

Platte Place

Zone Change

Commerce City Planning Commission
October 6, 2020

Timeline

- Adams County Pre-Application Meeting - July 2019
- Neighborhood Meeting scheduled - October 2019
- Informed we need to annex to City due to infrastructure services in place - November 20, 2019
- Commerce City Pre-Application Meeting - December 10, 2019
- Annexation-Zone Change 1st Submittal - February 24, 2020
- Development Plan/Final Plat 1st Submittal - July 3, 2020
- Project website www.platteplace.com published - June 23, 2020
- Zone Change Neighborhood Meeting - July 8, 2020
- Zone Change Planning Commission Hearing - October 6, 2020
- NGID Inclusion/Annexation/Zone Change - City Council Hearing - November 16, 2020, December 21, 2020

Project Overview

Site Details

Location: 10550 Brighton Road

Size: 13.36 acres

Existing Zoning: R-1-C

- **Single Family Residential District**
- **Adams County**

Proposed Zoning: R-1

- **Single Family Detached Residential District**
- **Commerce City**

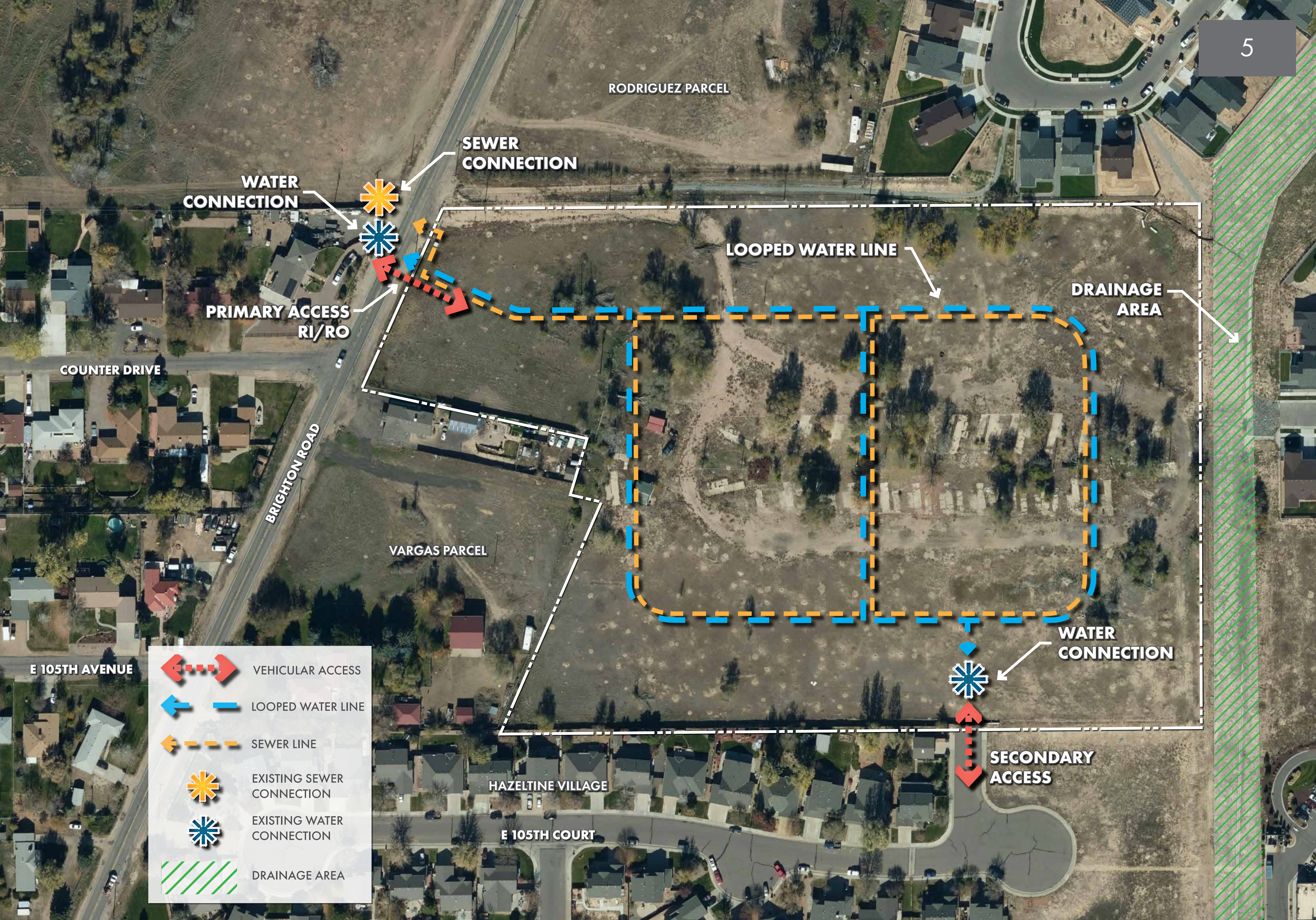
Proposed Uses: 48 single-family detached residential lots, neighborhood park, and open space

Access: Primary access will be from Brighton Road to the west and secondary access will be from Yosemite Way to the south.

