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## **LEGATO SUBDIVISION FILING NO.1 PLAT NARRATIVE**

### **INTRODUCTION:**

The property located at the northeast corner of East 88<sup>th</sup> Avenue and Tower Road in Commerce City is known as Legato (herein after referred to as “Property”). The Property is bisected by E-470 and this application is for the first phase of residential development on the Property, west of E-470, which is approximately 33.9 acres. The Adams County Parcel Number for the Property is 0172323100002.

The Property sits within the City of Commerce City (City) and is currently zoned PUD. This phase of development will sit within the medium density residential area, at the center of the site.

### **SITE CHARACTERISTICS:**

The Property is bordered on three sides by arterial roadways. Tower Road, to the west, and East 96<sup>th</sup> Avenue, to the north, are principal arterials and East 88<sup>th</sup> Avenue, to the south, is a minor arterial. The first phase of residential development will be on the southwest corner of 95<sup>th</sup> Avenue and Himalaya Parkway and will fall within Planning Area D of the Legato PUD Zone Document.

### **PROPOSED LAND USE:**

The proposed land uses for the Property is Medium-density Residential and is consistent with the City’s Future Land Use Map, dated 09/27/10 and the Legato PUD Zone Document, recorded July 9, 2020. Residential Area D is defined as single-family detached housing, ranging from 4 to 8 DU/acre. Filing 1 of project is proposing 181 residential lots, yielding a density of 5.3 du/acre. In addition to the residential lots, this phase will have a 1.6-acre neighborhood park. The site is surrounded (on three sides) by landscape buffer/green belt tracts to shield the proposed lots from the collector roads on the boundary of the project. There is also a green belt that will provide a corridor through the site in an east/west direction, with multiple trails from the green belt towards the neighborhood park (located adjacent to the future school site), that will provide access for the lots to either park. A total of 7.2 acres, approximately 21.2% of the area, will be dedicated to open space in this phase of development.

The proposed uses for the Property fit within the surrounding development by mirroring the Second Creek Farm project on the west side of Tower Road. Second Creek Farm has a similar buffer with future commercial or mixed uses proposed along Tower Road with residential uses in the central and western portion of the site. The office/flex and landscape areas along East 88<sup>th</sup> Avenue will serve as a buffer to the proposed residential area from the existing landfill on the south side of 88<sup>th</sup> Avenue.

The Comprehensive Plan shows a future school site located on the Property to solve schooling needs for the future development. This submittal is directly north of the future school and northeast of the

neighborhood park. The development attempts to incorporate the community park and school site into the lot layout by providing a green belt through the lots for access to and from the community park and/or the school.

Access to the Property will be provided from the adjacent collector and residential roads. Access from the east will be provided at the intersection of E. 93<sup>rd</sup> Place and Himalaya Parkway. The site is bordered on the south by E. 93<sup>rd</sup> Place Avenue and there are three access point that provide entrance to the development from the south. Access from the north of the project will be gained at two access points from E. 95<sup>th</sup> Avenue. There are no access points from either Himalaya Parkway or E. 94<sup>th</sup> Avenue/Biscay Street, bordering the site on the east and west, respectively.

Sanitary service will be provided by a sanitary line within 95<sup>th</sup> Avenue and another sanitary line within Road 17 that will be constructed as part of phase 1 of the Legato Spine Infrastructure. Water and irrigation will be provided by 12" water mains and 8" irrigation mains within 95<sup>th</sup> Avenue and 93<sup>rd</sup> Place. These lines will also be constructed as part of phase 1 of the Legato Spine Infrastructure. The irrigation (non-potable) water system will be designed and installed part of the project, but, based on discussions with South Adams County Water and Sanitation District (SACWSD), there is not a connection point for non-potable, at this time. The development will install the "purple pipe" and use potable water until a non-potable connection is brought to the site. The storm sewer system required for this development will connect to storm sewer mains in 95<sup>th</sup> Avenue and Road 17, where the run-off will be conveyed to Regional Pond A.

Gas, electric and telephone will be installed along all of the proposed roads. Coordination with Xcel, United Power and Comcast, respectively, will be completed as part of the Final Plat/Construction Drawing process for the spine infrastructure. Provisions for the installation of these utilities have been provided through the dedication of an 15-foot utility along all of the spine roads and a 10-foot easement in front of the proposed lots.

## **CONCLUSION:**

The proposed uses shown for the Property are in compliance with the City's master plans and fit within the existing and future development plans for the surrounding area. The location of the Property with its proximity to Denver International Airport (DIA), E-470 and the Rocky Mountain Arsenal National Wildlife Refuge make this an exciting and desirable development proposal.