



Case #Z-722-00-21

Potomac Farms PUD Amendment #1

Location: Northwest Corner of E 104th Ave and Worchester Dr

Applicant: Potomac Farms Metro District

Request: PUD Zone Document Amendment to allow additional entry way signs

Introduction

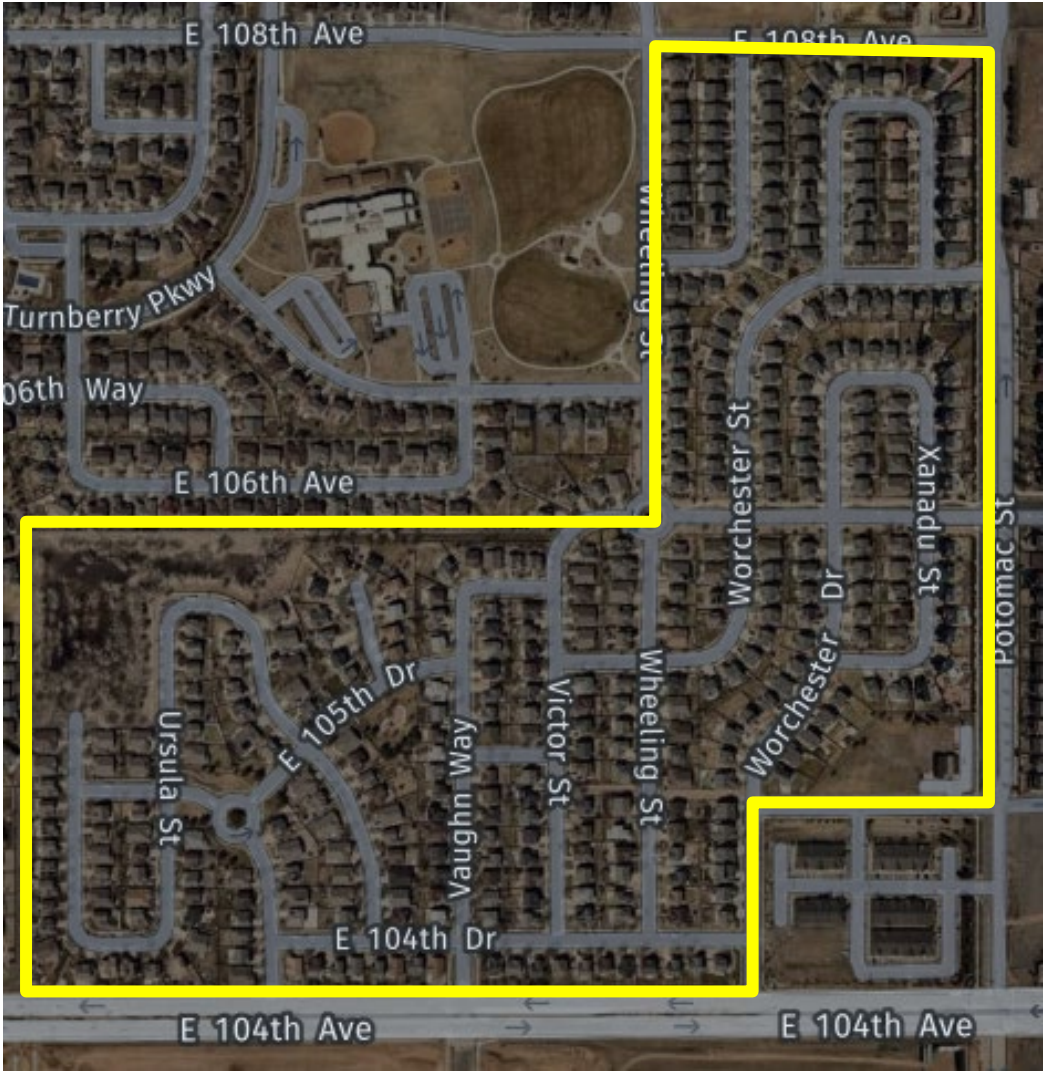
- Staff enters into the public record the contents of the case file, the PUD Zone Document regulations, and this digital presentation.
- Additionally, the property is located within the City of Commerce City. All required notification and posting requirements have been met.



