



## PUD Amendment Project Narrative

The Commons at 104th is an approximately 16.57 acre development located along E. 104th Ave. The principal arterial borders the property to the north. Potomac Street bounds the property to the west and Blackhawk Street bounds the property to the east. To the South of the property lies a 200' public service right-of-way.

The site's leading assets are its frontage along E. 104th Ave. (a primary arterial according to the City's roadway classification plan), generally flat/gently sloping topography, existing and future transit options, and close proximity to a vast bicycle, pedestrian, and open space network. The parcel is partially ready for development as water, sanitary sewer, gas, electric, phone, and internet services are adjacent to the site. Additional offsite and onsite improvements will need to be made in order to develop any future parcel on the property.

Our vision is to develop a community providing office/commercial/retail pads sites along 104th Ave. A high-quality multi-family residential community will anchor the development to the south of the commercial/office pad sites. The desired land-uses are designed to work together to result in a lively, prosperous, mixed-use neighborhood that serves as an attractive place to live, work, and shop. To accomplish this goal, the current PUD will have to be amended to allow for high-density multi-family housing in planning area B.

The City's Future Land Use Plan use to designates this property as a site for Office/Flex development. We requested, through a Land Use Plan Amendment, that the future land use be amended from Office/Flex to Mixed Use in order to allow for greater flexibility & create a cohesive mixed-use corridor along 104th Avenue. The Land Use Plan Amendment was approved in 2019.

Our goal is to amend the existing Commons at 104<sup>th</sup> PUD to match the newly approved land use plan designation. The original PUD divided the site into two mixed use districts which only allowed for an array of commercial,





retail, senior housing, and office uses. The applicant has amended the PUD, which permits commercial uses fronting along the entirety of 104<sup>th</sup> Avenue. Multi-family residential is permitted to the south to support the growing commercial frontage. Bulk standards have been revised and broken down into residential and commercial categories which reflect today's market standards. Lastly, parking requirements have also been updated to match the existing city land development code.

Overall, we are excited about this project because it will allow the development of a high-quality mixed-use neighborhood within the Commerce City. The desired land-uses are designed to work together to result in a lively, prosperous, mixed-use neighborhood that serves as an attractive place to live, work, and shop. This neighborhood will also contribute to the variety of housing stock offered within Commerce City. As always, we look forward to working with you and city staff throughout the review and approval process.

Respectfully,

KEPHART

Jeff Neulieb