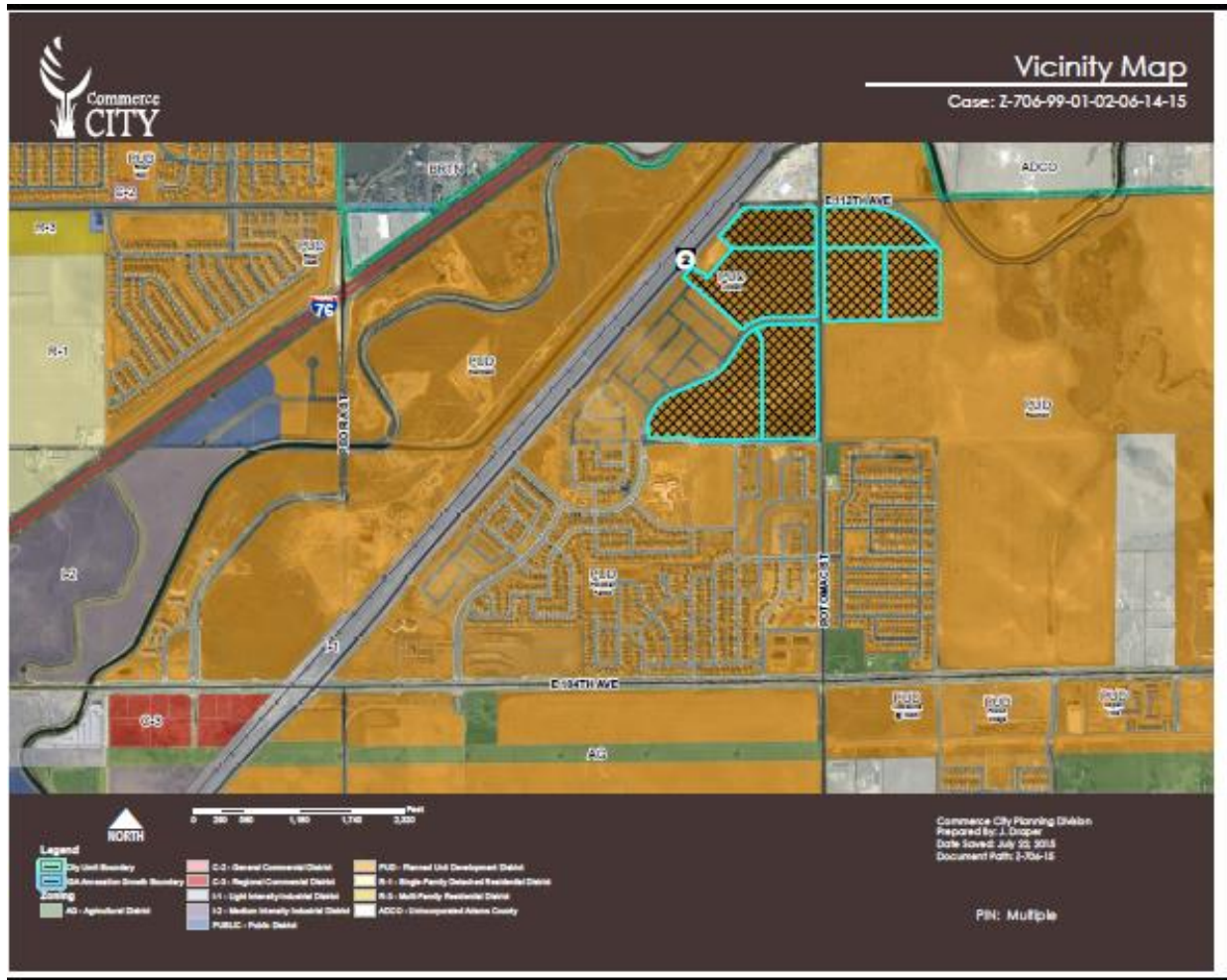




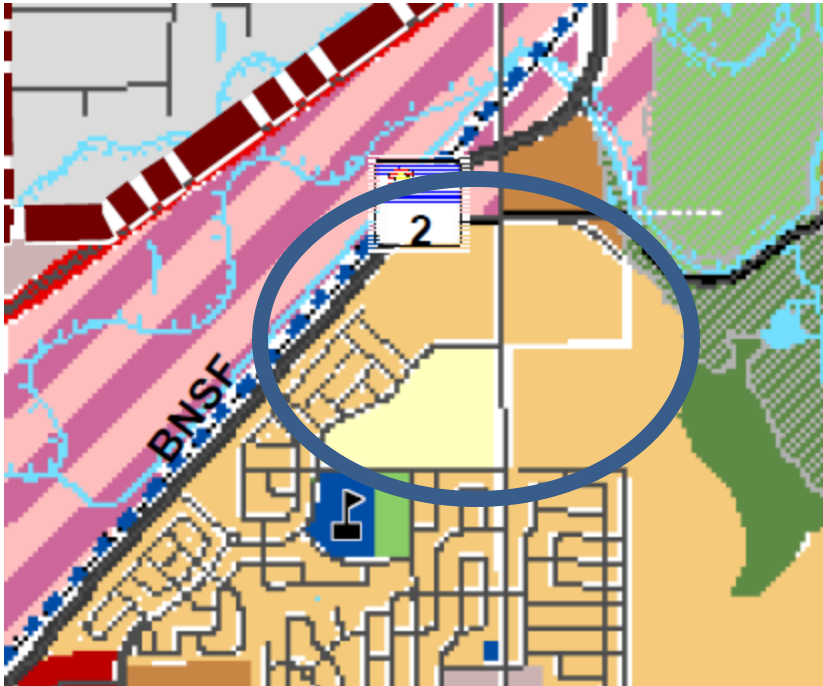
Z-706-99-01-02-06-14-16

Applicant: BCX Development
Request: PUD Zone Document Amendment

Site and Surroundings

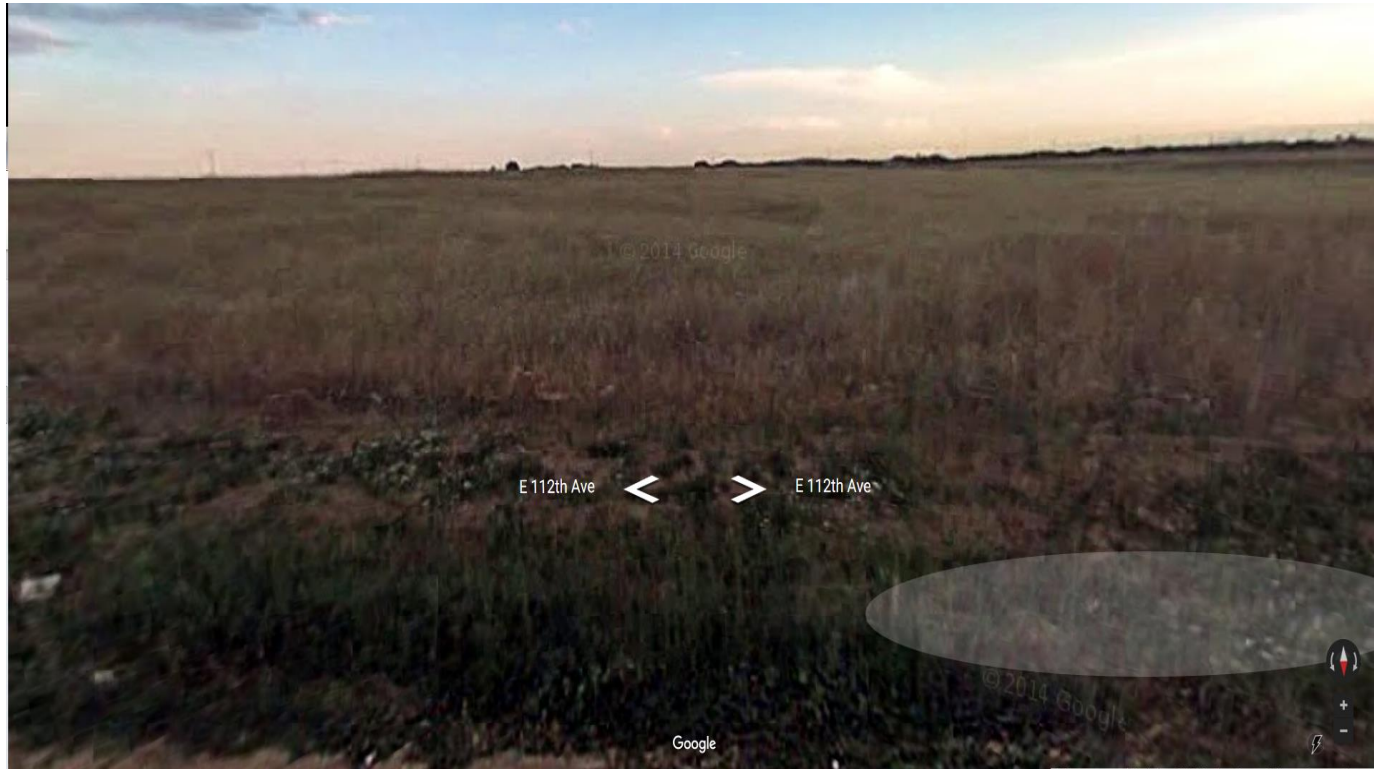


Comprehensive Plan



Future Land Use Map identifies area with a variety of residential types and densities

Photograph



Looking South from 112th Avenue

Photograph



Looking West from Potomac Street

Existing Conditions

- Approximately 350 single family detached homes constructed.
- Approximately 350 more lots platted.
- Commercial Development at the corner of Highway 2 and E. 104th.
- Park and Ride at Revere and E. 104th.
- Maximum number of homes allowed in entire development = 2526 dwelling units.



