



Z-774-04-21

Location: Bounded Approximately by E 96th Avenue to the North, Tower Road to the East, 88th Avenue to the South, and the Telluride Street alignment to the West.

Applicant: Second Creek Holdings, LLC

Request: PUD Zone Document Amendment

Case Summary

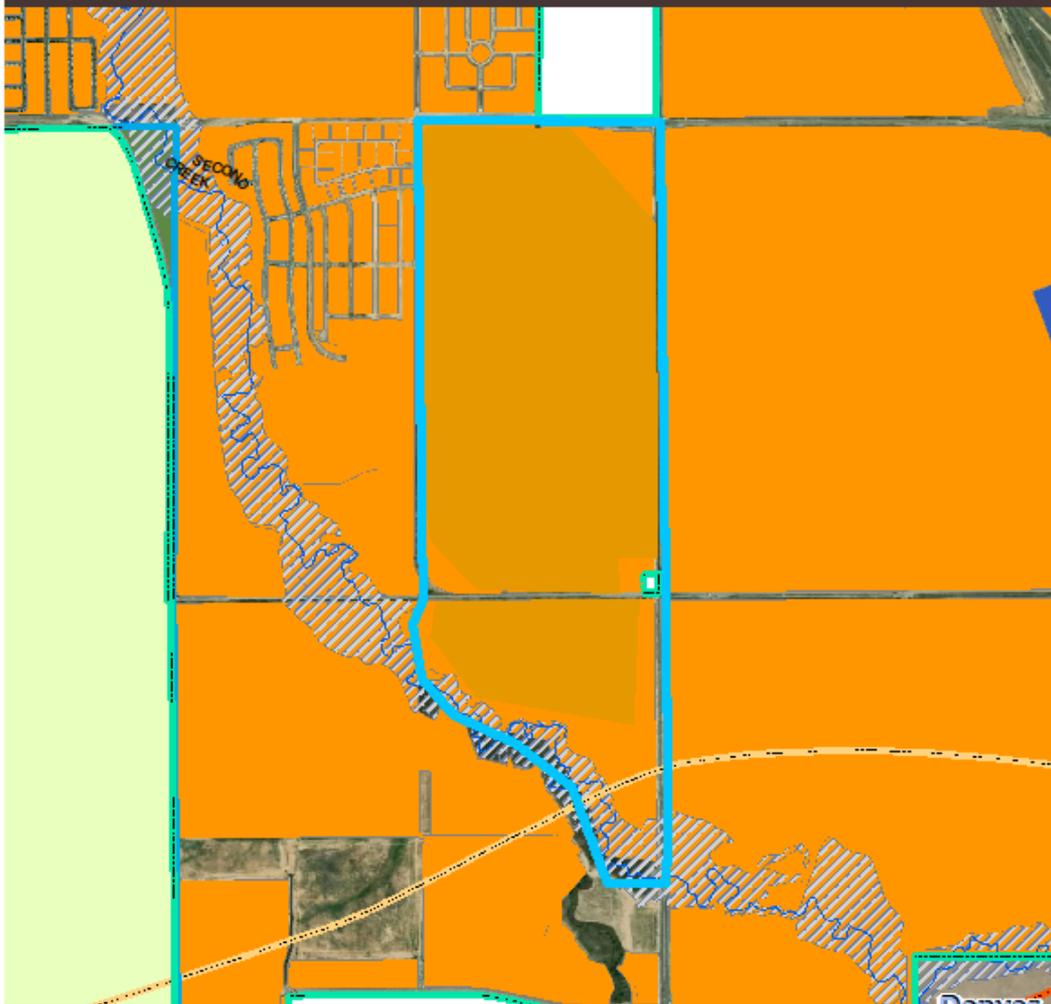
- **Location:** Bounded Approximately by E 96th Avenue to the North, Tower Road to the East, E 88th Avenue to the South, and the Telluride Street alignment to the West.
- **Request:** PUD Zone Document Amendment
- **Current Zoning:** PUD
- **Future Land Use:** Residential-Medium, Commercial, Mixed-Use, Office/Flex
- **Process:** Planning Commission for recommendation, City Council for approval



