



Commerce City
Planning Division
7887 East 60th Avenue
Commerce City, CO 80022

Re: Aspen Hills PUD Amendment

Dear Brad Callender,

On behalf of the applicant, Southwest Property Corp, we are pleased to provide this PUD Amendment for the 7.16-acre property located southwest of the intersection of East 104th Avenue and Chambers Road. Lot 10 of Aspen Hills Commercial Filing No. 2 is currently zoned PUD-Commercial. The applicant is submitting a PUD amendment in order to allow for the potential development and construction of a multi-family residential use. The possibility of a commercial use developing on this property is not being eliminated.

The Aspen Hills PUD Amendment's primary objective is to create a vibrant residential community that supports and connects with the regional and local context. Our vision is to develop a community providing approximately 180 high quality residences along the E. 104th Avenue corridor. The proposal is based on changing economic conditions. This site has not been able to draw an interested commercial user and the strong need for high-density housing within a community commercial center has become increasingly relevant within the neighborhood. According to a market study done by Newmark Knight Frank, it was concluded the highest and best use for the site would be a multi-family residential use based on adequate demand for multifamily living in the regional context. Furthermore, an additional study market study done by Apartment Appraisers & Consultants, Inc. concludes that there is annual demand for approximately 300 apartment units in the area. Both of these studies have been included within the submittal documents.

The Aspen Hills PUD Zone Document currently consists of two parcel areas. Parcel A is 13.15 acres in size and allows for only multi-family residential uses. Parcel B is 16.57 acres in size and only allows for commercial uses. The subject property, Lot 10 of Aspen Hills Commercial Filing No. 2, is located within Parcel B. To allow for multi-family residential uses on this 7.16 acre piece of property, a separate Parcel C has been created. This parcel allows for both multi-family and commercial uses. The density allowed within Parcel C will not exceed 25.2 dwelling units per acre and no additional commercial uses are being added through this amendment. All setbacks within Parcel C have been reduced from a minimum of 20' to 10' within Planning Area C to allow for improved building frontage and enhanced streetscape conditions along Altura Street and East 103rd Place.

The City's Future Land Use Plan designates this property as a site for commercial development within a community commercial center. According to the Comprehensive Plan, a commercial land use designation allows for high-density residential as a secondary use as a part of a horizontal or vertical mixed-use project. A community commercial center is depicted on page 41 of the Comprehensive Plan showing commercial uses fronting an arterial street with supporting residential uses behind it. Numerous parcels directly north of the subject property have been developed with commercial uses. This supporting multi-family high density residential use will create a cohesive horizontal mixed use neighborhood nearly identical to the one depicted in the comprehensive plan.



The development will provide an internal pedestrian circulation system in conjunction with the proposed internal streets. The primary entry into the project will come off the intersection of E. 103rd Pl. A full movement secondary entrance will be provided off Altura Street. The project provides attractive streetscapes and sidewalks to improve connectivity to the surrounding community trails and open space network. The landscaping will be designed with regionally appropriate low-water, drought tolerant plant materials. In open space and buffer yards, a naturalistic approach will be incorporated into the design. These areas will incorporate informal plantings of trees and shrub beds.

Overall, we are excited about this PUD Amendment because it will allow the development of a high-quality residential neighborhood within Aspen Hills and Commerce City. The proposed residential neighborhood will provide pedestrian connections, enjoyable and useable open space, private amenities, attractive streetscapes, and aesthetically pleasing architecture. As always, we look forward to working with you and city staff throughout the review and approval process.

Please do not hesitate to contact me if you have any questions or concerns, or if you require additional information regarding our submittal. We are estimating that this will be completed and submitted within the first review period. Thank you again for your consideration.

Sincerely,

Adam Kantor

KEPHART

