



Case #: Z-777-19

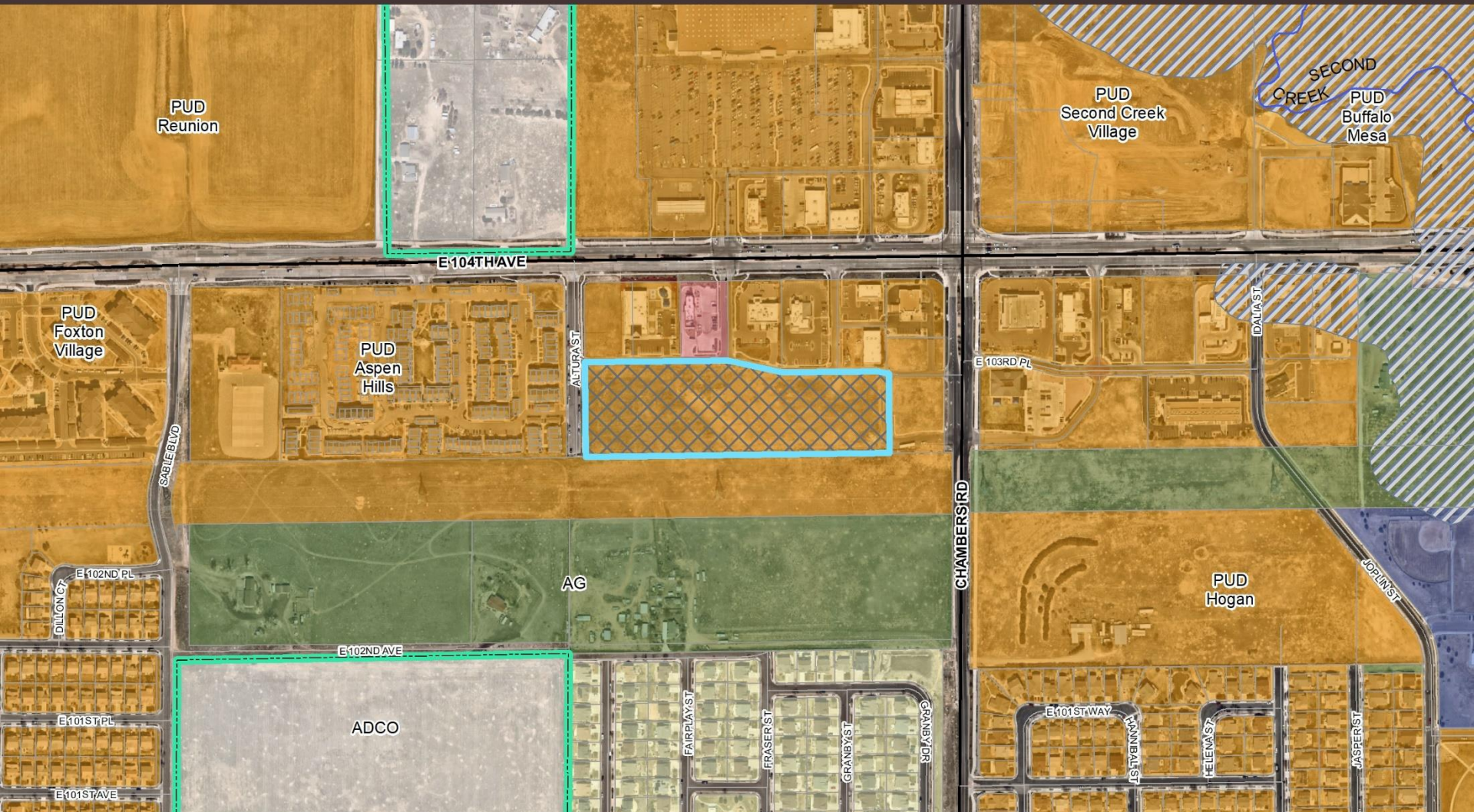
A PUD Amendment request to allow multi-family dwellings/uses

Property Owner: Aspen Hills Apartments, LLC
Applicant: Southwestern Property Corp.



