



Z-965-20

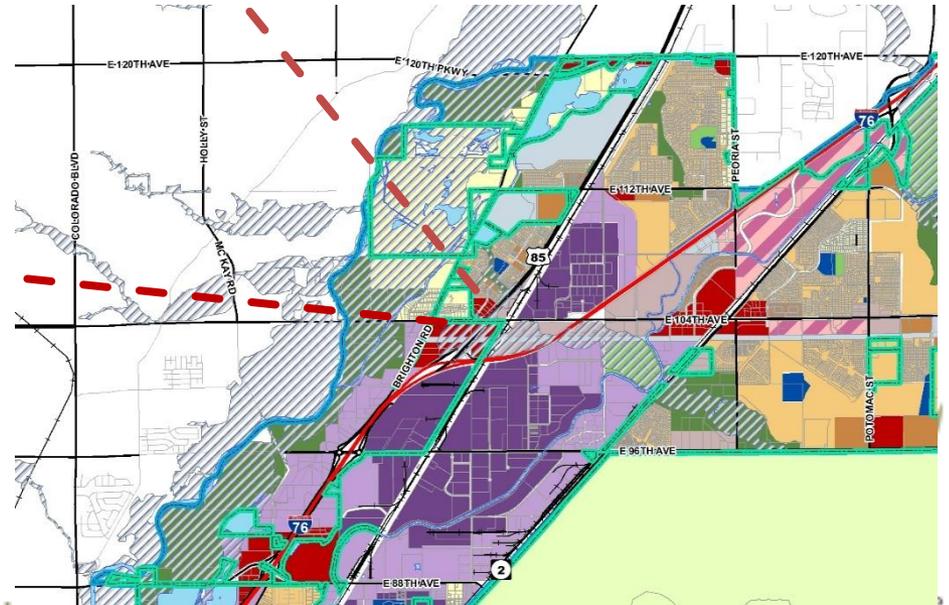
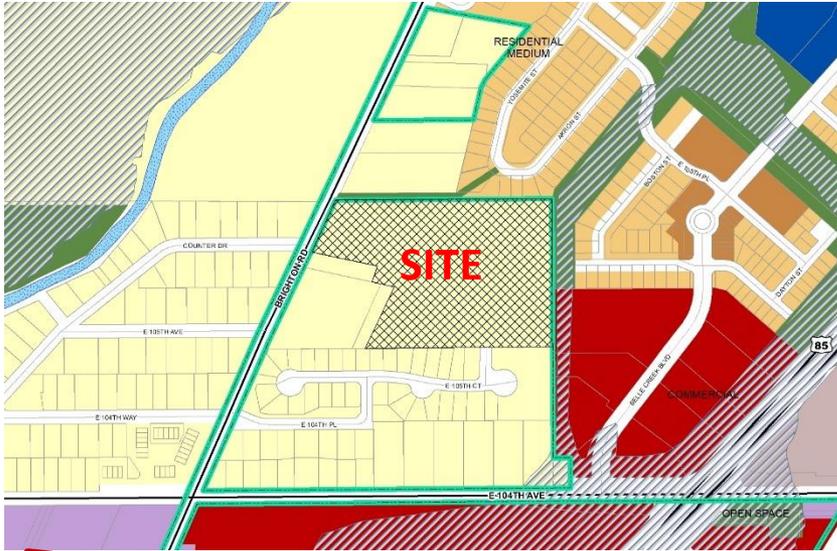
Location: 10550 Brighton Rd.
Applicant: Daniel Sheldon, UDC Miller LLC
Request: Annexation zoning to R-1