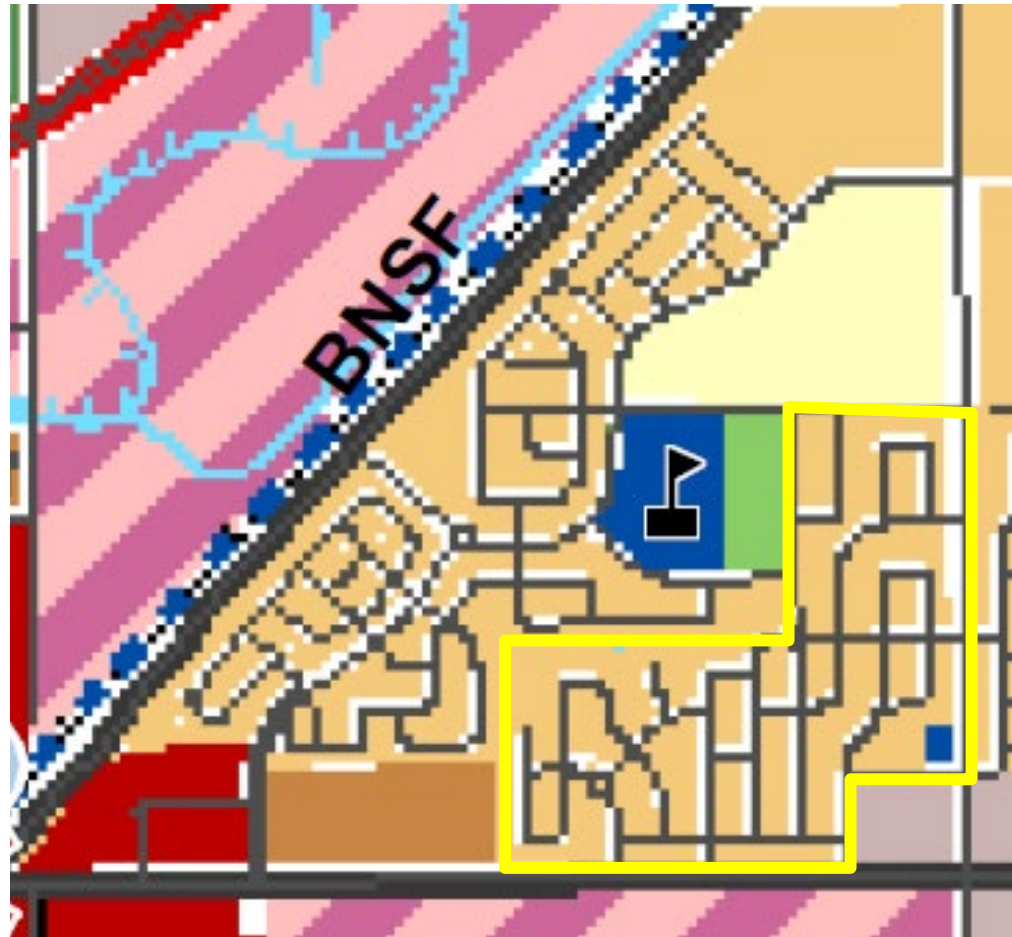
Case Summary

- Location: Generally, the NWC of E 104th Avenue and Worchester Drive
- Request: Approval of an amendment to the Potomac Farms PUD Zone Document
- Current zoning: PUD – (Potomac Farms)
- Future land use plan: Residential

Location



Future Land Use Plan



Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Commercial)
- Commercial

Applicant's Request

- 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
- The metro district has begun updating their existing signs but cannot do anymore without an amendment to the PUD



Public Hearing Summary

- 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
- 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)

Case Background

- Z-722-00 – The City council approved the annexation, subdivision, and PUD Zone Document for Potomac Farms PUD
 - Sign types and standards were part of this approval
- Current case - The proposed amendment would allow additional entryway signs in the subdivision
- Two sign types are being proposed:
 - Subdivision Identification Sign (6 ft tall, 60 sq. ft. in size)
 - Metro District Private Street Sign = (mounted to existing fences/entry walls, 15 sq. ft. in size)



Existing PUD Sign Schedule

SIGN SCHEDULE

USE CATEGORY	MAXIMUM ALLOWABLE AREA	SETBACK	HEIGHT	MAXIMUM SIGNS PER USE
* RESIDENTIAL	60 SF (CEA)	10'	6' MAX	**4
COMMERCIAL	80 SF (CEA)	10'	25' MAX	**3

* RESIDENTIAL SIGN STANDARDS ARE FOR COMMUNITY ENTRY WAY SIGNS ONLY.

