



STAFF REPORT

Planning Commission

CASE #Z-722-00-21			
PC Date:	March 1, 2022	Case Planner:	Dalton Guerra
CC Date:	April 4, 2022		
Location:	Potomac Farms Subdivision, generally located northwest of E. 104 th Avenue and Worchester Drive.		
Applicant:	YESCO, LLC	Owner:	Potomac Farms Metro District
Address:	11220 E 53 rd Ave Denver, CO 80239	Address:	12210 Brighton Rd Henderson, CO 80640

Case Summary	
Request:	PUD Zone Document Amendment to update, modernize, and allow additional entryway signs
Project Description:	Potomac Farms Metro District is requesting approval of an amendment to the Potomac Farms Zone Document to update, modernize, and allow additional entryway signs throughout the existing subdivision located at the northwest corner of E. 104th Avenue & Worchester Drive, zoned Potomac Farms PUD (Planned Unit Development District).
Issues/Concerns:	<ul style="list-style-type: none"> Terminology of sign types
Key Approval Criteria:	<ul style="list-style-type: none"> Land Development Code (LDC) PUD Zone Document Criteria
Staff Recommendation:	Approval
Current Zone District:	PUD (Planned Unit Development District)
Comp Plan Designation:	Residential - Medium

Attachments for Review: *Checked if applicable to case.*

- Vicinity Map
- Applicant's Narrative
- Proposed PUD Zone Document

Background Information

Site Information

Site Size:	116.45 acres
Current Conditions:	Built-out single-family subdivision
Existing Right-of-Way:	E. 104 th Ave to the south & Potomac St to the east
Neighborhood:	Potomac Farms
Existing Buildings:	Single-family detached homes
Buildings to Remain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Site in Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Surrounding Properties

Existing Land Use		Occupant	Zoning
North	Residential	Turnberry	PUD
East	Residential	North Range Village	PUD
South	Undeveloped	Reunion Ridge	PUD
West	Residential	Turnberry	PUD

Case History

- The original PUD Zone Document was approved by City Council in 2000. The original PUD Zone Document laid out approved sign types of the subdivision. These have been permitted and in use until last year, when the Metro District decided they wanted to modernize and update their subdivision signage.

Case	Date	Request	Action
Z-722-00	12/20/2000	PUD Zone Document for Potomac Farms	Approved

Applicant's Request

Potomac Farms requests approval of an amended PUD Zone Document to allow additional entryway signs for a single-family subdivision. The applicant narrative states "*The goal of this amendment is to enhance the Potomac Farms identity through excellence in sign design at the entry points to the community by allowing all entrances to have the distinct community identification to provide a balanced appeal.*"

The current Potomac Farms Zone Document has a maximum of 4 residential signs allowed for the subdivision. The applicant would like to provide more than the maximum allowed within the existing sign schedule. There are two types of signs that are existing on site and being proposed. The first sign type is a Subdivision Identification sign that is 6 feet in height and 60 square feet. The second sign type is a Metro District Private Street Sign that is mounted to existing fences and is 15 square feet. As a result the new sign schedule would allow both types of entryway signs at every access point to the subdivision. This will allow the neighborhood to install new signs in the future without having to amend the PUD every time additional entryway signs are desired.

The new signs would match the design and size of all existing signs on site. New signs will be subject to a sign permit review with Community Development prior to installation.

Development Review Team Analysis

Scope of Review:

The request for consideration at this hearing is an amended PUD Zone Document. The Land Development Code (LDC) sets out the specific criteria for review of a PUD Zone Document. The default process for an amended PUD Zone Document is to be reviewed by the Development Review Team (DRT) and provide Planning Commission a report. Planning Commission will make a recommendation to City Council, which will hold a public hearing for a final decision in accordance with the City's Land Development Code (LDC). As it relates to PUD Zone Documents, the LDC sets out the specific criteria upon which such an application can be approved or denied. Therefore, the analysis and evaluation must be limited to those criteria; no outside considerations may be the basis of a decision of approval or denial.

Public Hearing Background:

In accordance with Section 21-3251(2) of the Land Development Code (LDC), Planned Unit Developments are reviewed by the Development Review Team (DRT) and the Director of Community Development. Then the Planning Commission holds a public hearing and provides a recommendation to the City Council. City Council holds a public hearing and makes a final decision to approve, approve with conditions, or deny the application based on the approval criteria from Section 21-3251(3).