Commerce
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Case History

- Annexed into the City in 1997 (Cases #AN-139-97 and #AN-140-97).
- R-1 was approved for the two parcels in 1998 (Cases #Z-678-98 and #Z-679-98).
- Burlington Northern Railroad/Catellus approval of the original PUD Zone Document (Case #Z-706-01) for the construction of residential and neighborhood-serving commercial uses in 2001.
- PUD Amended in 2002, 2006, and 2014.



Current Request

- Amend the current PUD Zone Document to reflect the following updates:
 - Combine standards for undeveloped areas where there is a subarea 1 and 2 (i.e. Areas H-1 and H-2, L-1 and L-2, etc.)
 - Reduce minimum lot size and lot frontage in Areas H from 5500 and 6500 sf to 5250 sf and from 55' and 65' of frontage to 50' of frontage.
 - Reduce minimum lot frontage for Areas M from 65' to 60' of frontage.
 - Adjust densities to reflect current single-family development realities.
- Purpose: To reflect the current housing market and current market demand.



Goals of PUD Zone Document

- For Applicant:
 - To provide flexibility and allow for current market construction and trends in residential construction.
 - To provide predictability for additional parcels.
- For Commerce City:
 - To keep variety of housing types and densities available.
 - To simplify PUD Zone Document for ease of administration.



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PUD Zone Document

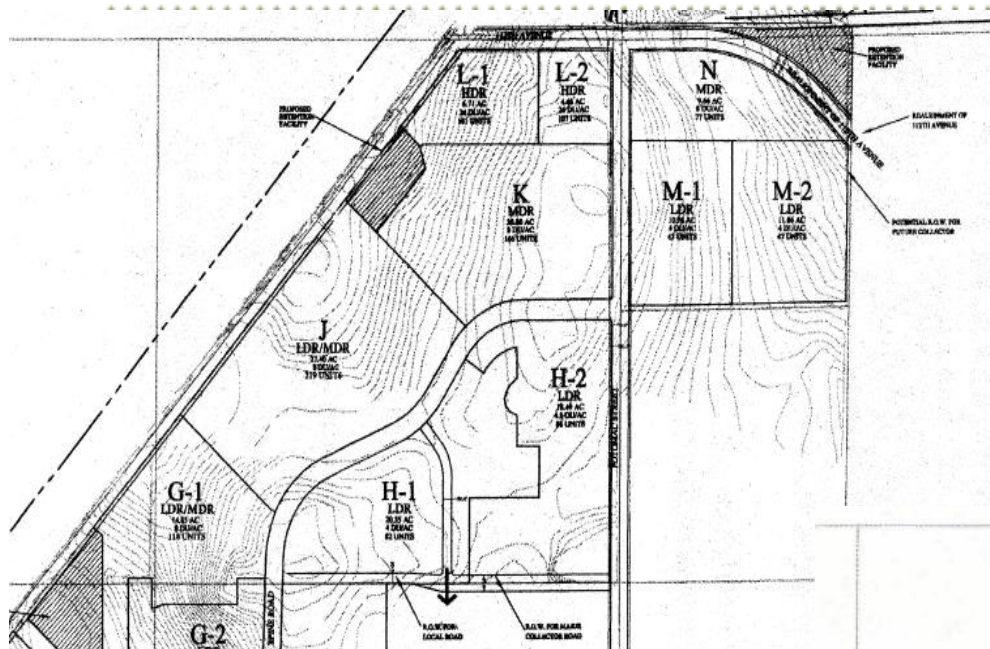
- PUD Zoning Process
 - Traditionally consists of three steps: (PUD Concept Schematic, PUD Zone Document, and PUD Development Permit). Since this is an amendment, no PUD Concept Schematic is required. Individual PUD Permits will be reviewed administratively as each area is developed.
- PUD Zone Document Purpose:
 - The purpose of the PUD Zone Document is to establish legal entitlements to a property: (what can be done, where it can be built, and what it will look like, etc.).



