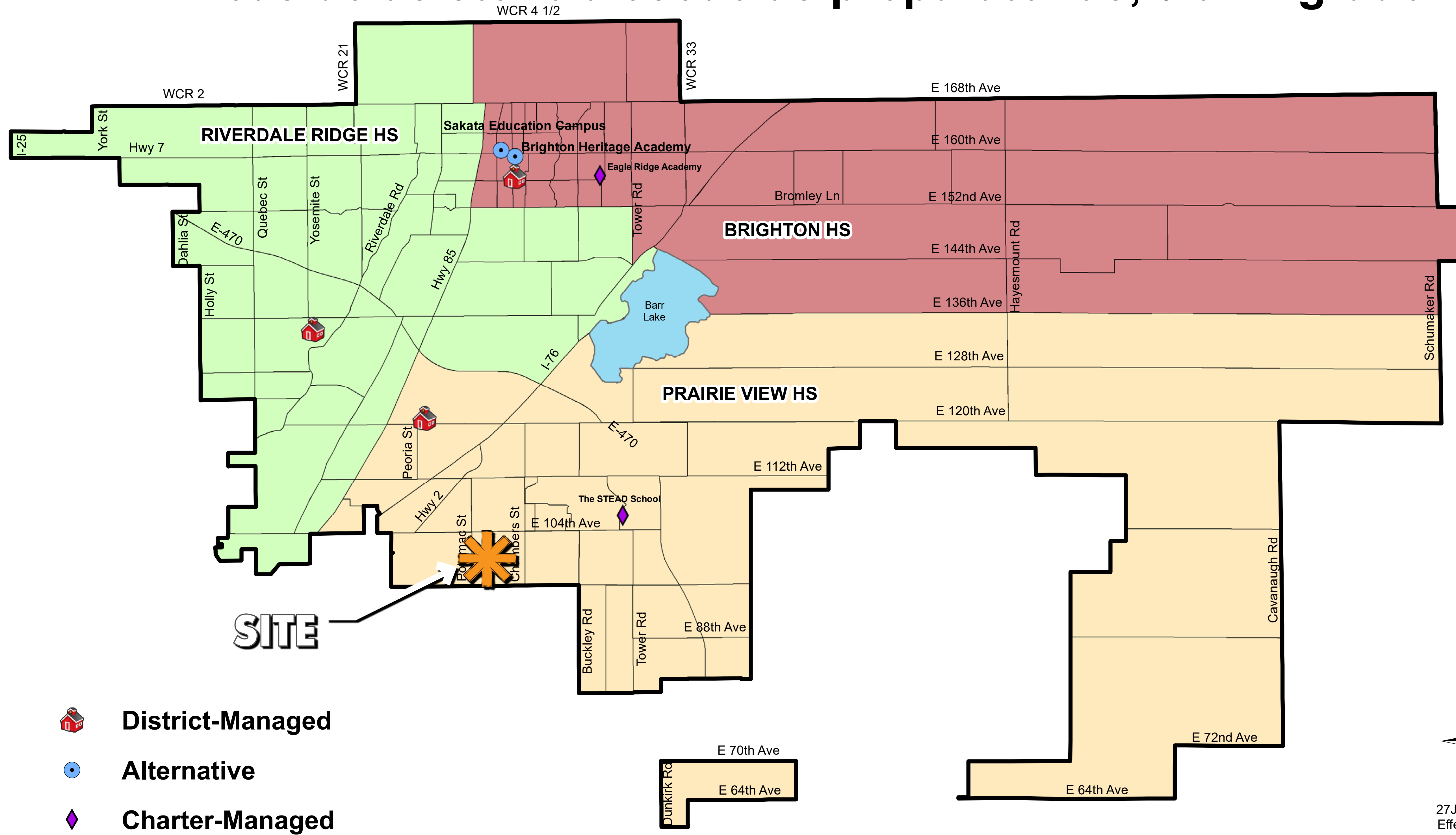
Areas de asistencia escuelas secundarias, 6 a 8 grado



2022 - 2023

High School Boundary Areas, Grades 9-12

Areas 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.*

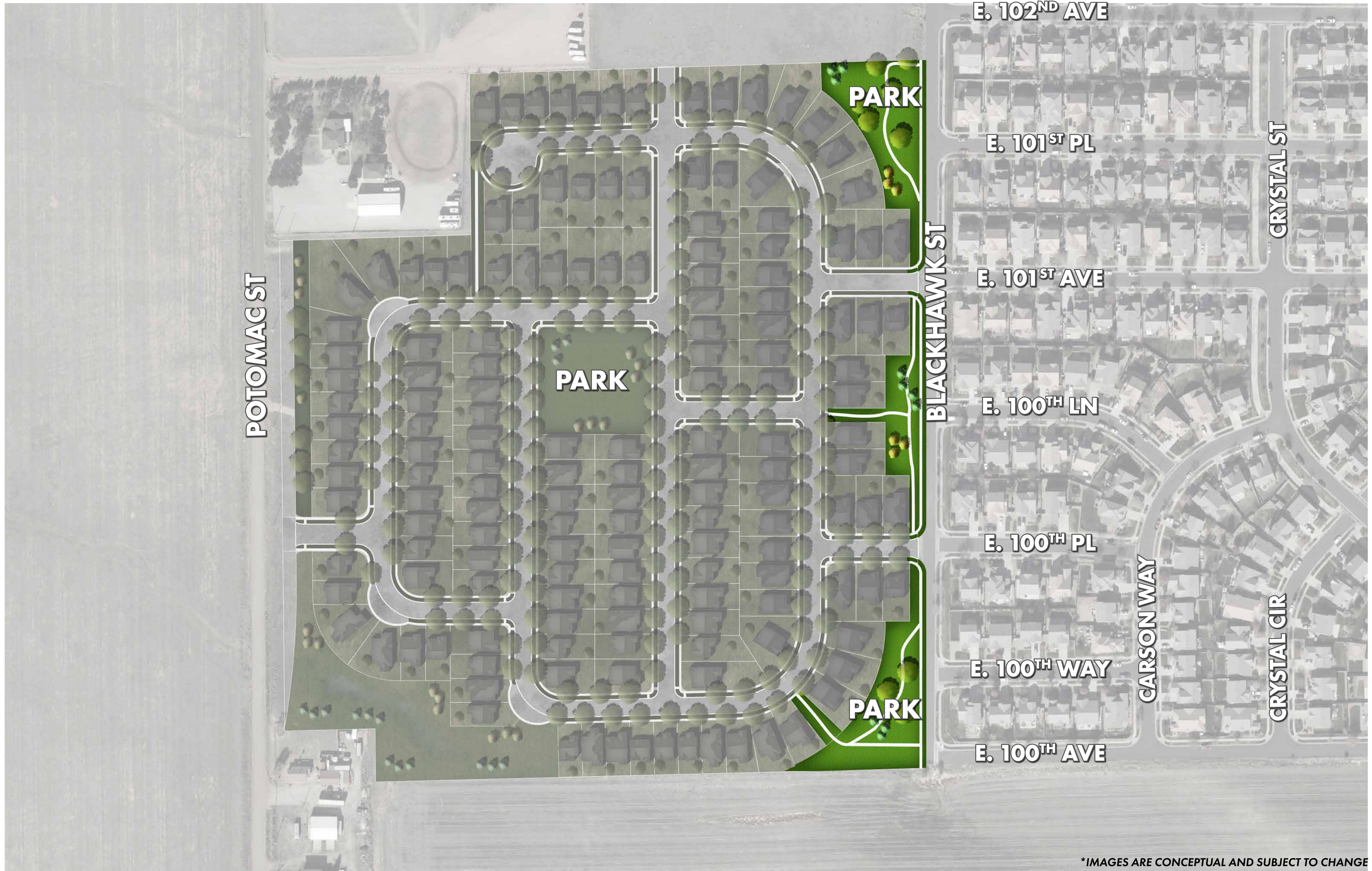
Property Summary	
Proposed Use:	Single family attached and single family detached residential
Subdivision:	Proposed subdivision name: "Eberly"
Current Zone District:	Adams County A-3
Comp Plan Designation:	Residential Medium
Relevant Case History and/or Conditions:	None
Major Issues/Concerns:	-Access throughout the site -Lot orientation -Regional drainage pond
Required Processes:	-Annexation -PUD Concept Schematic -PUD Zone Document -Final Plat -PUD Development Permit
Timelines:	~1 year
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