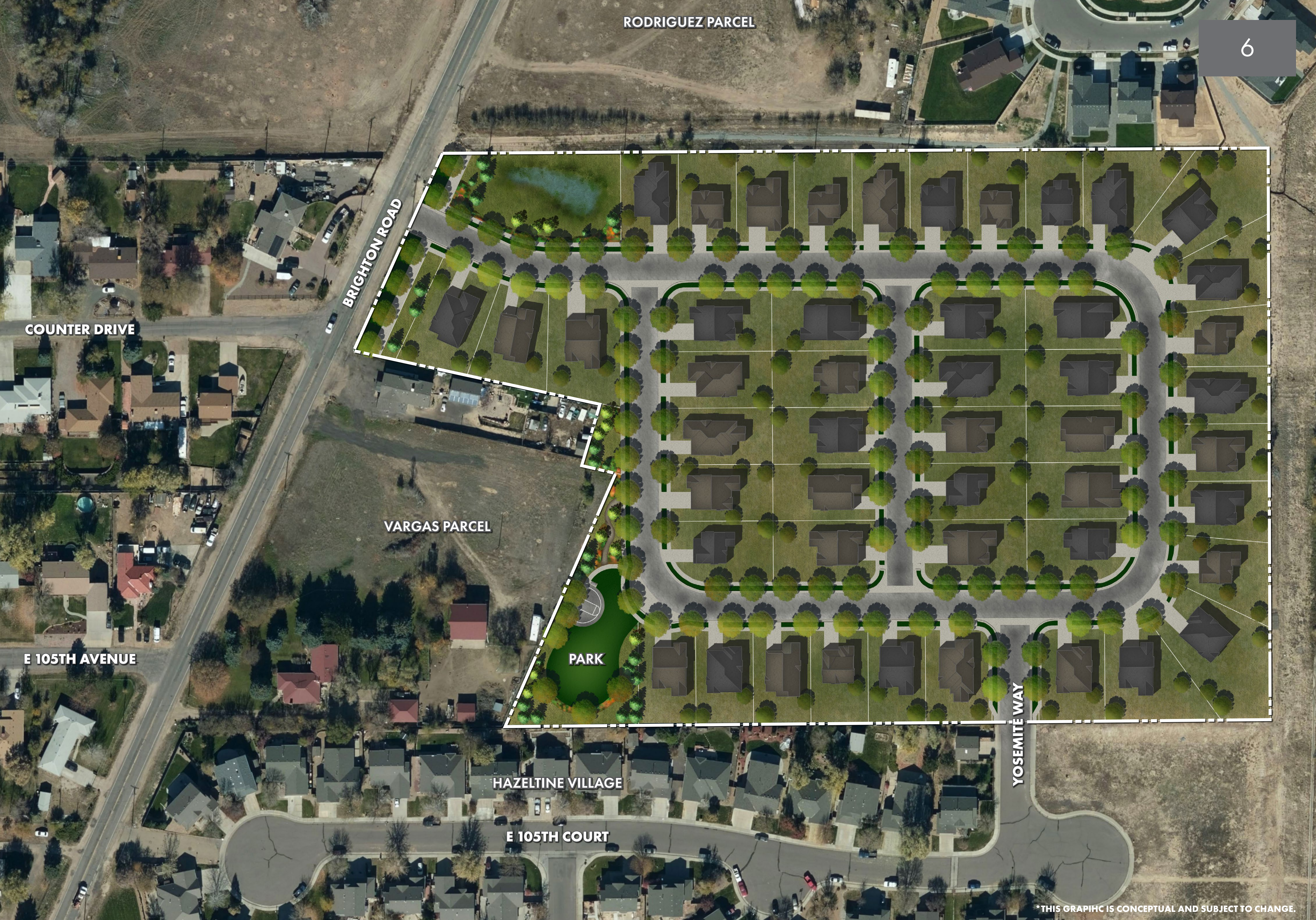


ANNEXATION BOUNDARY MAP





VEHICULAR ACCESS
 LOOPED WATER LINE
 SEWER LINE
 EXISTING SEWER CONNECTION
 EXISTING WATER CONNECTION
 DRAINAGE AREA



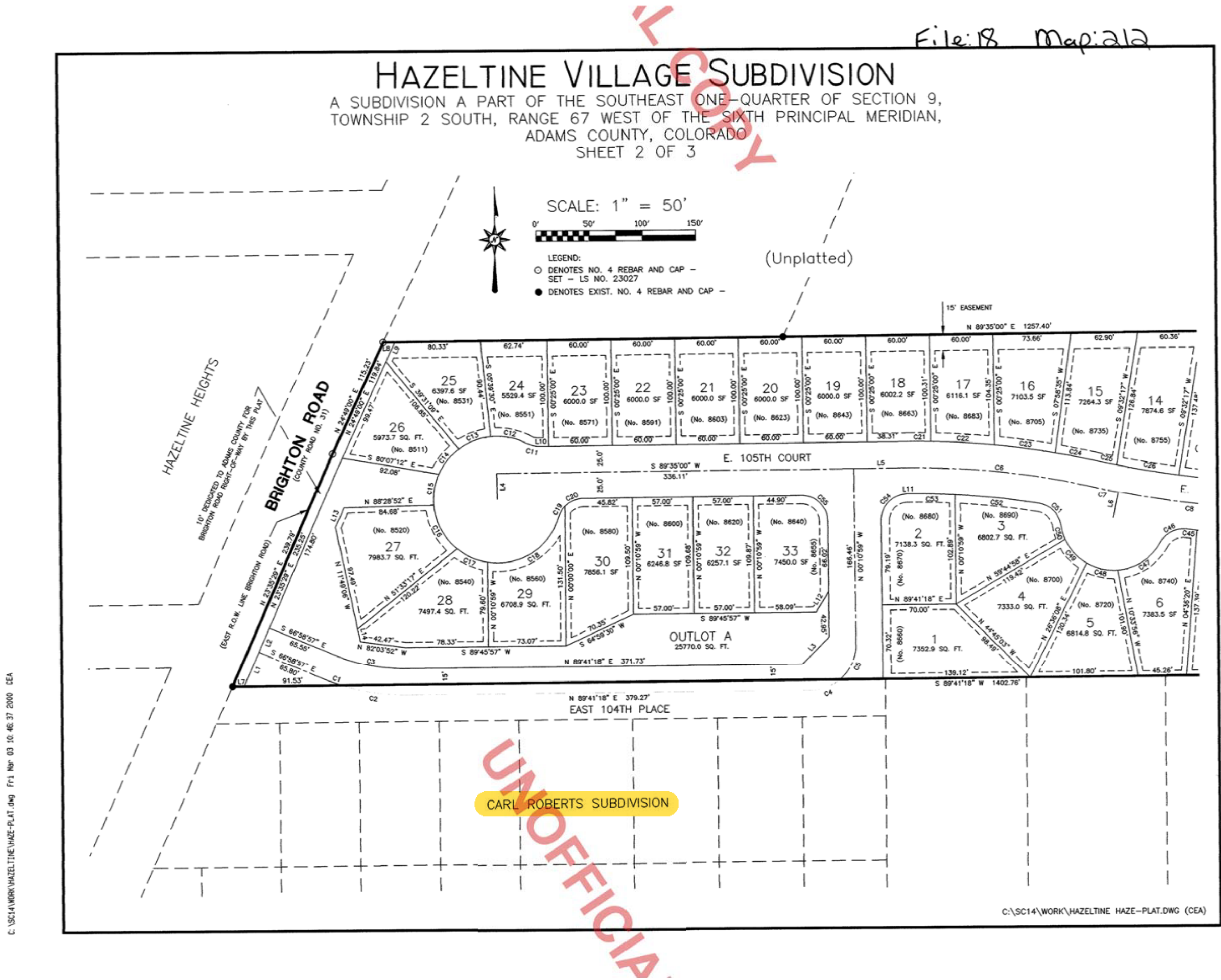
Platte Place Neighborhood Meeting Summary

- Date: Wednesday, July 8, 2020 - virtual neighborhood meeting
- Notifications mailed to 210 adjacent property owners
- Project website www.platteplace.com, published to collect feedback per City's new neighborhood meeting guidelines
- 7 neighbors attended, plus 8 members of the project team plus Andrew Baker with C3 Planning
- Questions raised by neighbors included:
 1. connectivity with Belle Creek
 2. perimeter fencing
 3. tree mitigation
 4. grade separation from adjacent properties
 5. storm drainage
 6. proposed zoning
 7. wildlife impacts
 8. questions regarding future plans for Brighton Road were answered by Andrew Baker
- During the meeting the project team provided feedback to questions from the neighbors. The following day the team sent an email to those neighbors in attendance, summarizing the discussion.

Where are we headed?

- **Development Plan and Final Plat** - Administrative approval expected early 2021
- **Construction Documents** - Administrative approval expected Spring 2021
- **Break ground on construction** - early Summer 2021
- **First homes completed** - Spring/Summer 2022
- **Anticipated full build-out** - Fall 2023

Thank You
Happy to Answer Any Questions
You May Have



BRIGHTON ROAD
(PRIMARY ACCESS)
CONNECTIONS



YOSEMITE WAY
(SECONDARY ACCESS)
CONNECTIONS



Traffic Report

Anticipated Site-Generated Trips - 104th Place & Brighton Road

	Inbound	Outbound
AM Peak Hour	1	28
PM Peak Hour	2	17

Anticipated Site-Generated Trips - Primary Site Access & Brighton Road

	Inbound	Outbound
AM Peak Hour	10	1
PM Peak Hour	30	1