Zoning

Case #: Z-777-02-03-19-19
PUD Zone Document Amendment



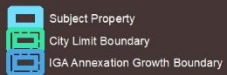
0 250 500 1,000 1,500 2,000 2,500 3,000 Feet

- | | | | | |
|--|---|---|---|--|
|  Subject Property |  AG - Agricultural District |  PUBLIC - Public District |  R-1 - Single-Family Detached Residential District |  City Limit Boundary |
|  Zoning District |  C-2 - General Commercial District |  PUD - Planned Unit Development District |  ADCO - Unincorporated Adams County |  IGA Annexation Growth Boundary |

Commerce City Planning Division
Prepared By: CD, CALLENDER
Date Saved: 8/2/2019
Document Path: O:\PC_Planning Commission\Zoning
Cases\Z-777-02-03-19-19 Aspen Hills PUD Amdt

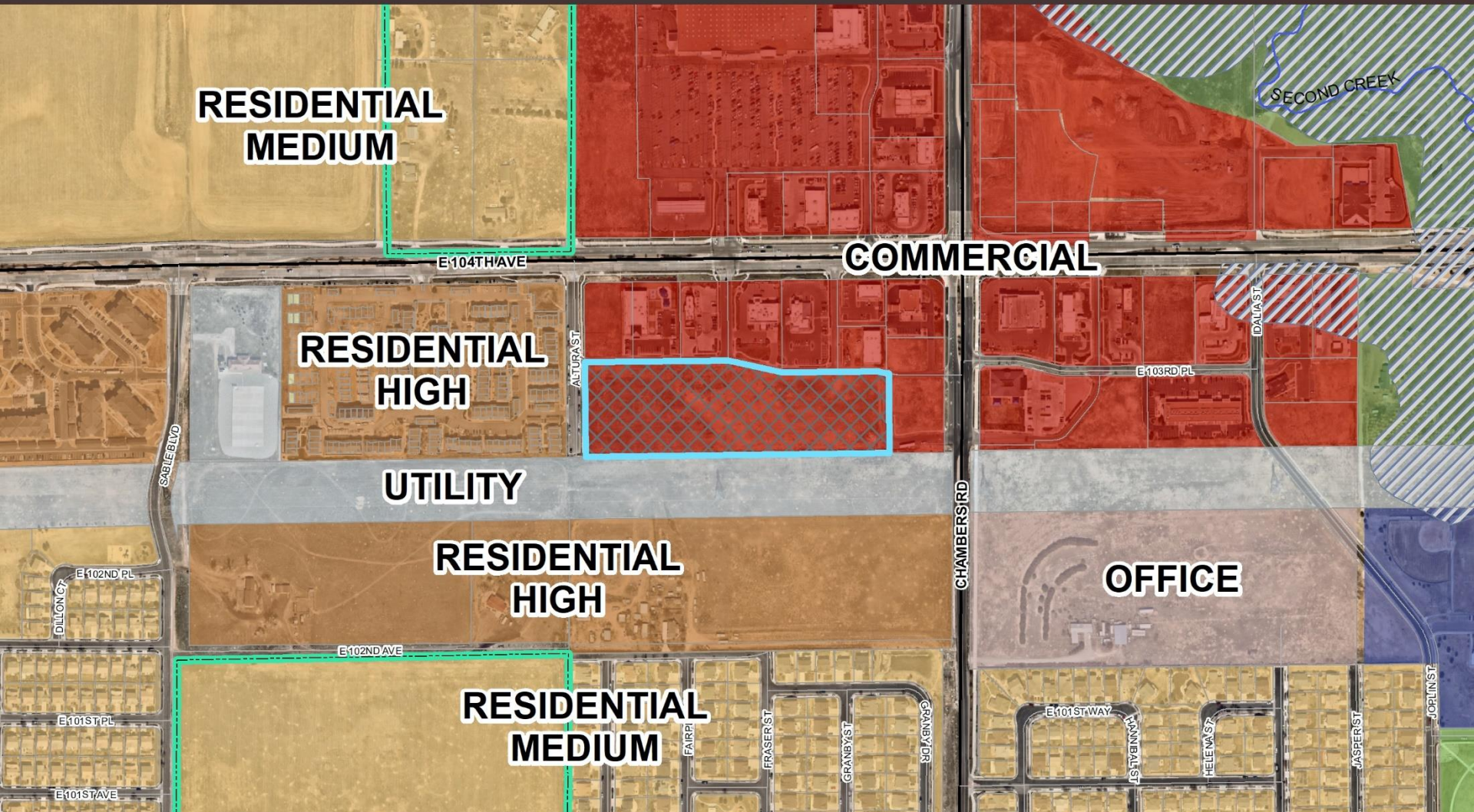


0 100 200 400 600 800 1,000 1,200 Feet





