Request

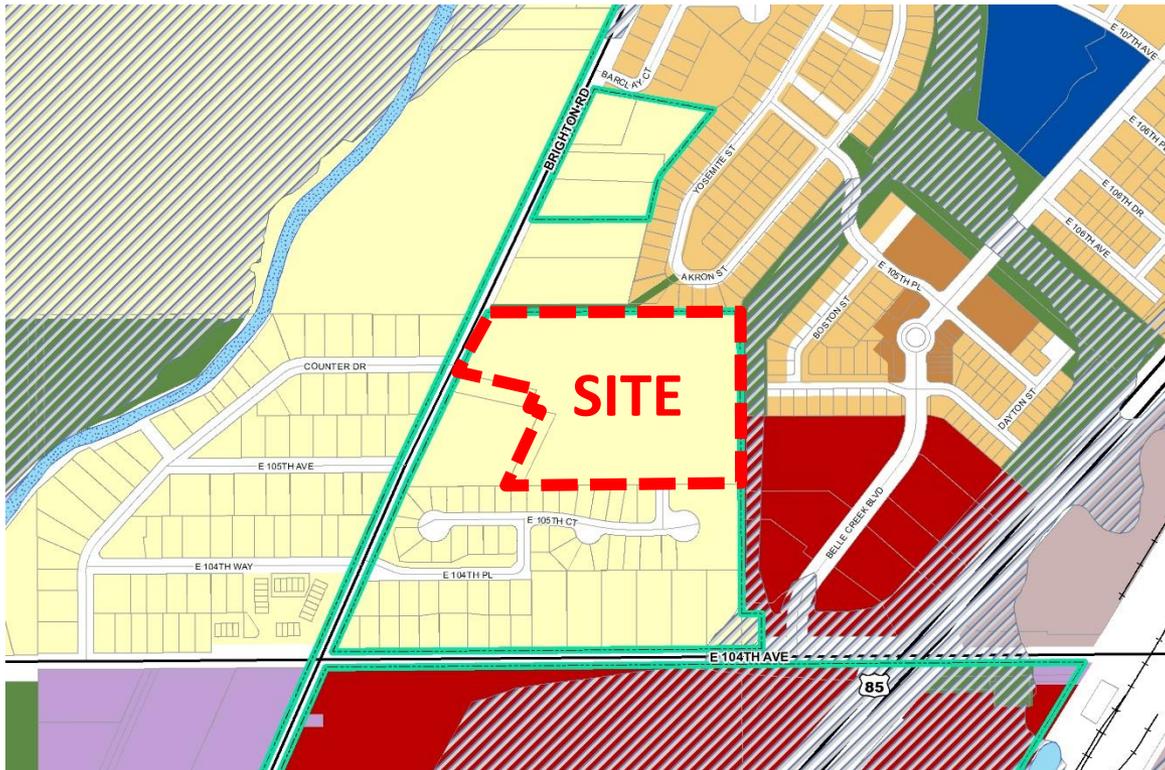
Annexation Zoning of two properties from ADCO R-1-C to Commerce City R-1 (Single-Family Detached Residential District)

- Project size: 13.36 acres
- Comprehensive Plan Designation: Residential – Low (1-4 DU/ac)
- Two properties to be re-subdivided into 48 lots and 4 tracts
- Applicant is also applying for annexation and NIGID inclusion (to be approved by Council and NIGID Board)
- Concurrent subdivision and development plan applications proposing 48 single-family homes are under review