PUD Zone Document Composition

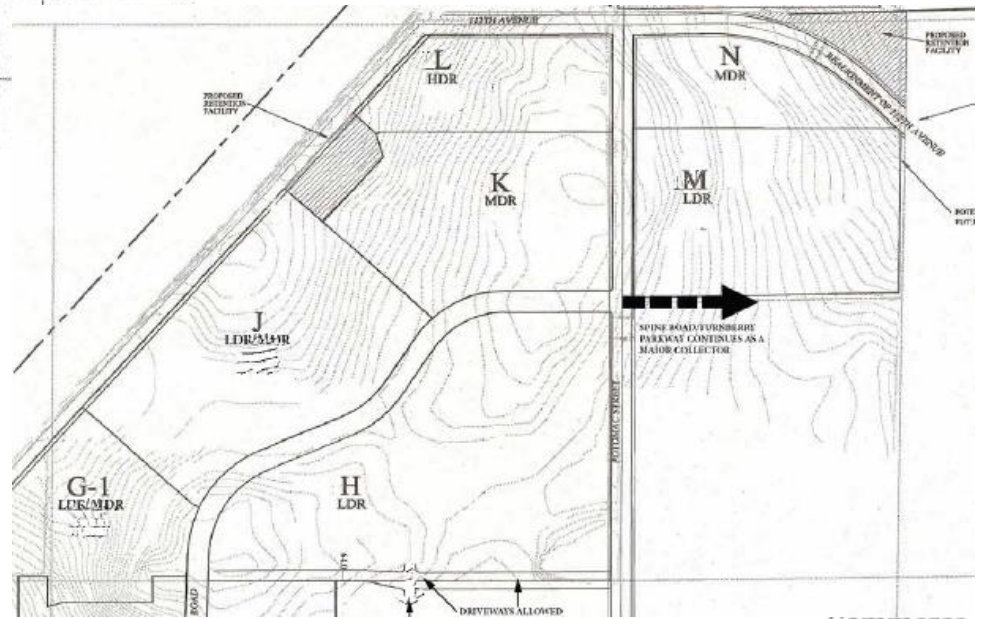
- Sheet 1: Cover sheet with signatories and vicinity map
- Sheet 2: Legal description for entire Turnberry development
- Sheets 3 and 4: Lays out the development into sub areas, with major street layout, conceptual uses, and major development issues (drainage, pipelines, easements, etc.)
- Sheet 5: Bulk and design standards for sub areas, including allowed uses.
- Sheet 6: Landscape details for private parks.
- Sheet 7: Cross sections for streets and cul-de-sac details, where appropriate.

DRT Analysis



Current Configuration

Proposed Configuration



DRT Analysis

- Density Changes:

Area	Size	Previous Density Range	Proposed Density Range	Units Allowed (min and max)
H (Previous H-1 and H-2)	38.20 acres	1-4.8 d.u./acre	3-5 d.u./acre	115-191
K	18.9 acres	4-8 d.u./acre	4-8 d.u./acre	76-151
L (Previous L-1 and L-2)	13.0 acres	8-40 d.u./acre	8-40 d.u./acre	104-520
M (Previous M-1 and M-2)	20.4 acres	1-4 d.u./acre	3-6 d.u./acre	61-122
N	12.8 acres	4-8 d.u./acre	4-8 d.u./acre	51-102

- Reduce minimum lot size and lot frontage in Area H from 5500 and 6500 sf to 5250 sf and from 55' and 65' of frontage to 50' of frontage.
- Reduce minimum lot frontage for Areas M from 65' to 60' of frontage. Lot size remains the same.

NOTE: Even with these density changes, the overall total residential count for this development remains at 2526 dwelling units. No changes to this number are proposed.

Planning Commission Analysis

- Consolidates regulations into easier to read, understand, and interpret document.
- The reduction in lot size and lot frontage for Areas H and M are reasonable for locations next to school and park and future golf course, is in keeping with overall development patterns of surrounding neighborhood, and reflects current market realities.
- Conforms to current Comp Plan
- Meets all approval criteria for zone change
- Rezone to make legal & conforming use
- Meets requirements of previous land use approval

Zoning Approval Criteria

- Proposed zone change is consistent with the Comprehensive Plan
- Proposed zone change is integrated and connected with other developments
- Site is and can be served adequately by utilities
- Proposed zone change to PUD will accomplish what straight zone district cannot



Public Notification

- As of February 25, 2016, staff has not received any inquiries/responses to public notice.



Planning Commission Recommendation

- On February 2, 2016, PC held a public hearing, took testimony, and voted 5-0 to forward this zoning amendment to city council for approval.





Questions?

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