Future Land Use

Case #: Z-777-02-03-19-19
PUD Zone Document Amendment



0 250 500 1,000 1,500 2,000 2,500 3,000 Feet

- | | | | | | |
|--|--|---|---|---|--|
|  Subject Property |  Residential - High |  Commercial |  Industrial / Distribution |  Utility |  Open Space / Recreation |
|  Residential - Low |  Mixed Use - E-470 |  Office / Campus |  General Industrial |  Public |  City Limit Boundary |
|  Residential - Medium |  Mixed Use |  DIA Technology |  DIA Reserve |  Park |  IGA Annexation Growth Boundary |

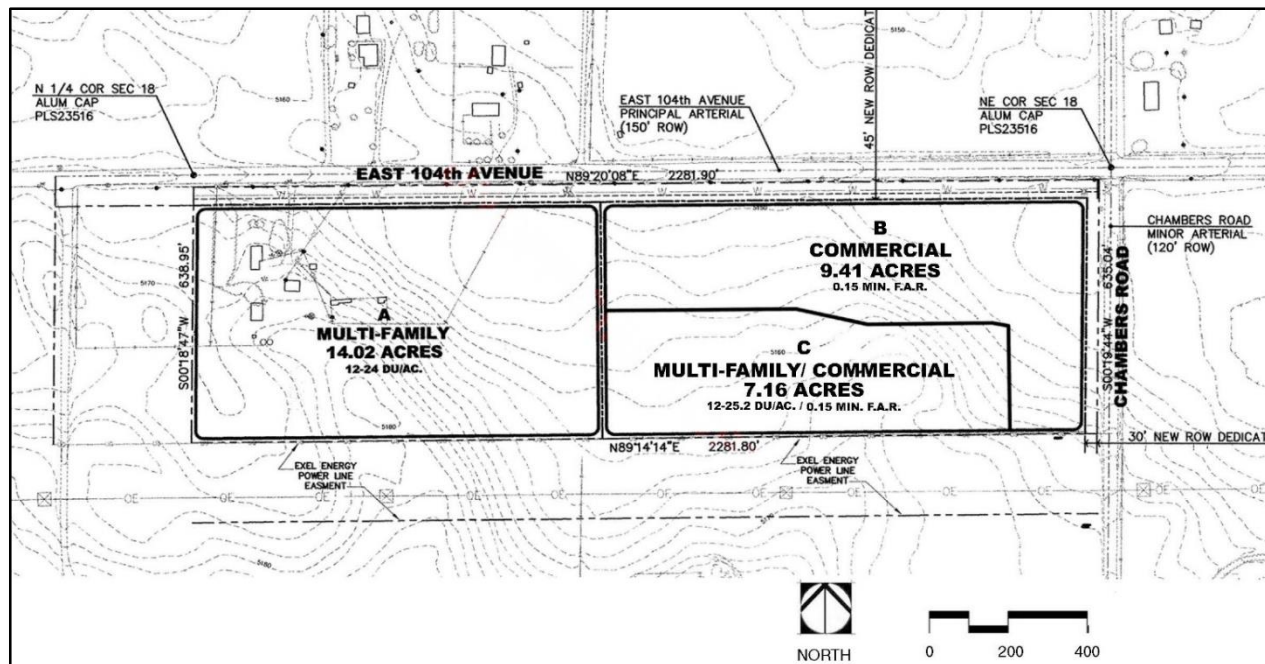
Case History

- Annexed into City in 1989.
- Current applicant rezoned to PUD to allow for Commercial uses in 2003.
- Applicant applied for PUD Concept Schematic in April of 2019. PC was in support of updating zoning to allow multi family uses.