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Conceptual Site Plan



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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.

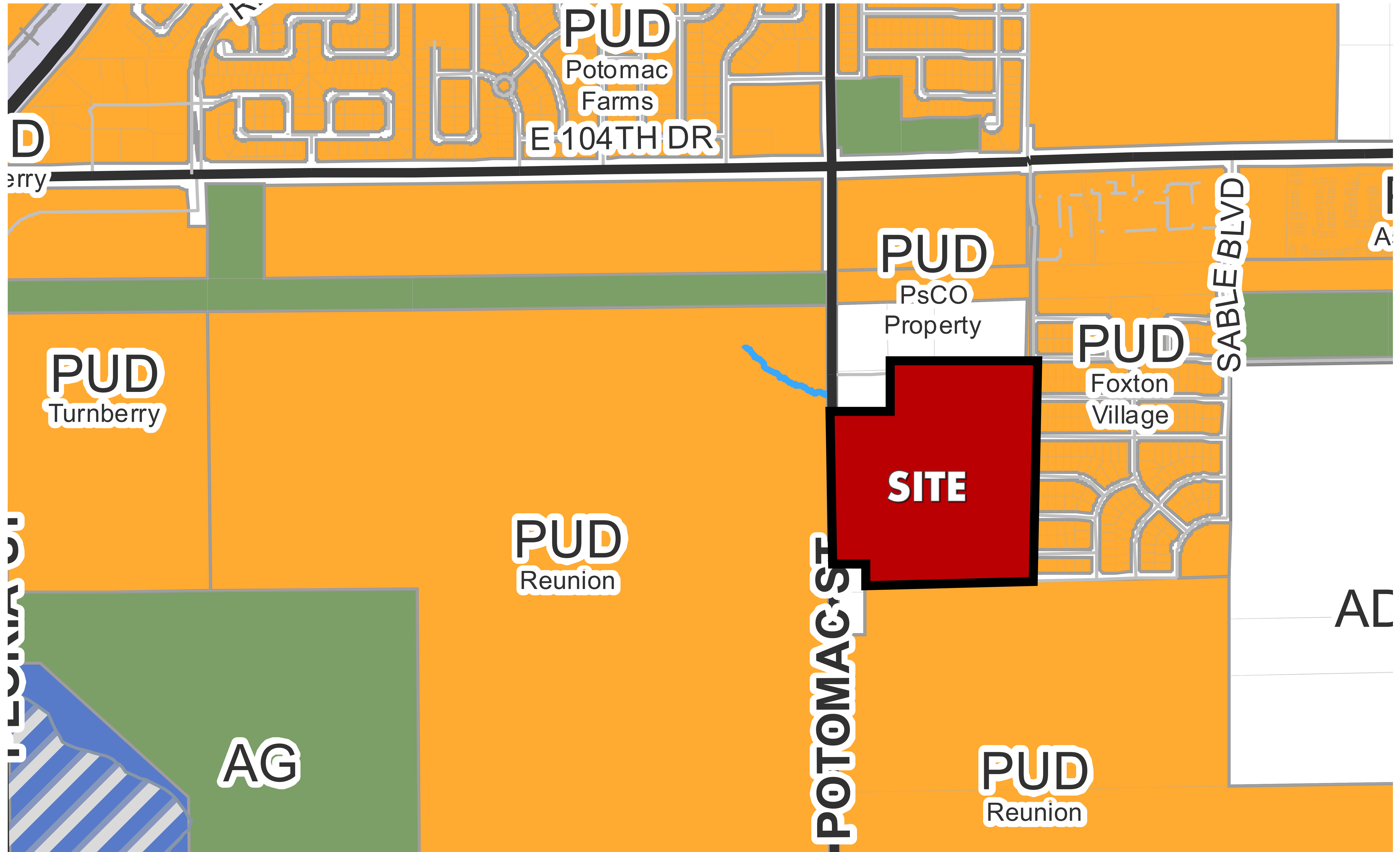
Existing Conditions + Citywide Plans

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- Comprehensive Plan
 - Residential-Medium



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Source: Commerce City Official Zoning Map

