

July 16, 2020

City of Commerce City
Planning Department
7887 E. 60th Avenue
Commerce City, CO 80022

Re: Buckley Crossing – PUD Amendment
Project Narrative

To whom it may concern:

We are pleased to submit this request to amend the existing Buckley Crossing PUD Zone Document. The following application materials are included herein:

- Signed Development Application
- Title Commitment
- Legal Description (*note: on Cover Sheet of Amendment PUD Zone Document*)
- Surface Rights Relinquishment (*note: mineral lessees exist, and will be notified 30 days prior to public hearings*)
- Existing PUD Zone Document
- Amended PUD Zone Document
- Project Narrative (*below*)

Note: Per discussions with Jason Rogers, the Master Traffic Study and Master Drainage Study will be included with the second PUD Zone Document Amendment submittal to the City.

This plan is submitted on behalf of Carlson Associates, Inc. The following team of consultants has been assembled to complete this application:

Applicant

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Property Owner

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Planning & Landscape Architecture

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Engineer

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Site Context

The area of land known as 'Buckley Crossing' is an approximately 390-acre site, located within Commerce City. Buckley Crossing is comprised of two separate parcels of land, located north of E. 112th Avenue, south of E. 120th Avenue, and immediately southwest of E-470. The western boundary of the project site abuts the existing Buckley Road ROW which will ultimately be vacated.

Summary of Amendments

- General reformatting of PUD to be in conformance with current City templates/organization, including but not limited to:
 - o Updates to Land Use Table to conform with current City use definitions
 - o Removal of Street Sections
 - o Updates to General PUD Notes

- Realignment of High Plains Pkwy
 - o The alignment of High Plains Pkwy has been modified to distribute land more equally on both sides of the bisecting arterial, creating less of a pinch point between the Pkwy and E-470.
 - o This results in shifts to the existing Planning Area acreages and boundaries

- School/Park Site
 - o Through continued discussion with the School District and City staff, it was determined that a minimum 25-acre school site accompanied by a minimum 10-acre park site be dedicated within the PUD. The existing PUD depicts a school site to be located southwest of High Plains Pkwy. With this amendment, the applicant proposes to locate the school and park site northeast of High Plains Pkwy. Mixed-Use Planning Areas are proposed to abut the school and park site to the north and south, and a pedestrian underpass is proposed beneath High Plains Pkwy in order to provide a safe connection from the Single-Family Detached Planning Area to the southwest of High Plains Pkwy to the school and park site.

- Single-Family Detached Planning Area modifications
 - o With the relocation of the school to the opposite side of High Plains Pkwy, the previous Single-Family Detached Planning Areas are consolidated into a single planning area proposed for single-family detached residential with a density range of 1-4 DU/AC.
 - o The previous PUD Zone Document required larger residential lots to be provided along the western site boundary in order to create an appropriate transition to the existing residential neighborhood to the west. This amendment reduces the minimum lot size required for single-family detached residential; however, proposes a 150' open space buffer and trail corridor to serve as the new transition.
 - o Modifications to development standards are proposed to accommodate current market trends in residential development including changes to minimum lot size, setbacks, etc.

- Addition of Commercial Planning Area
 - o A 6-acre Commercial Planning Area is proposed at the northeast corner of E. 112th Ave. and High Plains Pkwy and is anticipated to support neighborhood level commercial/retail land uses.