Vicinity Map

Case: Z-774-04-21

Vicinity Map



Commerce City Planning Division
 Prepared By: CD, JAW, ETNG/J
 Date Issued: 11/06/2018
 Document Path: C:\VPC_Planning Commission\Development
 Plan Cases\12-091-18 Second Creek Farms FI



Aerial



Property History

- Annexed into Commerce City, and zoned PUD in December of 2004.
- Filing 1 approved in 2005 (333 residential lots)
- Filing 2 approved in 2006 (600 residential lots)
- No activity occurred between 2006 and 2019
- In 2019, the City purchased 210 lots in Filing 1 utilizing DIA Noise Mitigation Funds
- 2019 – Filing 1 Amendment 1 approved (172 lots)
- 2020 – Filing 2 Amendment 1 approved (240 lots)

Applications Currently Under Review

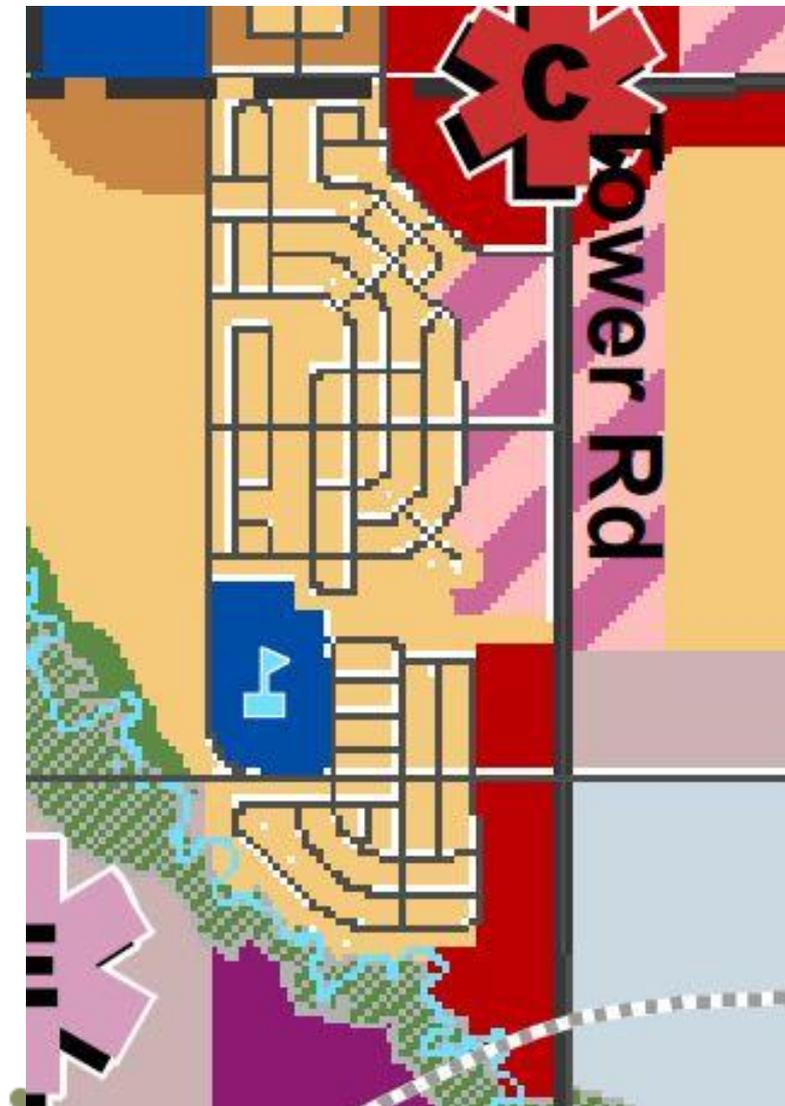
- Z-774-04-21 – PUD Zone Document Amendment (Public Hearing)
- S-747-21 – Filing 3 (Administrative)
- D-473-21 – PUD Permit for Filing 3 (Administrative)
- S-40-05-19-21 – Amendment to Filing 1
 - In order to split the City owned park / school site into two separate lots, and convey 10 acres to Brighton School District 27J



DIA Noise Mitigation Funds

- In 2019, the City purchased all residential lots (210 total) south of East 88th Avenue in Filing 1 from Second Creek Holdings, LLC, with funds acquired through the DIA Noise Mitigation settlement
- Funds were awarded by a Judge to Commerce City and four other Adams County municipalities for the purposes of mitigating present or future noise complaints within the Airport's 55 DNL noise contour
- The City acquired lots in Second Creek Farms Filing 1 after Council's appropriation of the funds for this purpose, and after previous council direction in 2016.