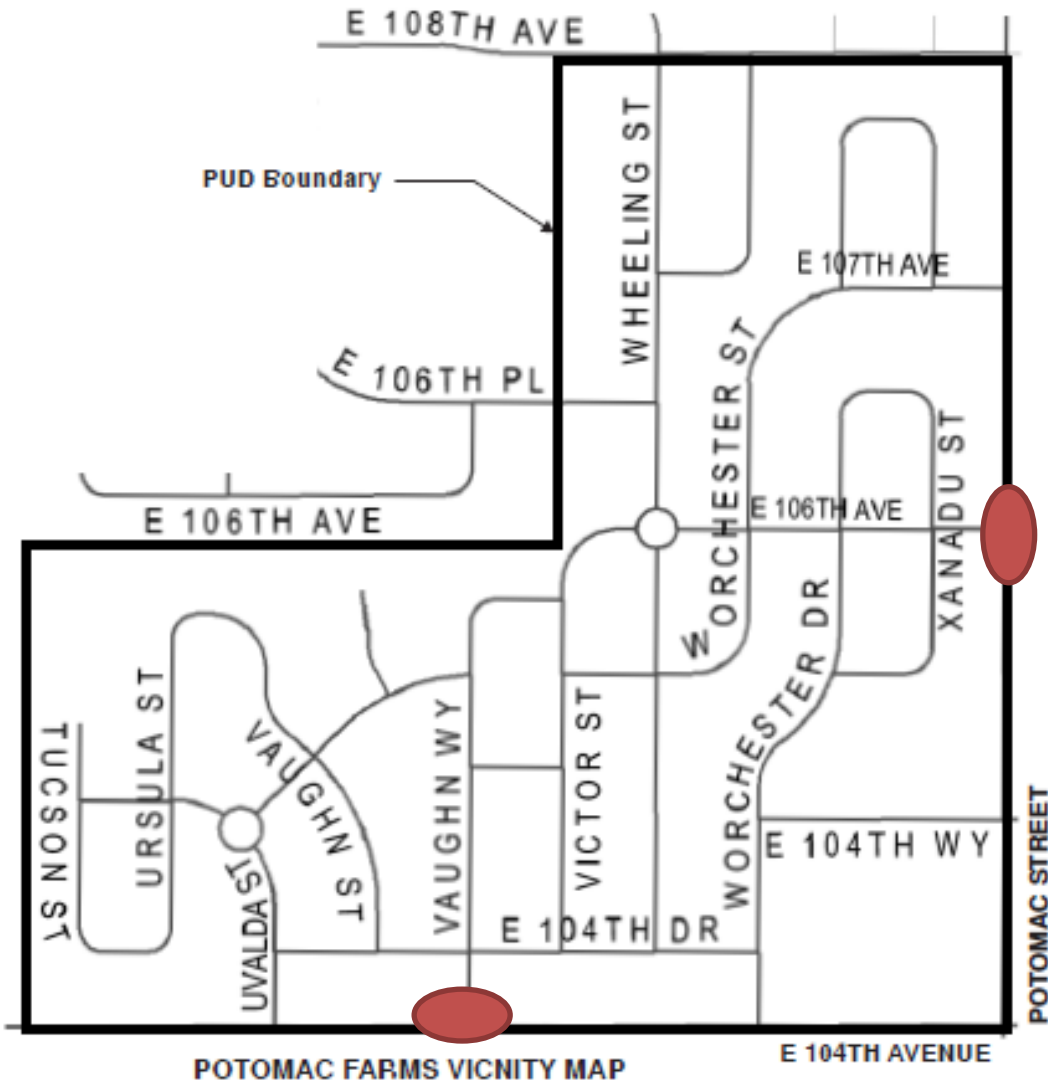
** REVIEWED DURING PUD PERMIT PROCESS.

NOTE: NO MONUMENT SIGN SHALL EXCEED 6 FEET IN HEIGHT. MINIMUM HEIGHT SEPARATION BETWEEN THE CABINET ON A FREESTANDING SIGN TO THE GROUND SHALL BE 8 FEET.



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Original Signs



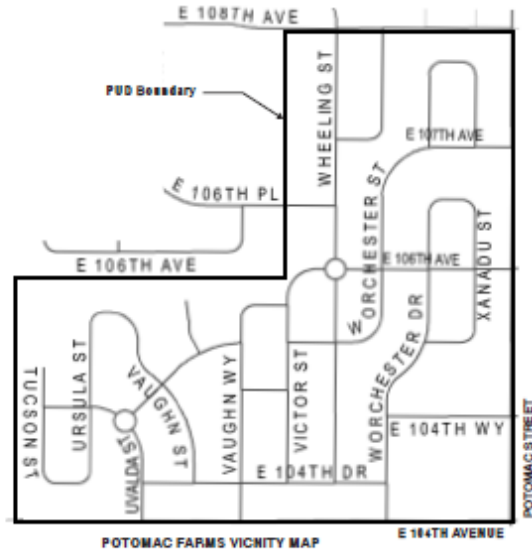
POTOMAC FARMS VICINITY MAP

E 104TH AVENUE



Proposed PUD

POTOMAC FARMS
FIRST AMENDMENT - PUD ZONE DOCUMENT
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
 TOWNSHIP 1 SOUTH, RANGE 87 WEST,
 STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY