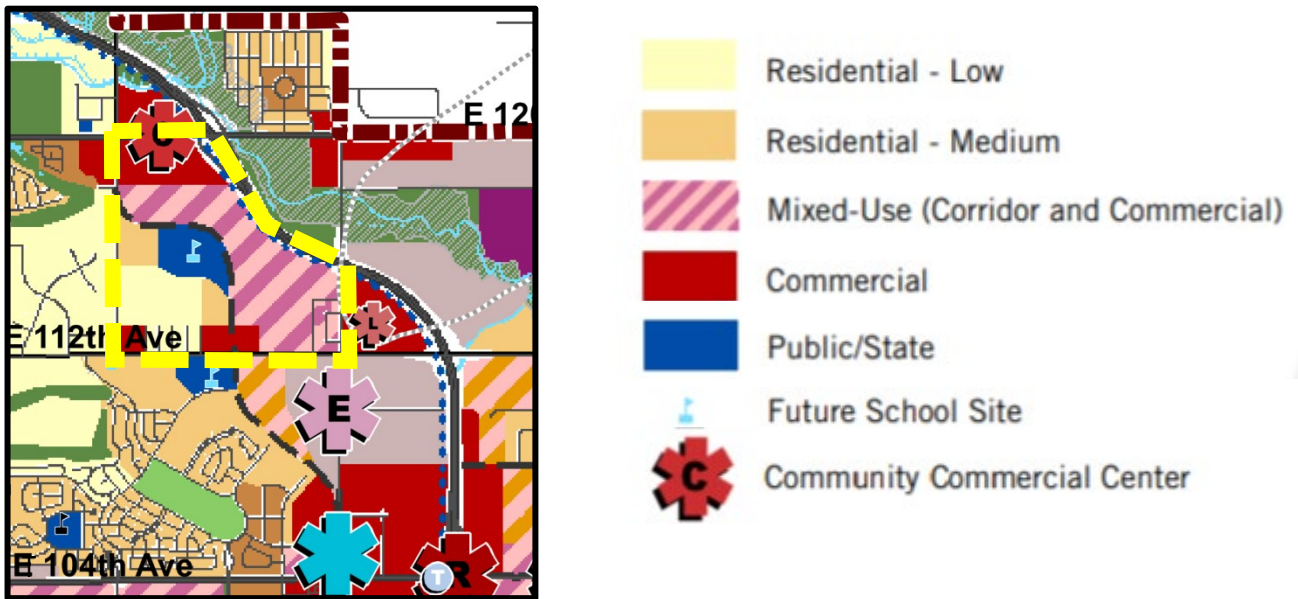
- Mixed-Use Planning Area modifications
 - o With the relocation of the school to the east side of High Plains Pkwy, the previous Mixed-Use Planning Areas are reduced in size, however the minimum density of 8 DU/AC still applies.

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- Modifications to development standards are proposed to accommodate current market trends in residential and mixed-use development including changes to minimum lot size, setbacks, height, etc.

Approval Criteria

- a) ***The PUD zone document is consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city, or reflects conditions that have changed since the adoption of the comprehensive plan;***



The proposed amendments generally conform to the existing Comprehensive Plan land use designations, though the school site has shifted to the east side of High Plains Pkwy.

The area southwest of High Plains Pkwy proposes single-family detached residential with a density range of 1-4 dwelling units per acre which complies with the low to medium residential Comprehensive Plan land use designations.

At the northeast corner of E. 112th Ave. and High Plains Pkwy. a new Planning Area is proposed in the PUD for commercial land uses, making this amendment further in conformance with the Comprehensive Plan than the original PUD Zone Document.

The northern most area of the subject property remains Commercial, and the remainder of the property remains mixed-use per the original PUD Zone Document, and in conformance with the future land use designations.

- b) ***The PUD zone document is consistent with any previously reviewed PUD concept schematic;***

As this is an amendment to an existing PUD Zone Document, a PUD concept schematic was not processed, however the applicant has been engaged with City staff regarding the proposed modifications over the past several months.

c) The PUD:

- i. Addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes set out in section 21-4370 (PUD Zone District) and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments; or Article III – Development Review Sec. 21-3251. PUD Zone Documents Land Development Code Article III - 59 Commerce City, Colorado**

The above listed summary of amendments to the existing PUD reflect an improvement to the existing PUD standards in many ways, including the addition of the 150' open space and trail corridor, the realignment of High Plains Pkwy to create a more efficient use of the land on either side. Additionally, the updates to the bulk standards better align with current market conditions for residential development, which ultimately will result in a wider variety of home products which will further to diversify housing stock within Commerce City.

- ii. The PUD is required to avoid completely prohibiting a legal, permitted business use within the city;**

The PUD does not specifically prohibit a legal, permitted business. A permitted land use table by Planning Area is provided within the PUD Zone Document Amendment.

d) The PUD complies with all applicable city standards not otherwise modified or waived by the city;

It is understood that unless otherwise specified in the PUD Zone Document Amendment, all city standards apply.

e) The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;

The PUD depicts the more significant open space, trail corridors and the proposed pedestrian underpass. Further development of pedestrian and bicycle networks will be established with future Sketch Plans.

f) To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;

The proposed uses within this PUD Amendment are substantially similar to the existing PUD Zone Document land uses and are compatible with the abutting land uses. Adverse impacts are not anticipated.

g) Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development;

Sanitary sewer and water service is provided by South Adams County Water and Sanitation District. Drainage will be in accordance with Urban Drainage and Flood Control District and corresponding Master Drainage Planning. Fire Protection will be served by Brighton Fire District, although this may change as negotiations are ongoing.



- h) As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and the same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.***

It is anticipated that Buckley Crossing will be developed in multiple phases. Availability of infrastructure, capacity and financing will be further determined during the Sketch Plat process for individual phases.

We look forward to continuing to work with the City to make this new community a success! Please let us know if you have any immediate questions or need anything further.

Sincerely,
Norris Design

Allison Wenlund
Senior Associate