Site Overview:

The requested amended PUD Zone Document (Potomac Farms) is for the 116 acre subdivision generally bound by E. 104th Ave to the south and Potomac St to the east. The property is currently built-out with single-family detached homes. The current zoning has been in place since 2000. New homes began to be constructed shortly thereafter. At the time of the initial construction of the subdivision, the HOA/Metro District constructed the PUD allowed signs for the subdivision. They have been permitted and in use since this time. As a way to enhance, modernize, and keep the subdivision up-to-date, the Metro District would like to update/replace these older signs with newer signs.

The current signs on site are located at the entry points along E 104th Ave and the entry points along Potomac St as shown in *Image B*. The design of the new signs will match what is existing as shown in *Image C* and *Image D*. Potomac Farms Metro District is proposing to allow additional signs with the same design and size at the other entryways into the subdivision. All new signs will not be within the Public Right-of-Way and will not interfere with sight triangles. New signs will be subject to review and approval by Commerce City Community Development. There are no plans to modify the existing signs. Initially, the city could review and approve any new signs within the subdivision at a staff level. Now, the applicant is proposing more signs than were allowed in the original PUD. Therefore, an amendment is required to increase the maximum number of signs.

PUD Zone Document:

An amendment was needed for this PUD to allow more entryway signs for this subdivision. As a result the sign schedule will be modified to allow entryway signs at every access point of the existing subdivision. Other aspects of the originally approved PUD such as land use and bulk standards will not be impacted by this amendment. The PUD Zone Document Amendment contains 2 sheets which can be summarized as follows:

- Sheet 1: Legal Description, General Purpose, Vicinity Map, Signature Blocks
- Sheet 2: Detailed Vicinity Map, Revised Sign Schedule, Sign Details