Comprehensive Plan



Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space



Structure of PUD Zone Document

- Sheet 1 – Cover Sheet, Project Intent
- Sheet 2 – Existing Conditions Analysis
- Sheet 3 – Land Use Plan
- Sheet 4 -- Land Use Table
- Sheet 5 -- Development Standards
- Sheet 6 – Detail elevations for park layouts and fencing
- Sheet 7 – Landscape Planting Details
- Sheet 8 – Right of Way Sections
- Sheet 9 -- Residential Lot Typical
- Sheet 10 – Commercial / Mixed Use Lot Typical



Overview of Major Changes

Existing Standard	Existing Value	Proposed Value
Residential Unit Cap (maximum number of single family residential units permitted in the PUD)	1,129	923
Land Use Plan	Significant modifications to the planning area boundaries, sizes, and locations. 48.4 Acres south of E 88 th Avenue converted from single family residential to open space to reflect DIA noise mitigation funds purchase, addition of neighborhood commercial in K1 / L1, addition of multifamily Planning Area O, reduction of school site from 25 acres to 20 acres.	
Limitation on Single Family Attached and Multifamily Development in Planning Areas A, F, K, L	No more than 65% in Planning Area A, 50% in K, 30% in L, 100 % in F	No residential permitted in A, 100% of areas F, K, L, but no more than 50% may be 2 unit attached (duplex)
Land Use Table	Significant modifications to the land use table, including allowed uses in each specific planning area, and updating the table to more accurately reflect the City's currently adopted Land Use Table in Article V of the LDC.	
Bulk Standards	Modification to Planning Area M to allow for 41' lot widths in Filing 3, addition of bulk standards to mixed use planning areas, that accommodates and is more reflective of vertical mixed use development.	
Oil and Gas Standards	Increase of minimum setback from active Oil and Gas sites from 200' to 300', addition of 50' setback from plugged and abandoned wellheads.	

Changes in Land Uses

Land Use	Dedicated Acreage in Existing PUD	Dedicated Acreage in Proposed PUD
Retail / Commercial / Office	27.1 Acres	72.2 Acres
Open Space	22.2 Acres	71.8 Acres
Single Family Detached	206.4 Acres	187.2 Acres
Mixed Use / Multifamily	120.7 Acres	48.4 Acres
Public Use	25 Acres	20.3 Acres
Right of Way	25.3 Acres	26.7 Acres



Commerce
CITY

Land Uses

- **Commercial along Tower Road – 66.39 Acres**
 - Potential uses include restaurants, shops, financial services, medical/dental/veterinary offices, child care, theater, auto-oriented uses, hotels, other general commercial and public/civic uses
- **Commercial along E 92nd Avenue – 5.8 Acres**
 - Serves as a “gateway” into the development of embedded local neighborhood commercial uses, and potential vertical mixed use development. Permits high-density residential as part of vertical mixed-use development with ground floor retail and apartments on top. Height maximum of 90’.
- **Mixed-Use along Tower Road & 96th Avenue – 48.4 Acres**
 - Potential uses include restaurants, shops, financial services, day care, places of worship, hotels, other general commercial/retail uses, multi-family or other high density multi-story attached residential townhomes, vertical or horizontal mixed-use developments, and public/civic uses. Allows duplex (2 unit product), but no more than 50% of any individual planning area.
 - Excludes auto-oriented uses such as drive-thrus, repair shops, and gas stations