Vicinity Map



Comprehensive Plan

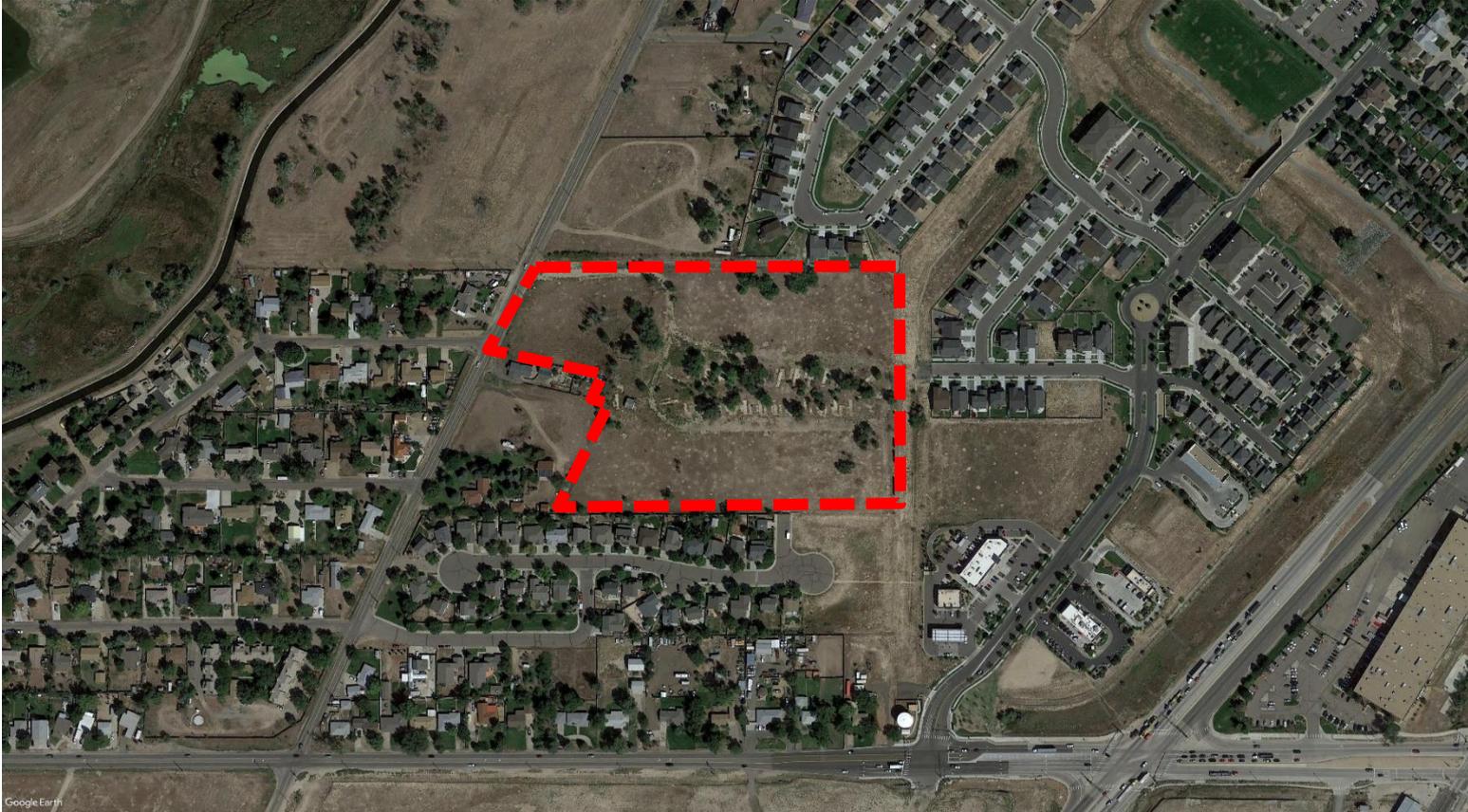


Future Land Use

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



Aerial



Commerce
CITY

Current Site Photos



Case History

- This site was formerly a mobile home park in unincorporated Adams County.
- The mobile homes were removed several years ago and the site is currently vacant.



Proposed Development

- There will be no connection to Belle Creek, 105th Ave. connection would require floodplain crossing.
- Main access to development from Brighton Rd. (right-in, right-out), along with existing connection to Yosemite Way.
- To be named “Platte Place” and will establish an HOA.
- Will be included into the Northern Infrastructure General Improvement District.
- Home builder will be Richmond American Homes (same as adjacent development).

DRT Analysis

- Proposed R-1 zoning is appropriate for this site:
 - R-1 zoning district is the most comparable classification to the current county zoning.
 - Density will be similar to adjacent developments
 - Proposal is consistent with the Commerce City Comprehensive Plan designation for the property.
 - Right-of-way to be dedicated along Brighton Rd., a financial contribution to traffic light at the 104th Ave. & Brighton Rd. intersection, along with other public improvements are being negotiated in a Pre-Annexation Agreement with the City

Annexation Zoning Criteria

In accordance with LDC, Sec. 21-3350. Zoning of Newly Annexed Land:

Criteria for Zoning Annexed Land (1 required to be met)	Rationale
The zoning is most compatible with the city's comprehensive plan designation for the property;	The comprehensive plan identifies the subject property for low-density residential uses. The Residential – Low designation includes R-1 as an allowed zone district.
The zoning is most compatible to the county zoning of the property at the time of annexation; or	The development standards found in Adams County R-1-C and Commerce City R-1 are very similar.
The zoning is most comparable to the present use(s) on the property.	N/A

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	✓	141 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	✓	2 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.



Neighborhood Meeting

- Neighborhood meeting took place virtually on 7/8
- Main issues raised:
 - Access to Belle Creek and Hazeltine neighborhoods
 - Traffic impact to Brighton Rd.
 - Storm drainage
 - Impact on sewer system capacity
 - Wildlife and tree mitigation
 - Perimeter fencing



DRT Recommendation

- DRT recommends that the Planning Commission vote to forward this request to City Council with a recommendation for **approval**.



City staff and the applicant are available to answer questions.