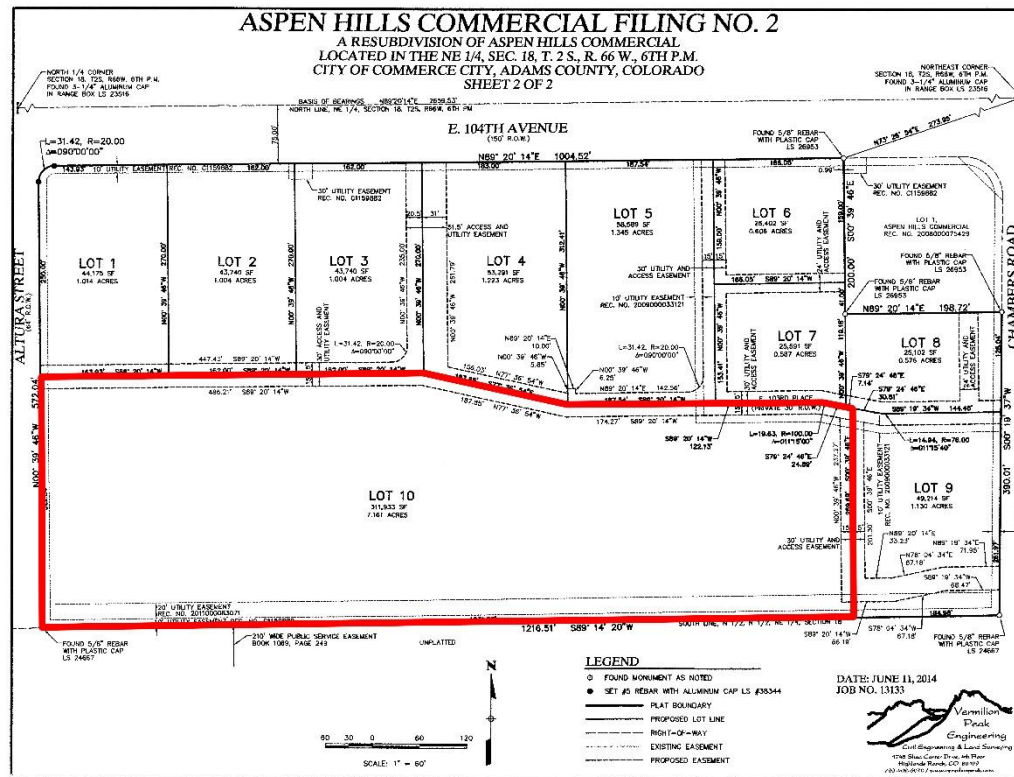
Applicant Request

- Applicant is requesting approval of this PUD Zone Document Amendment to allow construction of multi-family dwellings in the Aspen Hills PUD
- Applicant is requesting the amendment due to changing economic conditions; need for high-density housing has become relevant within Aspen Hills



Applicant Request

- The subject property for this request is a ± 7.161 acre lot in the commercial portion of Aspen Hills, Lot 10 of Aspen Hills
- Applicant proposes to develop the site with 180 multi-family apartment dwelling units



Bulk Standards

- Adding column C
- 180 Dwelling Units
- Density comparable to 3-story multi-family dwellings
- Min. Unit sizes – defaults to LDC
- Parking – 2 space per unit

DEVELOPMENT STANDARDS

PARCEL	A	B	C
LAND USE	MULTI-FAMILY	COMMERCIAL	MULTI-FAMILY / COMMERCIAL
LAND USE AREA	13.15 AC.	9.41 AC.	7.16 AC.
ROW AREA	1.47 AC.	2.17 AC.	N/A
TOTAL	14.62 AC.	11.58 AC.	7.16 AC.
DENSITY	12 MIN - 24 MAX DU/AC	0.15 MIN. F.A.R.	12 MIN - 25.2 MAX DU/AC 0.15 MIN. F.A.R.
MAX. UNITS	236	N/A	180
LOT SIZE MIN.	N/A	20,000 SF	N/A
LOT FRONTAGE (1)	N/A	125'	N/A

PRIMARY USE

MAX. HEIGHT (5)	50'	50'	50'
FRONT SETBACK (3)	MIN. 10' (7)	MAX. 15' (11) (12)	MULTI-FAMILY USE: MIN. 10' COMMERCIAL USE: MAX. 15' (11) (12)
REAR SETBACK (3)	MIN. 20' (9)	N/A	MULTI-FAMILY USE: MIN. 10' COMMERCIAL USE: N/A
SIDE SETBACK	MIN. 20' (9)	N/A	MULTI-FAMILY USE: MIN. 10' COMMERCIAL USE: N/A
MIN. BLDG. SEPARATION	10'	10'	10'
SIDE SETBACK ON STREET	MIN. 20' (3)	MAX. 15' (11) (12)	MULTI-FAMILY USE: MIN. 10' COMMERCIAL USE: MAX. 15' (11) (12)