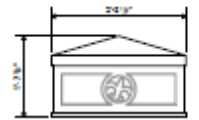


POTOMAC FARMS VICINITY MAP

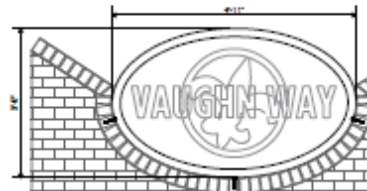
SIGN SCHEDULE

USE CATEGORY	MAXIMUM ALLOWABLE AREA	SIGN TYPE	SETBACK	HEIGHT	MAXIMUM SIGNS PER USE
*RESIDENTIAL	60 SF (EACH SIGN)	SUBDIVISION ENTRYWAY IDENTIFICATION	MINIMUM 5' OUTSIDE OF ANY SIGN DISTANCES TRIANGLES	8' TO TOP OF SIGN, 2.75' TO TOP OF ARCHITECTURAL LIGHTING FEATURE.	1 PAIR PER EACH SUBDIVISION ENTRY POINT
**RESIDENTIAL	15 SF (EACH SIGN)	METRO DISTRICT STREET SIGN	MINIMUM 5' OUTSIDE OF ANY SIGN DISTANCES TRIANGLES	8'	1 PAIR PER EACH SUBDIVISION ENTRY POINT
COMMERCIAL	PER CURRENT COMMERCIAL CITY LAND DEVELOPMENT CODE AT TIME OF PERMIT.				

* RESIDENTIAL SIGN STANDARDS ARE FOR SUBDIVISION ENTRYWAY IDENTIFICATION. SIGNS MUST BE SIMILAR DESIGN TO EACH OTHER.
 ** RESIDENTIAL SIGN STANDARDS ARE FOR METRO DISTRICT STREET SIGNS. SIGNS MUST BE SIMILAR DESIGN TO EACH OTHER.
 NOTE: NO MONUMENT SIGN SHALL EXCEED 8' IN HEIGHT FROM AVERAGE GRADE NEAR BASE OF SIGN. THE COMMERCIAL CITY SIGN CODE WILL GOVERN AS APPLICABLE IN INSTANCES WHERE THIS AMENDED SIGN SCHEDULE IS SLANT.



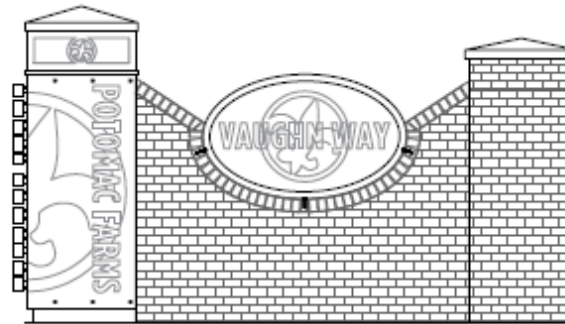
ELEVATION VIEW - LANTERN
 60" x 24" x 12"



ELEVATION VIEW - LOGO
 METRO DISTRICT STREET SIGN
 48" x 48" x 12"



ELEVATION VIEW - PANEL SIGN
 SUBDIVISION ENTRYWAY IDENTIFICATION
 21' x 6'



ELEVATION VIEW - OVERVIEW

1. CONTENT IS SUBJECT TO CHANGE AS APPROVED PER PERMIT AND IS NOT REGULATED BY THIS PUD DOCUMENT.
 2. ALL DESIGNS CONTAINED HEREIN ARE CONCEPTUAL AND SUBJECT TO A SIGN PERMIT WITH COMMERCE CITY COMMUNITY DEVELOPMENT.

SHEET INDEX:
 1. COVER PAGE
 2. PUD DESCRIPTION AND DETAILS



Denver Region

8000 E
 11220 E 84th Avenue, Suite 200
 Denver, CO 80238
 303-774-6022
 Elizabeth DePinto
 8011 1/2th Street
 Columbia Shipyards, CO 80418
 719-528-6104

The quality and content of all plans and specifications are the responsibility of the client. The City of Commerce City is not responsible for any errors or omissions on the part of the client or the engineer.

4307 19th St
 #810
 www.yesco.com

DESIGN PROFESSIONAL:
 BRIAN CROPPIN



METROPOLITAN DISTRICT
 12210 BRIGHTON RD. 85
 DENVER, CO 80640
 720-641-7725
 www.wolterberger.com

PUD ZONE DOCUMENT
 AMENDMENT #1

Date Submitted:

Resubmitted:

NO.	DATE	REVISION

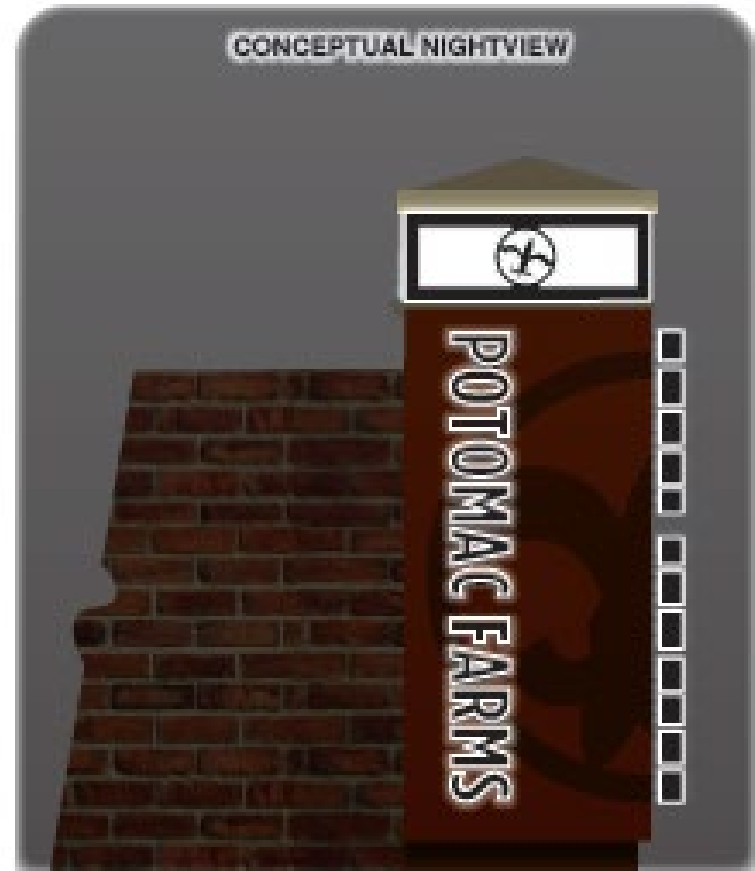
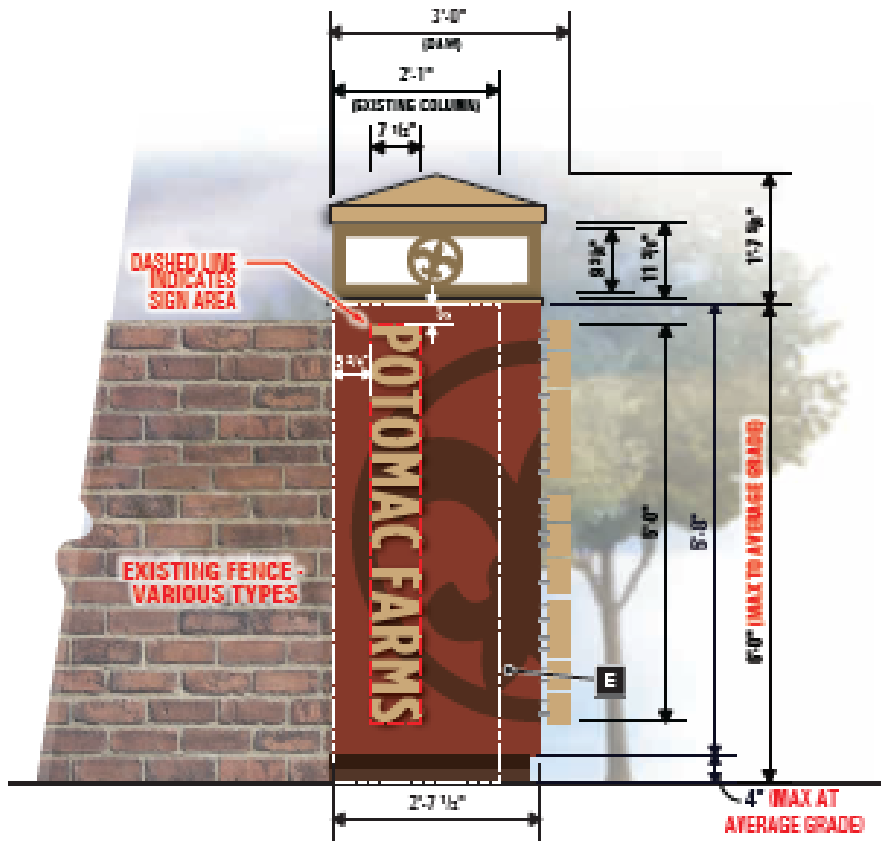
Sheet:

2 of 2



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 CITY

Sign Details – Subdivision Identification



1 RE-WORK EXISTING CORNER COLUMN
 PAGE 1 QUANTITY: 7 EXISTING / 3 PROPOSED

SCALE: 1/8" = 1'-0"