Image A: Potomac Farms PUD Zone Document

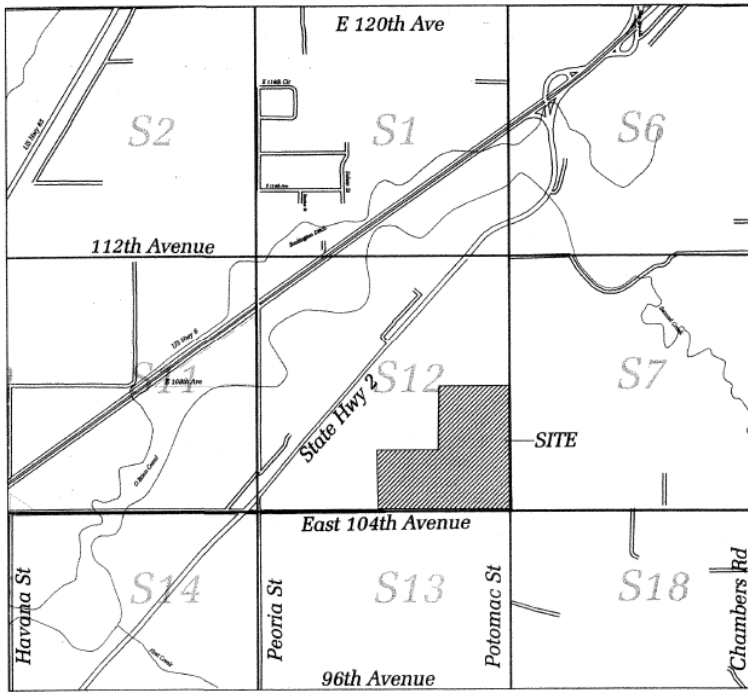


Image B: Existing Sign Locations

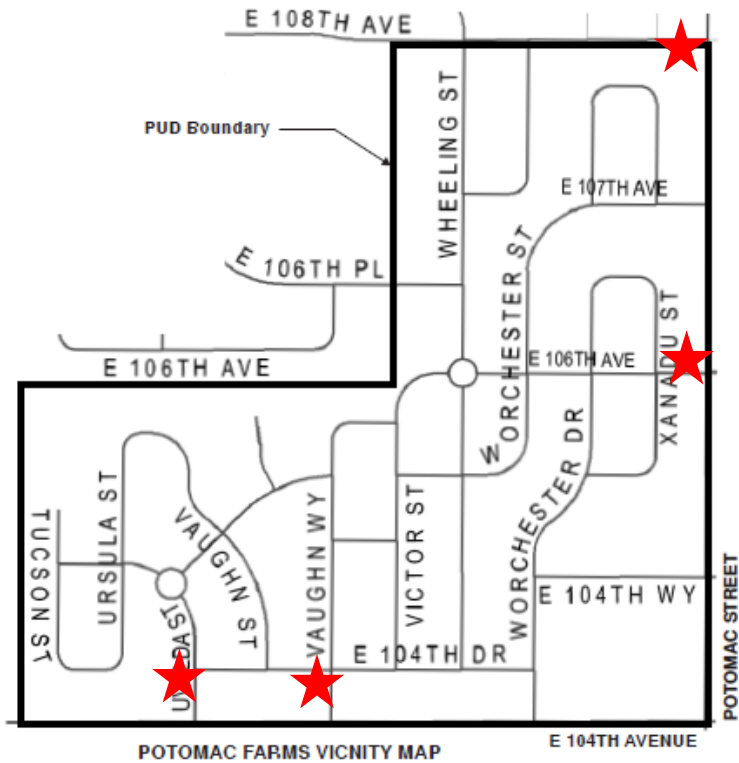


Image C: Subdivision Identification Sign

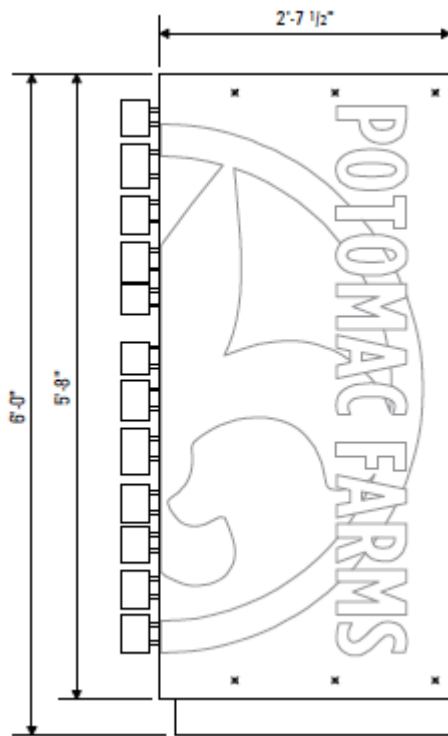
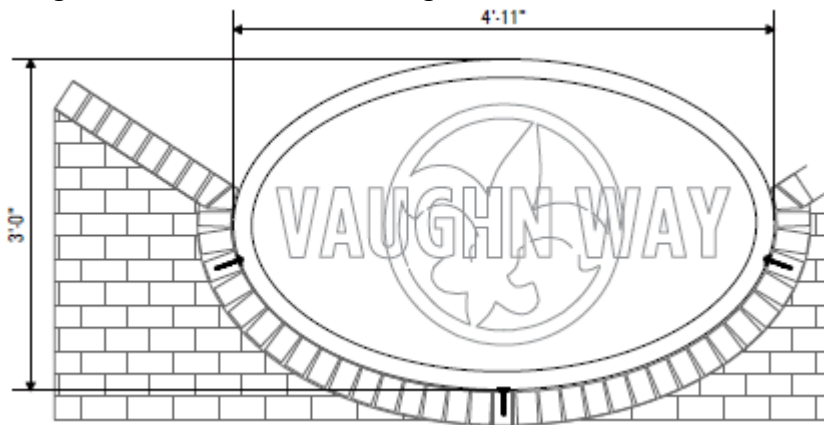


Image D: Metro District Street Sign



Outside Agency Review:

Staff referred this application to several departments in the city as well as outside agencies. All of the responses that were received indicated that the proposed PUD amendment would not create conflicts with their regulations and no objections were received.

Summary:

In summary, the DRT has determined that the request meets the approval criteria for a PUD Zone Document Amendment outlined in the LDC as provided below, the proposal meets the Comprehensive Plan goals, and the proposal is appropriate given the surrounding area of a predominant residential area. The proposed amendment to the PUD Zone Document would allow the subdivision to continue to modernize, remain current, and show continued investment into the neighborhood. After performing this analysis, the DRT is recommending that the Planning Commission forward a recommendation for **approval** to City Council.

Comprehensive Plan Analysis

In reviewing the requested amended PUD Zone Document, the DRT reviewed the request's compatibility with the City's Comprehensive Plan. That analysis is provided in the following table.