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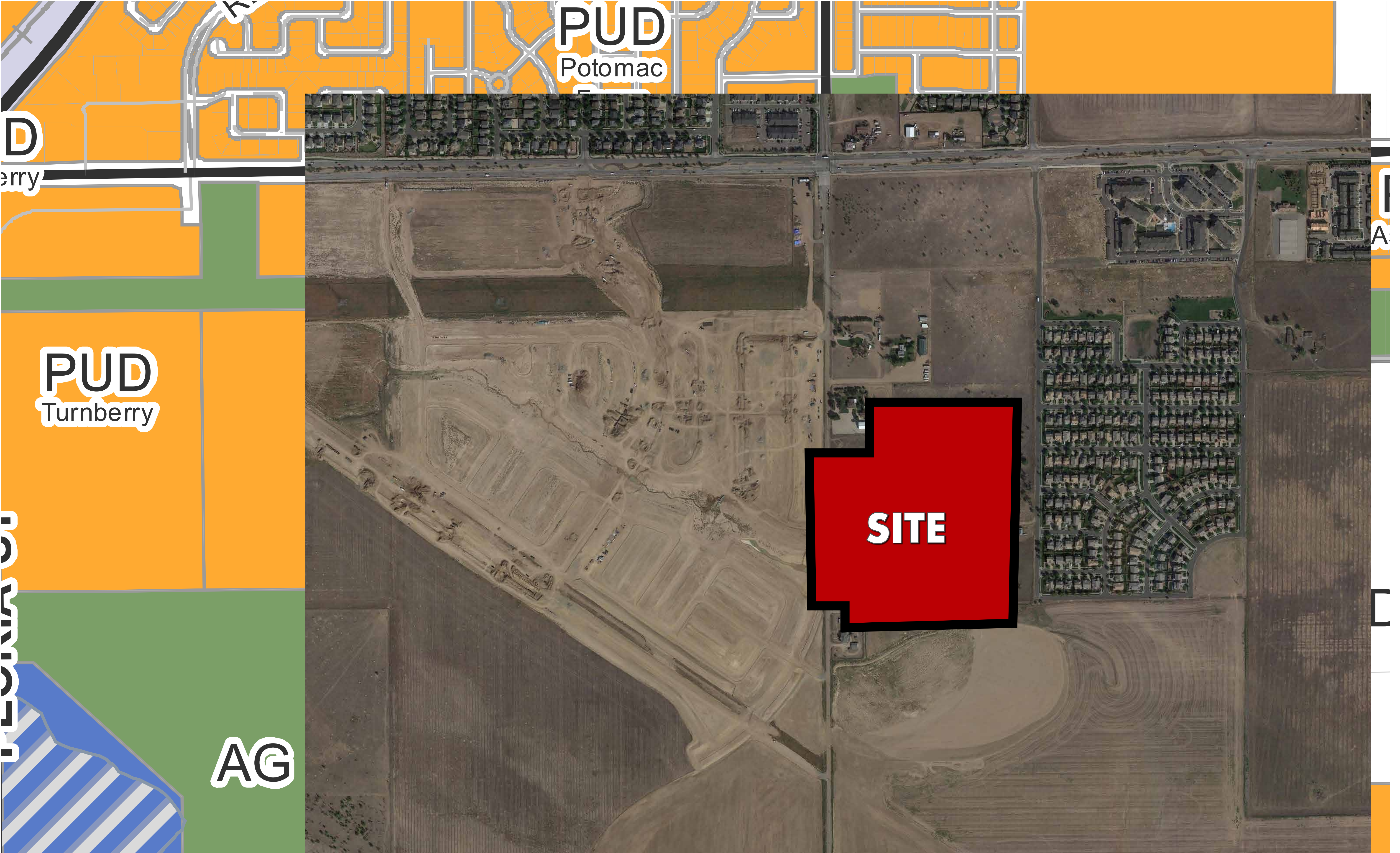
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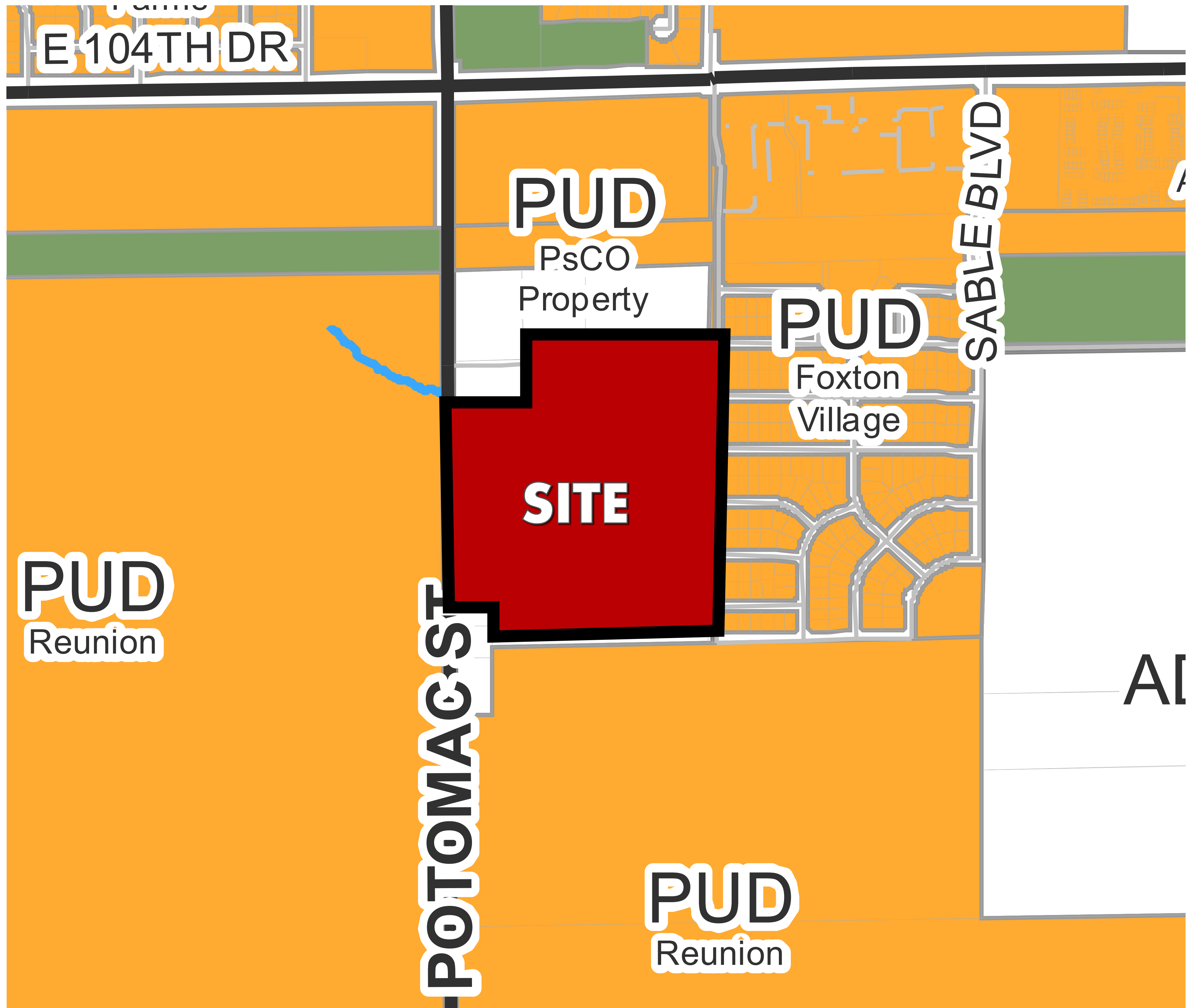