Sign Details – Metro District Street

ART SUPERIMPOSED ON PHOTO - SHOWN AT APPROXIMATE RELATIVE SCALE



3 STREET ID PANEL (@ VAUGHN WAY) SCALE: 1/2" = 1'-0"
PAGE 3 QUANTITY: 2 EXISTING

Proposed Sign Schedule

SIGN SCHEDULE

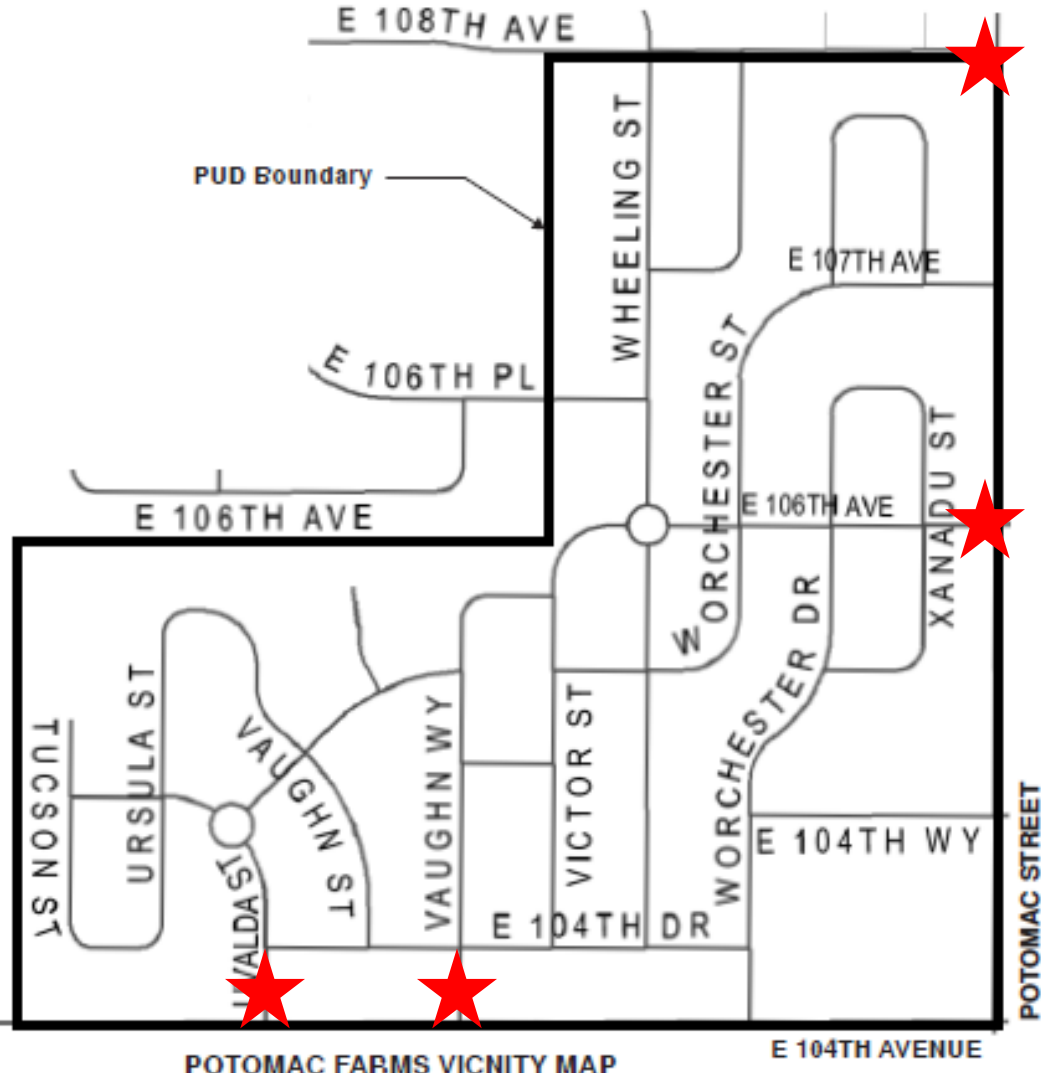
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NOTE: NO MONUMENT SIGN SHALL EXCEED 6' IN HEIGHT FROM AVERAGE GRADE NEAR BASE OF SIGN. THE COMMERCE CITY SIGN CODE WILL GOVERN AS APPLICABLE IN INSTANCES WHERE THIS AMENDED SIGN SCHEDULE IS SILENT.