The DRT recommendation for this case is supported by the following Comprehensive Plan Goals:

Section	Goal	Description
Land Use and Growth Strategies	LU 3	Strengthen city neighborhoods as attractive, livable places.
Analysis:	The unique design of the entryway signs make the neighborhood more attractive and create a sense of place.	

Section	Goal	Description
Appearance and Design	AD 2	Improve appearance of established neighborhoods and districts.
Analysis:	The addition of entryway signs will keep the subdivision contemporary and up-to-date and shows investment into the neighborhood.	

LDC PUD Zone Document Approval Criteria Analysis

The DRT recommendation for this case is based on the following LDC criteria, from Sec. 21-3251(3):

Approval Criteria. A PUD zone document may be approved only if:

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;

Analysis: The proposal of additional entryway signs are consistent with the goals of the comprehensive plan from the Land Use and Growth section as well as the Appearance and Design section. No other changes to the PUD Zone Document, as it relates to use or bulk standards are being changed. The proposed changes are rational in terms of request and scope.

Staff finds this application meets this criterion.

Criteria (b): The PUD zone document is consistent with any previously reviewed PUD concept schematic;

Analysis: The proposed addition of entryway signs will have no impact on the original concept plan for this built-out subdivision. The underlying uses of single-family detached homes will not be altered by this amendment.

Staff finds this application meets this criterion.

Criteria (c): The PUD 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;

Analysis: The proposed entryway signs are unique in design and create a distinct sense of place when entering the subdivision. The proposal to update their perimeter signage shows investment in the neighborhood. The perimeter landscaping will not be modified as a result of this amendment. Likewise, the proposal cannot be achieved through the existing PUD or LDC due to their unique approach to blend subdivision and private street signs.

*Staff finds this application **meets this criterion.***

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

Analysis: The proposed signs meet all city standards including the size and setback requirements. City departments have reviewed the proposal and found that it meets all City requirements.

*Staff finds this application **meets this criterion.***

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

Analysis: The proposed signs will have no impact on the existing connectivity with adjacent developments. Existing sidewalks and streets connect this built-out subdivision to Turnberry and adjacent collector and arterial roadways.

*Staff finds this application **meets this criterion.***

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

Analysis: Additional entryway signs are not expected to have any significant adverse impacts on the adjacent properties in the area. The signs are located outside of the ROW and outside of sight triangles. They will further be required to obtain building permits to ensure compliance with construction materials and structural integrity.

*Staff finds this application **meets this criterion.***

Criteria (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;

Analysis: The additional signs will help with subdivision identification and could provide benefits for public safety and navigation in the area as emergency responders would be able to identify the Potomac Farms subdivision more quickly and without undue delay.

*Staff finds this application **meets this criterion.***

Criteria (h): As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and

Analysis: The subdivision is already built out and therefore there are no concerns with phasing.

*Staff finds this application **is not applicable**.*

Criteria (i): The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.

Analysis: To allow more signs than the maximum stated in the current Zone Document, an amendment must be made. The City has already approved what is allowed via the current Zone Document.

*Staff finds this application **meets this criterion**.*

Development Review Team Recommendation

The DRT discussed this case, Potomac Farms Z-722-00-21, in a meeting on November 18th, 2021. There were no significant issues/comments made and so the DRT made an official recommendation of approval for this particular case before Planning Commission.

Based upon the analysis above, the Development Review Team believes that the application meets the criteria for a PUD Zone Document set forth in the Land Development Code and recommends that the Planning Commission forward the PUD Zone Document Amendment request to the City Council with a favorable recommendation.

Recommended Motion

To recommend approval:

I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located at **the northwest corner of E. 104th Avenue and Worchester Drive** contained in case **Z-722-00-21** meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment.

Alternative Motions

To recommend approval with conditions:

I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located at the **northwest corner of E. 104th Avenue and Worchester Drive** contained in case **Z-722-00-21** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment, subject to the following conditions:

Insert conditions

To recommend denial:

I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located at the **northwest corner of E. 104th Avenue and Worchester Drive** contained in case **Z-722-00-21** fails to meet the following criteria of the Land Development Code:

List the criteria not met

I further move that based upon this finding that the Planning Commission recommend that the City Council deny the PUD Zone Document Amendment.

To continue the case:

I move that the Planning Commission continue the requested PUD Zone Document Amendment for the property located at **the northwest corner of E. 104th Avenue and Worchester Drive** contained in case **Z-722-00-21** to a future Planning Commission agenda.