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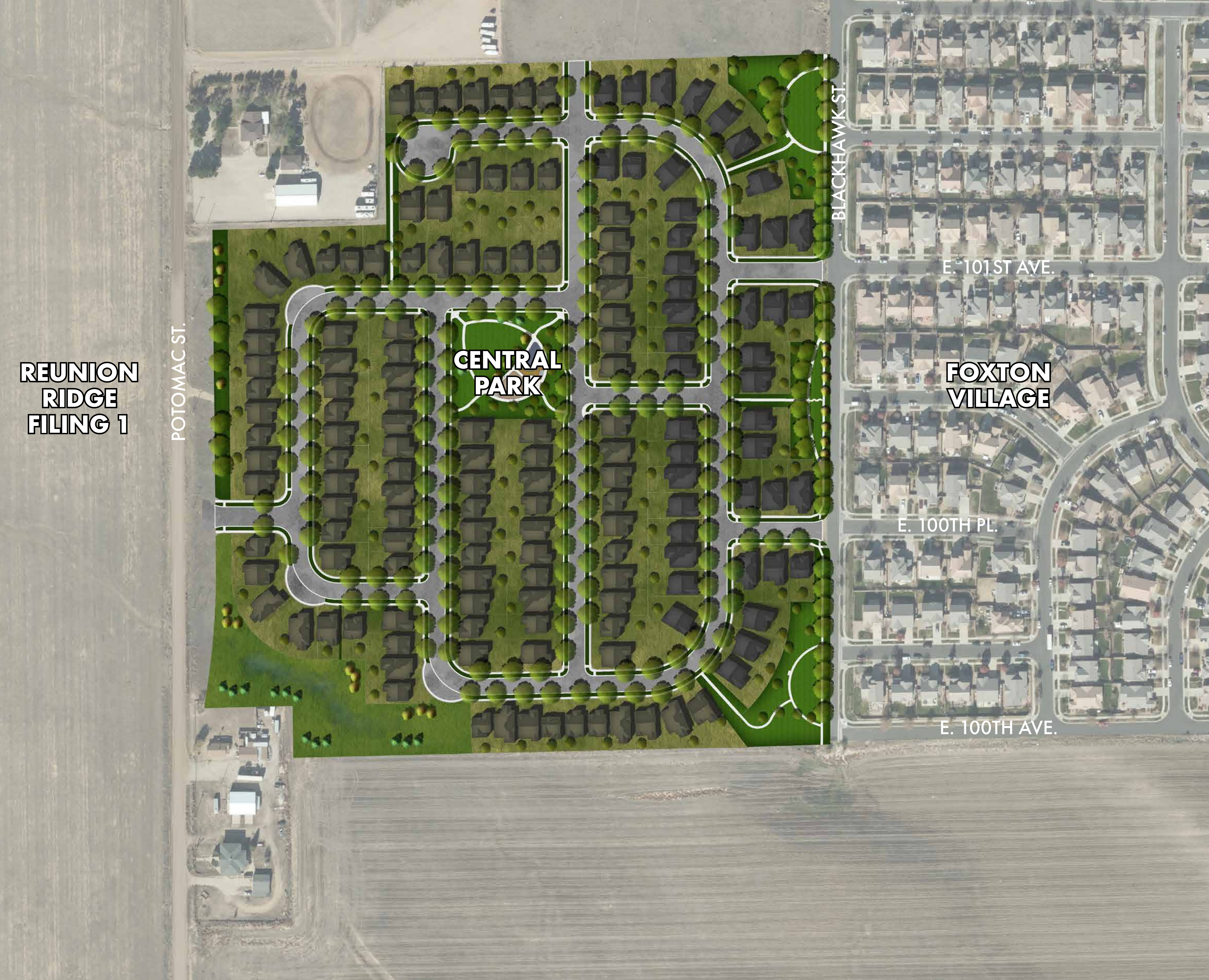
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Infrastructure Improvements