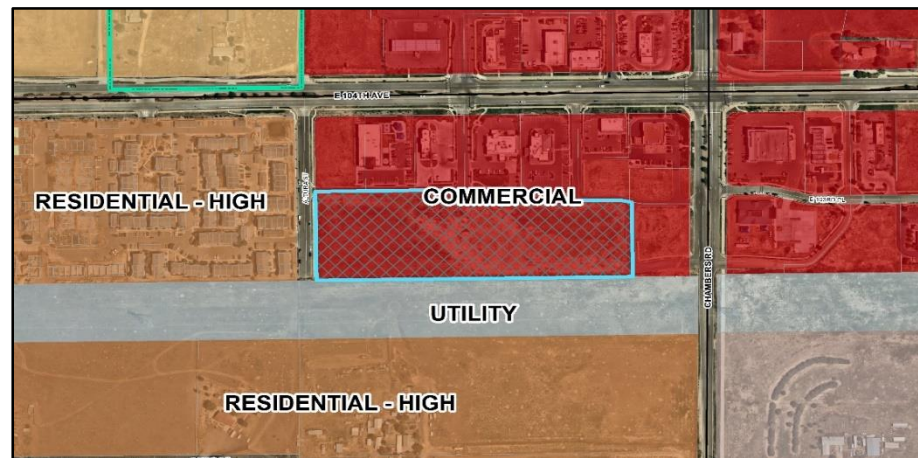
ACCESSORY USE (8)

MAX. HEIGHT (5)	15'	N/A	MULTI-FAMILY USE: 15' COMMERCIAL USE: N/A
MIN. FRONT SETBACK (3)	20'	N/A	MULTI-FAMILY USE: 20' COMMERCIAL USE: N/A
MIN. REAR SETBACK (3)	5' (10)	N/A	MULTI-FAMILY USE: 5' (10) COMMERCIAL USE: N/A
MIN. SIDE SETBACK (3)	5' (10)	N/A	MULTI-FAMILY USE: 5' (10) COMMERCIAL USE: N/A
MIN. SIDE SETBACK ON STREET	10'	N/A	MULTI-FAMILY USE: 10' COMMERCIAL USE: N/A
MIN. OFF STREET PARKING (2)	2/DU	1/300 S.F.	MULTI-FAMILY USE: 2/DU COMMERCIAL USE: 1/300 S.F.

**MULTI-FAMILY INCLUDES APARTMENTS AND CONDOMINIUMS.
NUMBERS IN PARENTHESIS REFER TO NOTES.**

Comprehensive Plan Compliance

- Commercial – Secondary land uses such as High-Density residential allowed part of a horizontal or vertical mixed use project
- Increases housing types to meet current and future needs (Goal HN 2)
- Establish mixed use centers as a primary location for jobs, retail, civic activity, and high-density housing (Goal LU 5)



PC Analysis

- Consistent with City adopted plans for the area
- Overall PUD represents an improvement over what could be accomplished with straight zoning
- PUD complies with all applicable City standards
- PUD is integrated and connected with adjacent development
- The proposal mitigates any potential significant adverse impacts
- Sufficient public safety, transportation and utility services are available to serve the subject property
- Objectives of the PUD could not be accomplished through height exceptions, variances or minor modifications



PC Analysis

- Based on the applicants request, the Planning Commission believes the rezoning is justified.
- The updated PUD zone is consistent with the land use designation for the property.
- Will allow for the development of the property which has remained vacant for almost 17 years.
- Proposed use will provide additional rooftops to help commercial services.



Required Public Notification

(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	59 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel-Express
Placard/Sign on Property	At least one sign on subject property	✓	Three Signs Posted

Public Notification

- As of September 9, 2019, staff has received no requests for additional information or objections to this PUD Amendment request.



PC Recommendation

- On Tuesday, August 6, 2019, the Planning Commission voted 5-0 to recommend **approval** to City Council regarding this case. Originally, PC added one recommended condition regarding sign regulations in the PUD Zone Document, which has since been satisfied and is no longer needed.





Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.