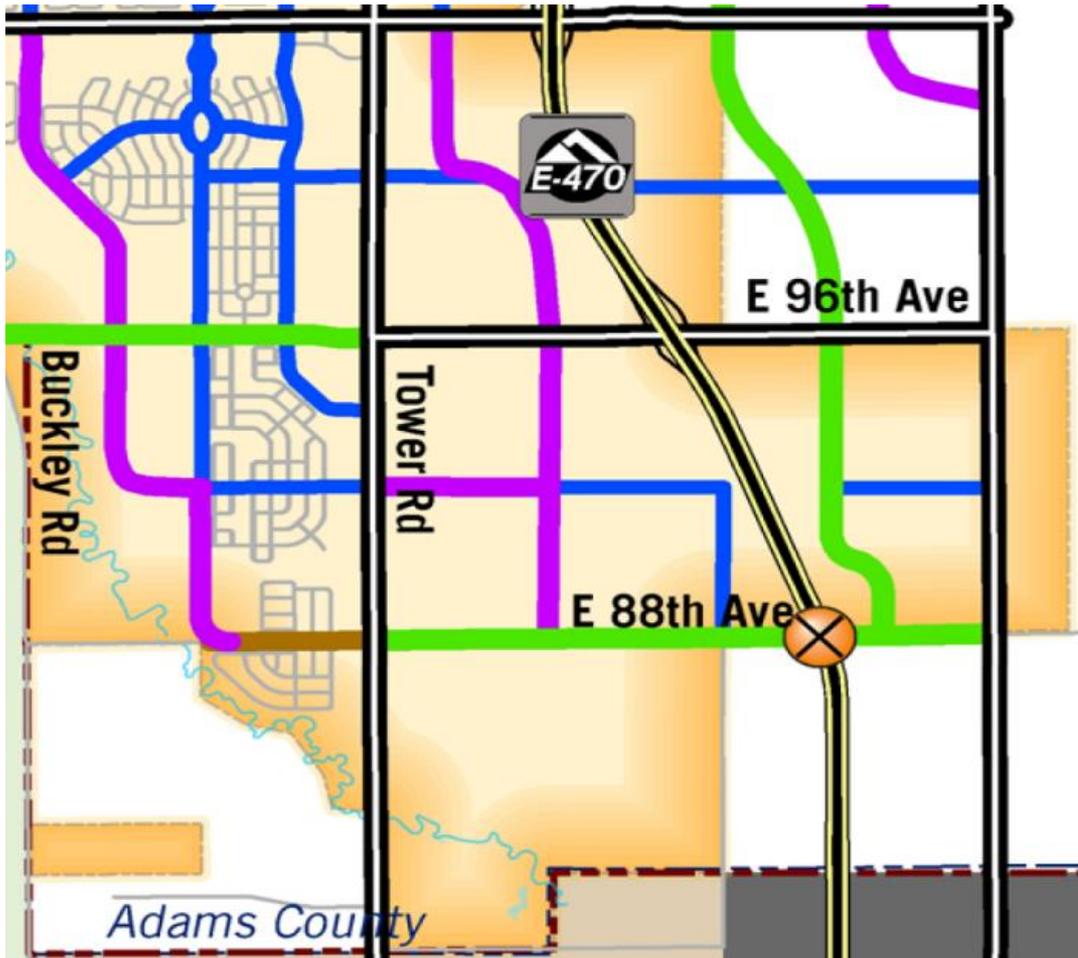


Land Uses

- **Single-Family Detached Residential – 187.2 Acres**
 - 4 to 8 dwelling units per acre, allows single-family detached, cluster homes and green court homes
- **Neighborhood Park/School site – 20 acres**
 - 10 acres for park, 10 acres for school, with shared resources such as parking and sports fields.
Application currently under review for National Heritage Academies
- **Gamma Gulch Drainageway – 8.33 acres**
- **Second Creek Floodplain Open Space – 15 acres**