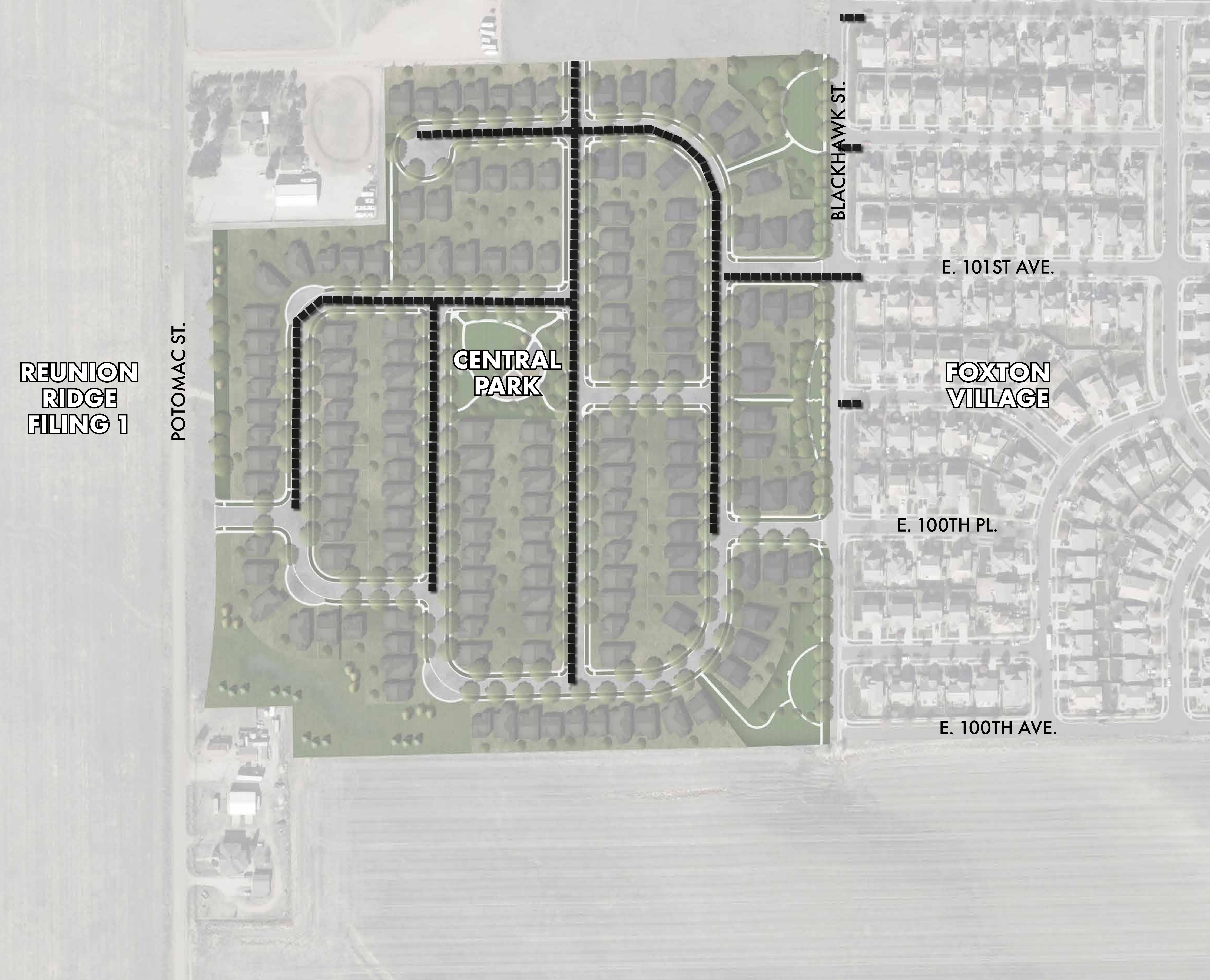
Infrastructure Improvements - Regional Irrigation Lines



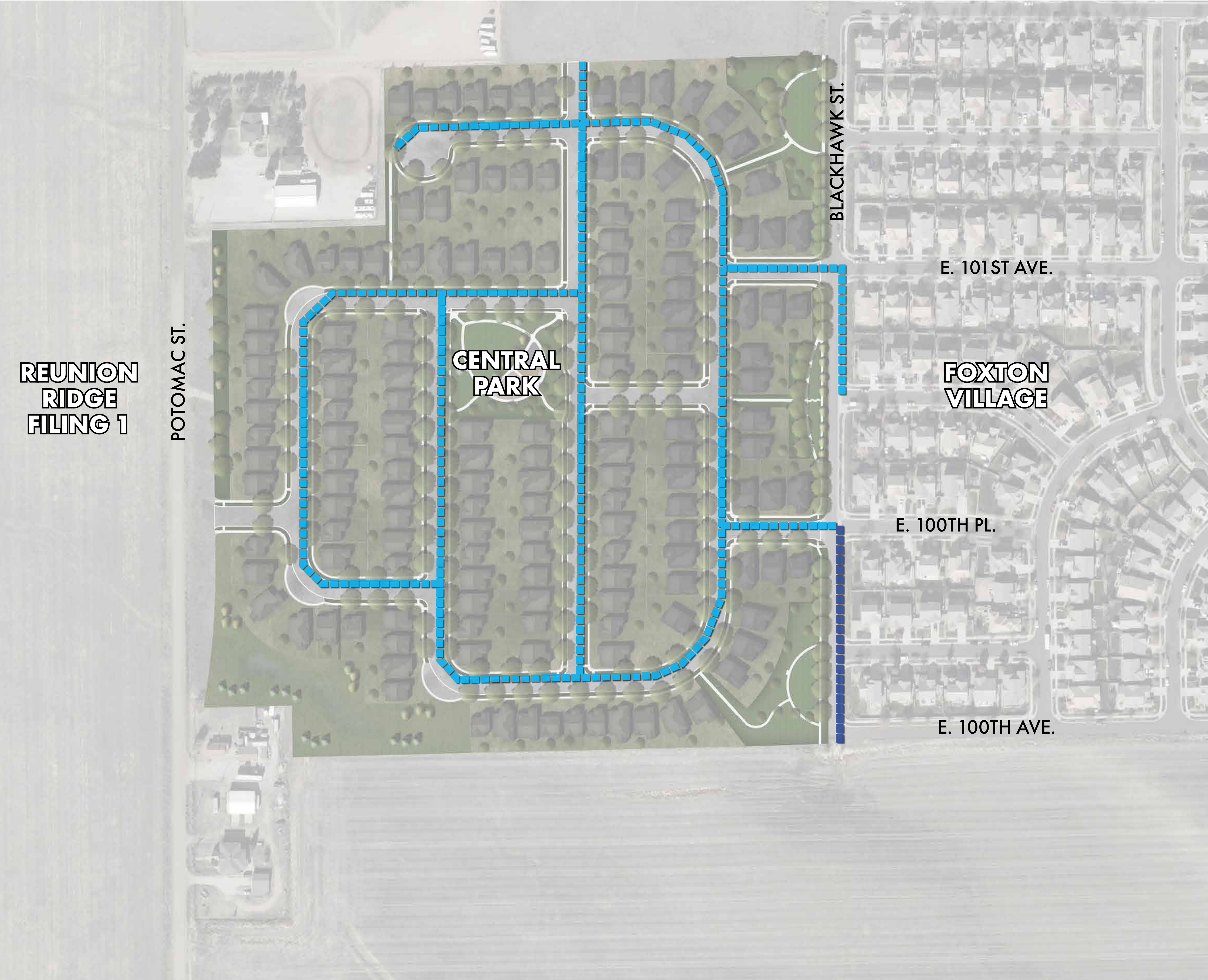
Infrastructure Improvements - Regional Irrigation Lines