Phase 1 – Installed Signs



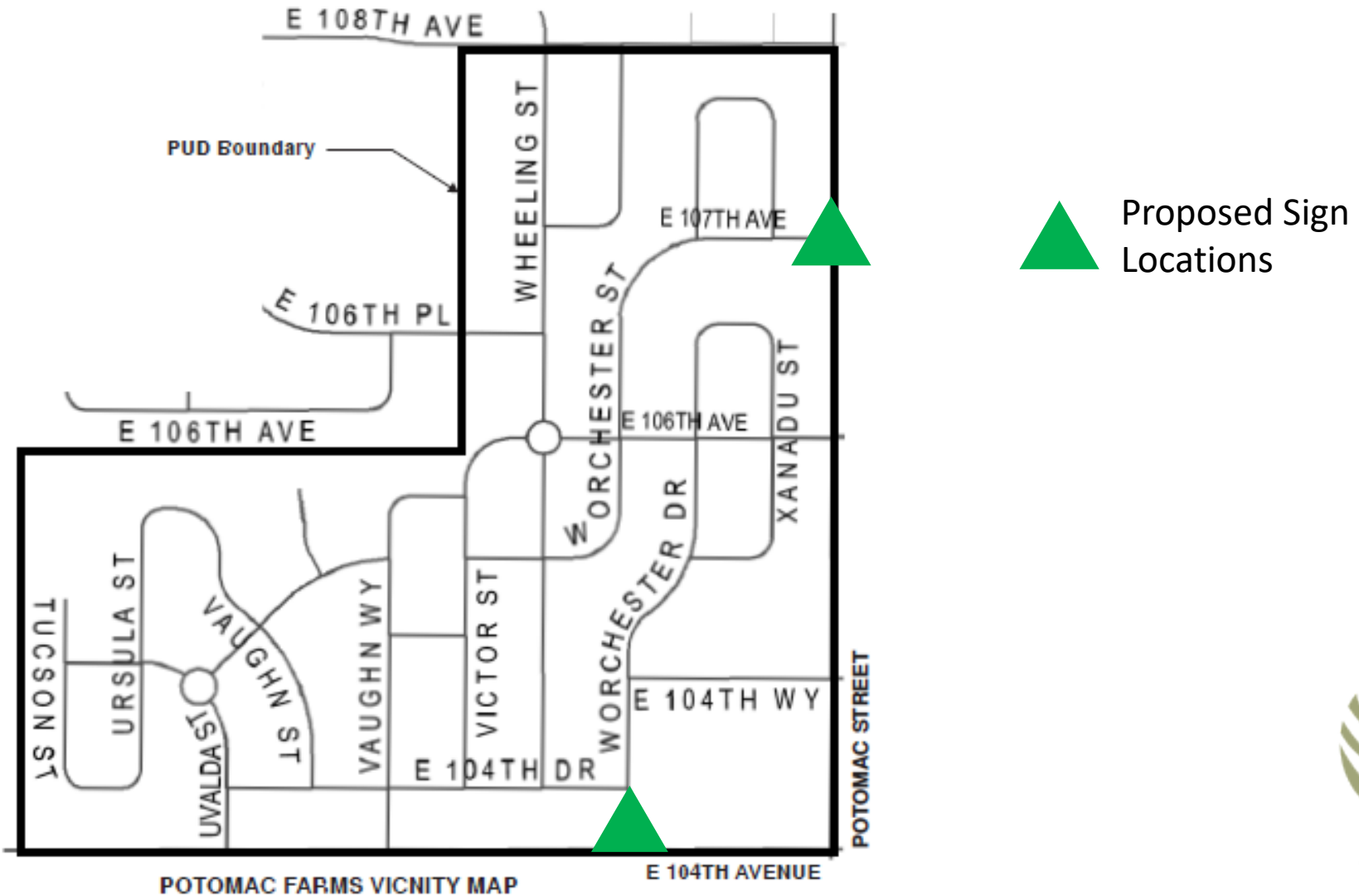
★ Installed Signs

POTOMAC FARMS VICINITY MAP

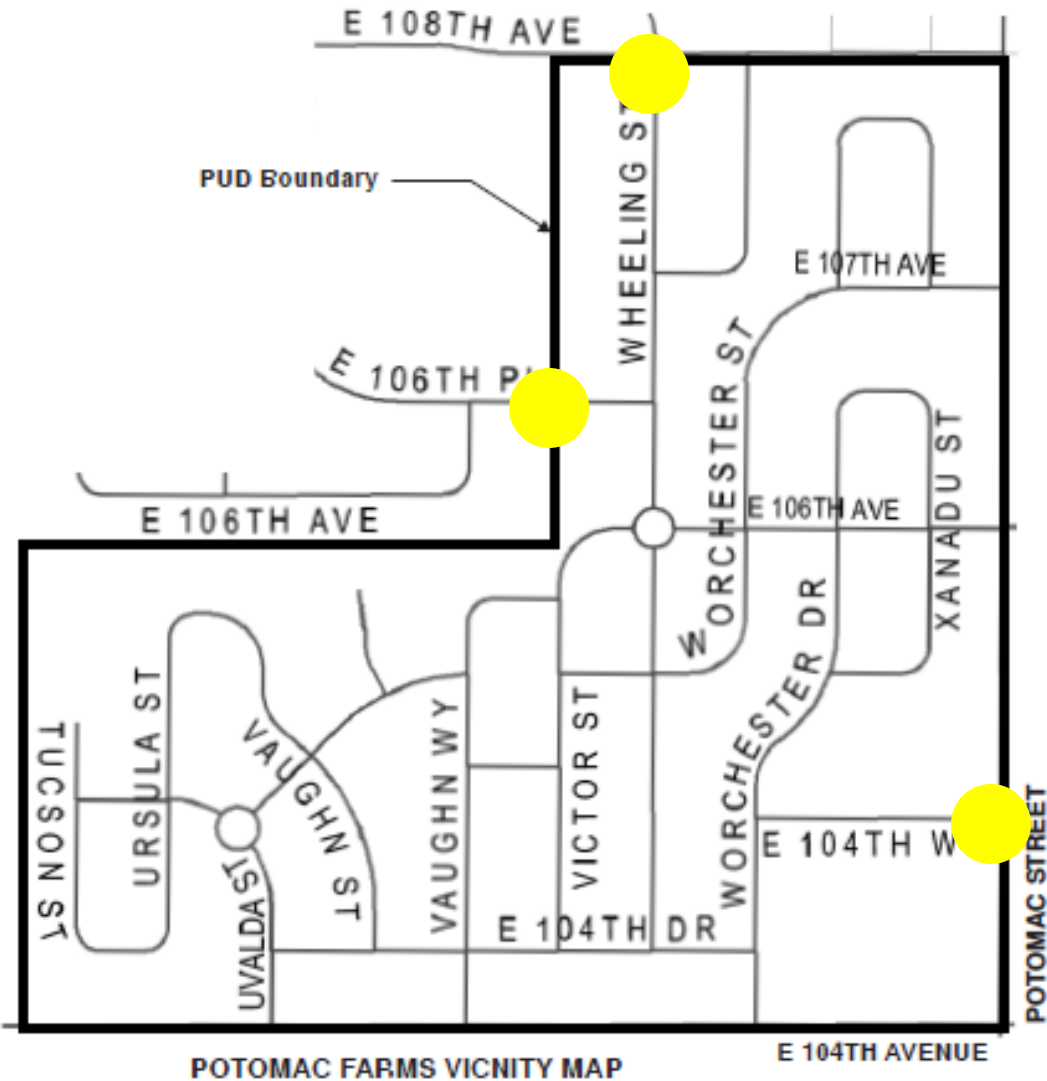
E 104TH AVENUE



Phase 2 – Proposed Signs



Phase 3 – Future Signs (Date TBD)



● Potential Future Sign Locations

POTOMAC FARMS VICINITY MAP



Proposed PUD

- Sign designs are conceptual and subject to change through the Sign Permit process with Community Development
- New signs will match the design of the existing signs on site and meet the size and setback standards as detailed in the sign schedule
- This amendment only modifies the sign schedule of the previously approved PUD
- The amendment does not impact other aspects of the PUD such as zoning and land use

Analysis

- The Development Review Team (DRT) reviewed this case in a meeting on November 18th, 2021
- The DRT made an official recommendation of *approval* for this particular case
- DRT reviewed the PUD Zone Document Amendment against the technical requirements of the **city's PUD Zone Document standards**, and the policies of the **Comprehensive Plan**.
- Staff distributed the PUD Amendment for review to all relevant **referral agencies**.
- There were no comments from said agencies.
- DRT had no comments for this particular case.

Analysis

- Project Benefits:
 - The amendment would allow Potomac Farms Metro District to install signs in the future through the Sign Permit process
 - There would be no need to go through a PUD amendment to install/modify signs in the future
 - The addition of entryway signs will help with subdivision identification and improve the neighborhood appearance

PUD Zone Document Approval Criteria

LDC Sec. 21-3251(3)

- **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.***



PUD Zone Document Approval Criteria

- **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**.*

PUD Zone Document Approval Criteria

- **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.***

PUD Zone Document Approval Criteria

- **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.***

PUD Zone Document Approval Criteria

- **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.***

PUD Zone Document Approval Criteria

- **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.***

PUD Zone Document Approval Criteria

- **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.***

PUD Zone Document Approval Criteria

- **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 **criteria is not applicable**.*



PUD Zone Document Approval Criteria

- **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.***

Planning Commission Recommendation

- Planning Commission heard this case on March 1, 2022
- **Planning Commission voted 5-0 to recommend *approval* of the case to City Council**



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 500 feet	✓	714 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	✓	Two Signs Posted

As of March 28, 2022, staff has received no requests for additional information or objections to these application requests.





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.