Transportation Plan



Roadway Classification

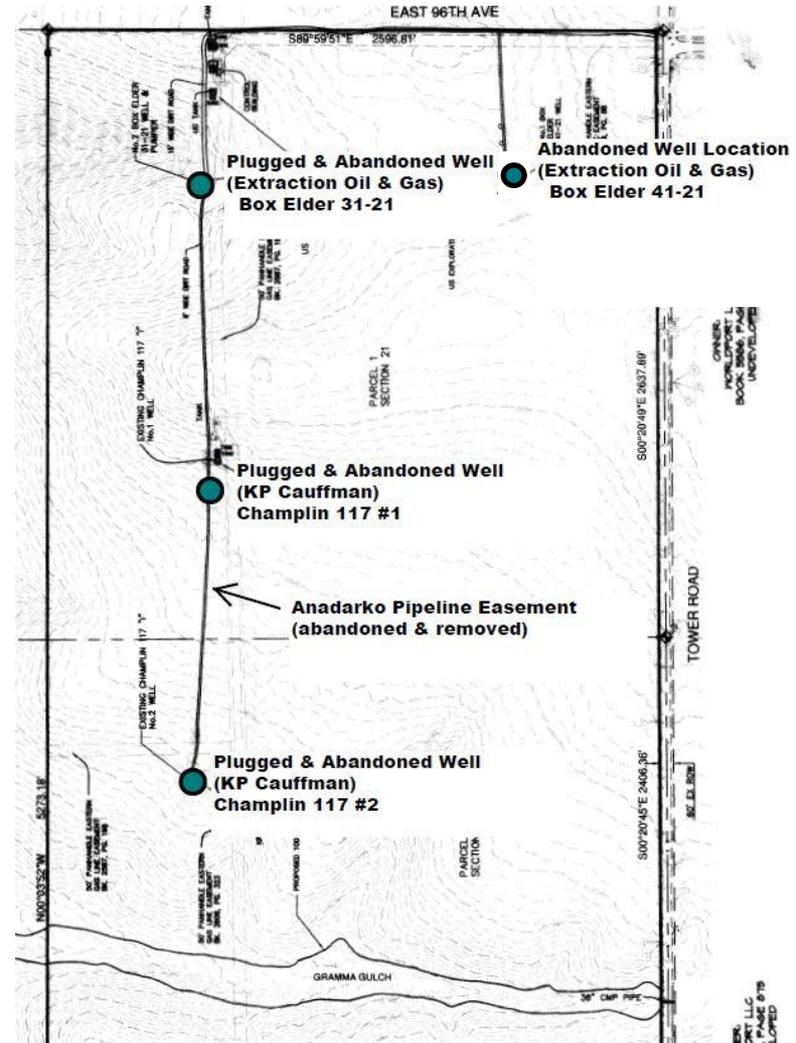
- Freeway
- Tollway
- Major Regional Arterial
- Principal Arterial
- Minor Arterial
- Multimodal Arterial
- Major Collector
- Minor/Residential Collector
- Future Interchange & Railroad Grade Separation
- Future Railroad Grade Separation
- New Interchange

Infrastructure

- Storm water
 - Gramma Gulch feeds to Second Creek
 - T88 Diversion Project, redirects some flows from the north towards Gramma Gulch – applicant will be required to reimburse City once the regional commercial center (northeast corner of the development) develops
 - Ponds near northwest corner, most flows drain into Gramma Gulch
- Water/Sewer
 - Tower Road contains water
 - Sewer available at Tower/96th Ave
- GIDs
 - GID inclusion approved in 2019

Historic Oil and Gas Wells

- Three wells have plugged & abandoned in last 2 years
 - Box Elder 31-21 (Extraction Oil and Gas)
 - Champlin 117 #1 (KP Cauffman)
 - Champlin 117 #2 (KP Cauffman)
- Former Anadarko pipeline has been removed
- Final well recently plugged & abandoned in February
 - Box Elder 41-21 (Extraction Oil and Gas)



Public Facilities

- Existing 20 acre park / school site
 - 10 acres for Capstone Academy (potential school boundary shown at left)
 - 10 acres for neighborhood park
- Four private parks are proposed throughout Filings 1, 2 & 3
 - Meeting minimum park space standard of 3% of developable land



Required Public Notification

(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	89 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	✓	Five Signs Posted

All public notification met the requirements of Resolution 2020-30 to provide notice that the meeting may be conducted electronically; advance registration for testifying is required; and information for participation is provided in the published agenda.

PUD Approval Criteria

- The PUD meets all approval criteria consistent with LDC Section 21-3251(3)



Recommendation

- The Planning Commission voted 5-0 on February 2nd, 2021 to recommend that the City Council **approve** case Z-774-04-21.





City staff and the applicant are available to answer questions.