Infrastructure Improvements - Local Irrigation Lines



Infrastructure Improvements - Potable Water Lines



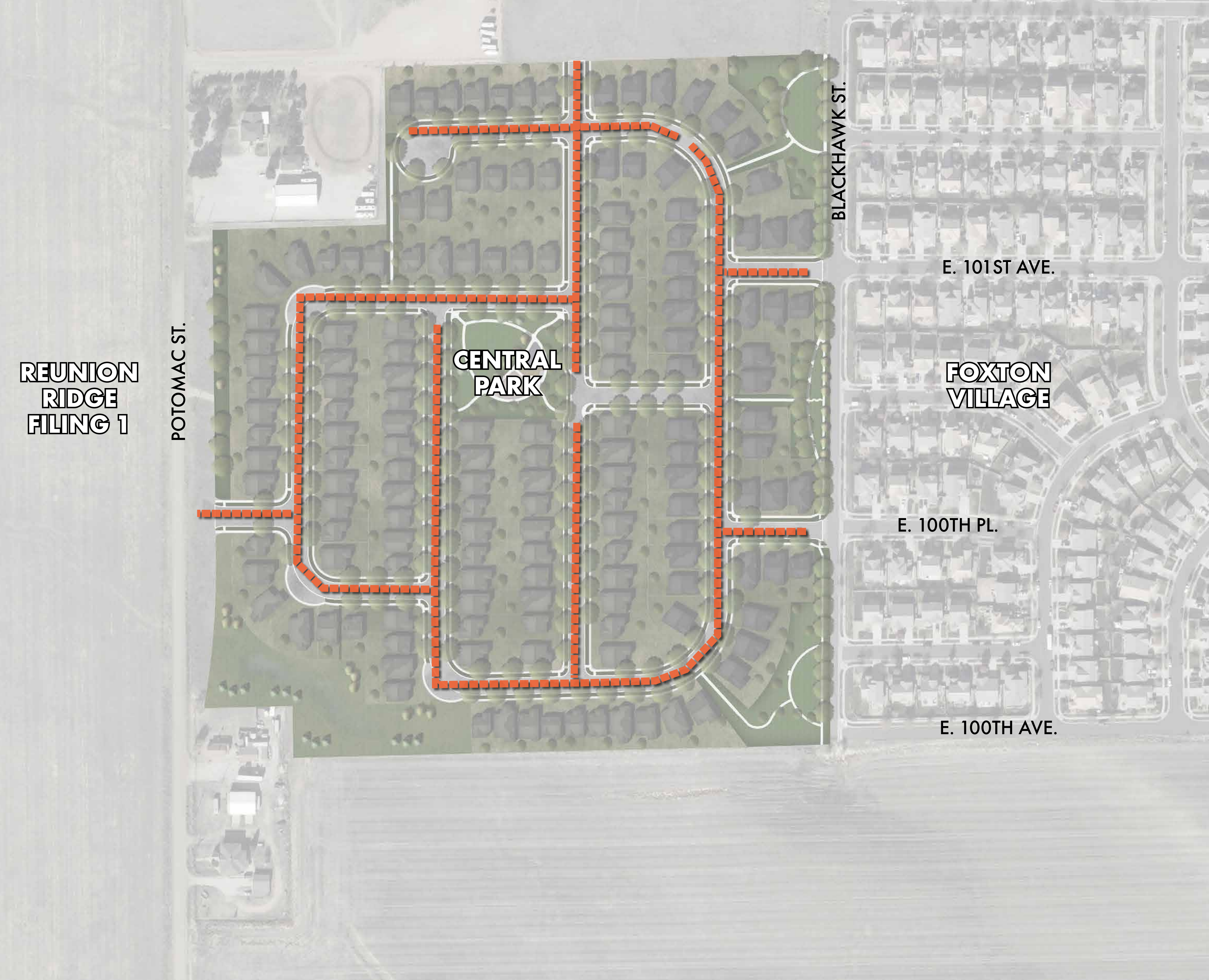
LOCAL POTABLE WATER LINES



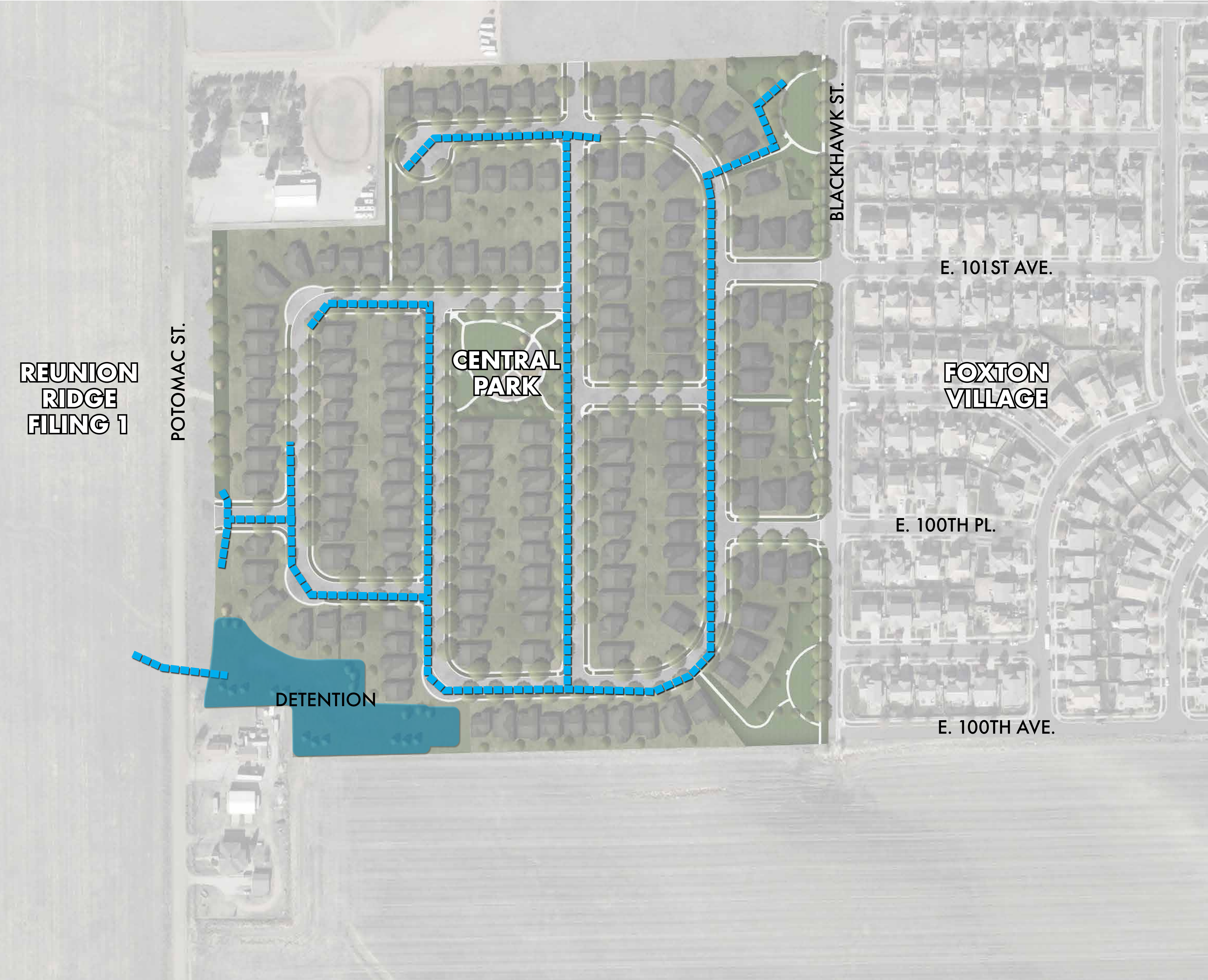
REGIONAL POTABLE WATER LINES



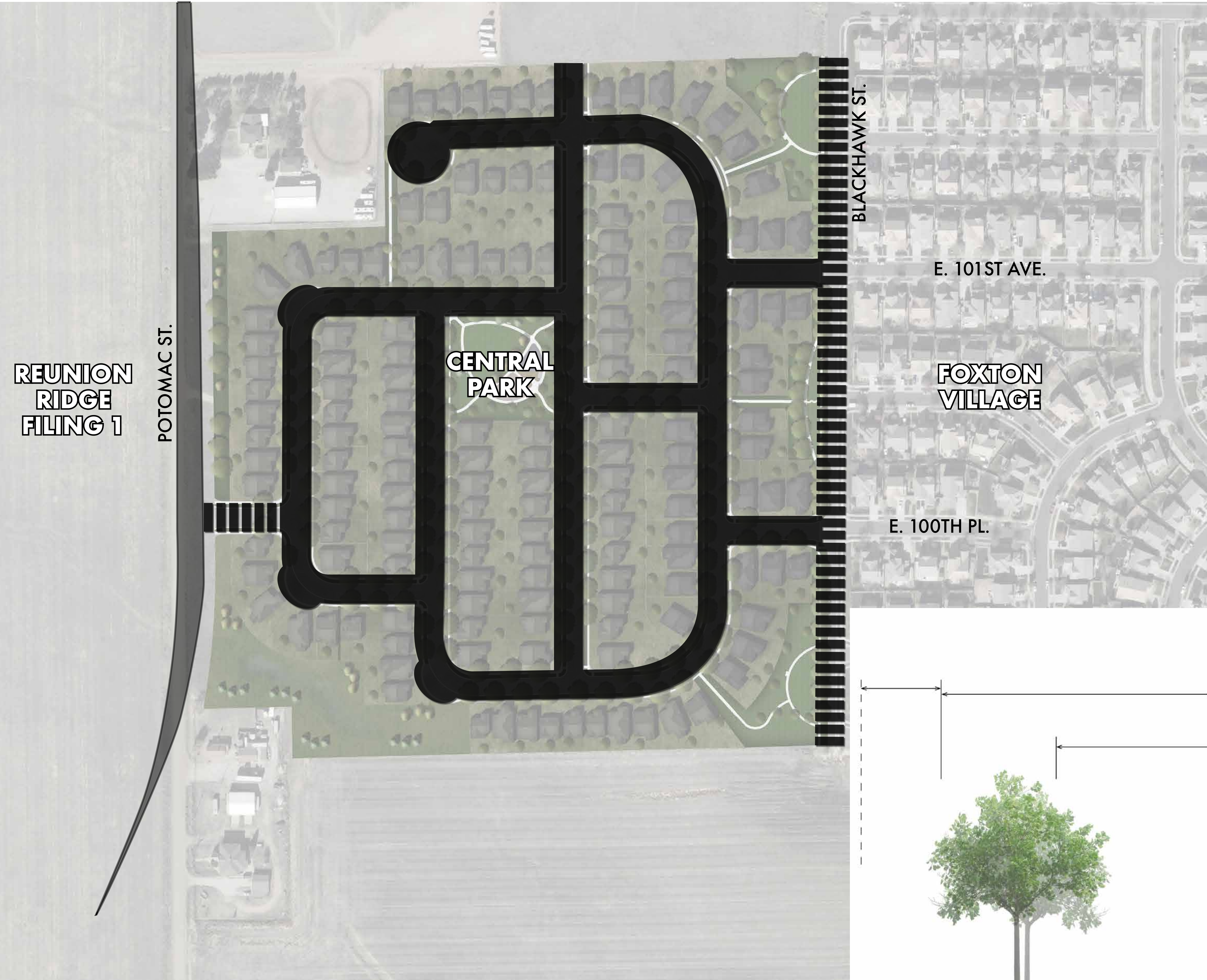
Infrastructure Improvements - Sanitary Sewer Lines



Infrastructure Improvements - Storm Pipe Lines & Detention Basin



Infrastructure Improvements - Street Network



STREET NETWORK

- SIDEWALKS
- TREE LAWN

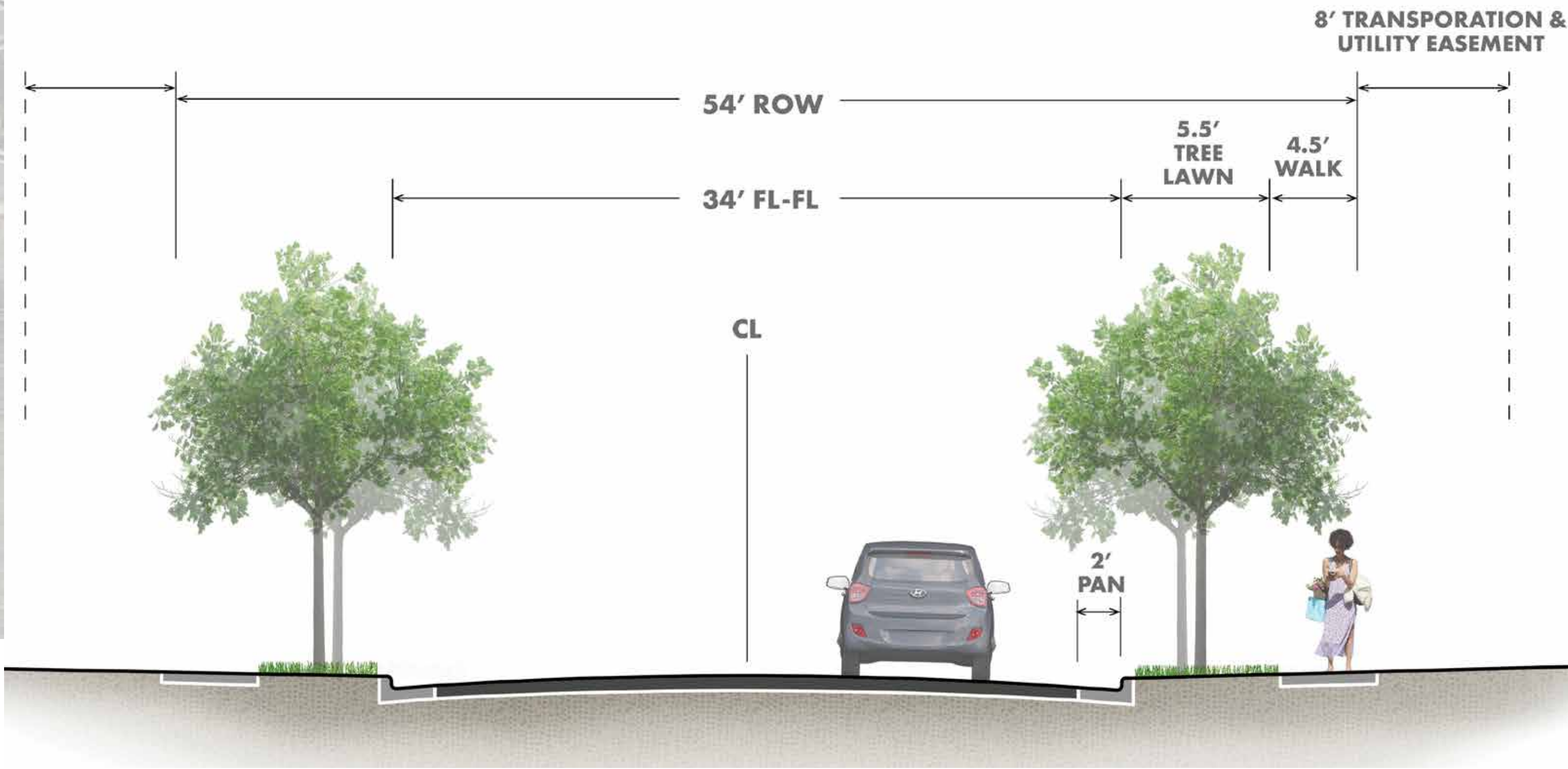
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WIDENING OF BLACKHAWK STREET
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LOCAL STREET SECTION



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LOCAL STREET SECTION

Infrastructure Improvements - Parks, Open Space, & Trails

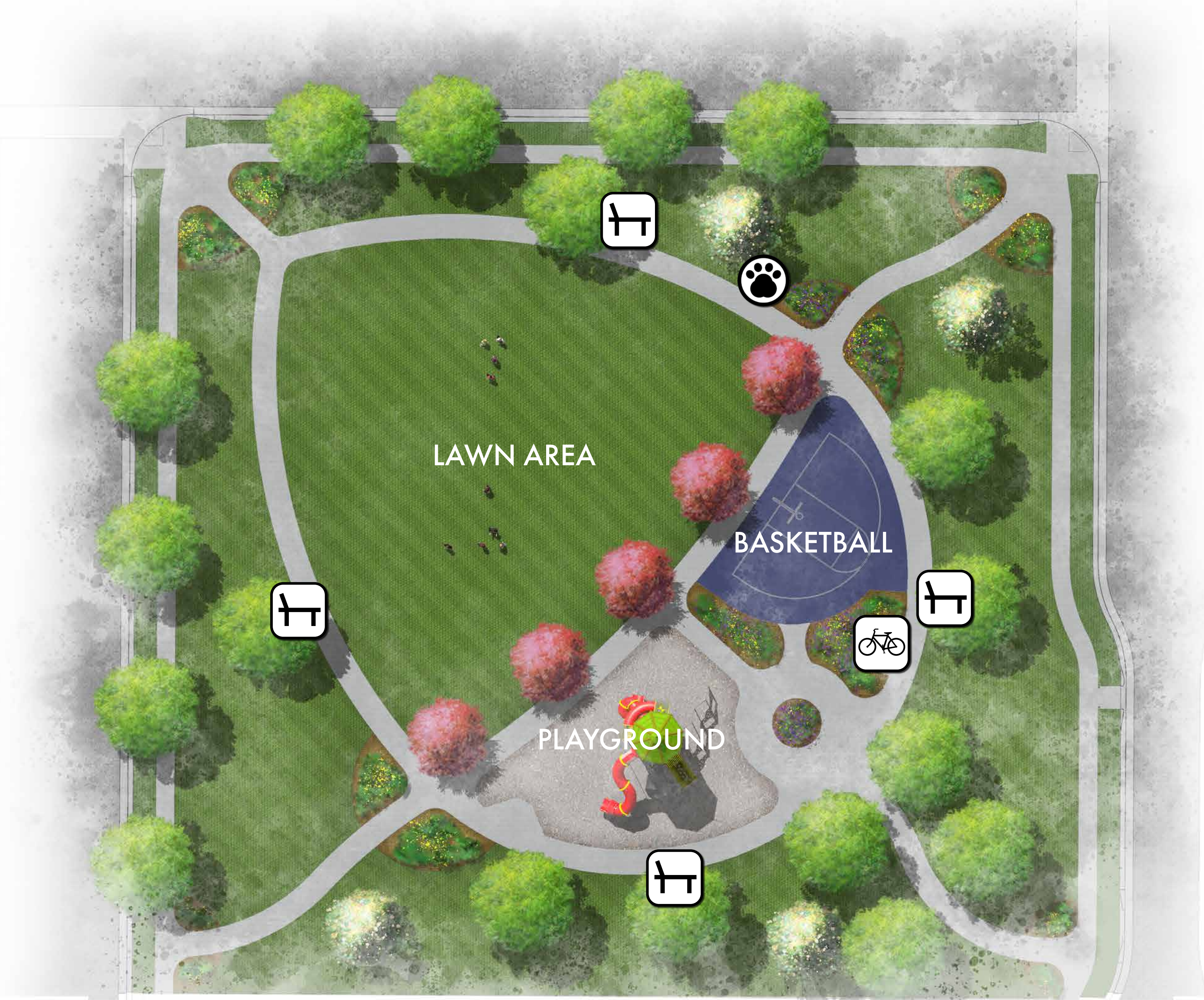





THE PARKS REQUIREMENT IS 1.02 ACRES (3% OF THE SITE).

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



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-  PET WASTE STATION
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