

CanAm

Annexation & Zoning

City Council
May 16, 2022

Project Overview

Location: 9940 E. 112th Avenue

Size:

- 36.7 acres (annexation)
- 37.9 acres (zoning)

Process: Annexation & Zoning

Existing Zoning: I-1

- Industrial I-1, Adams County

Proposed Zoning:

- Planned Unit Development (PUD)



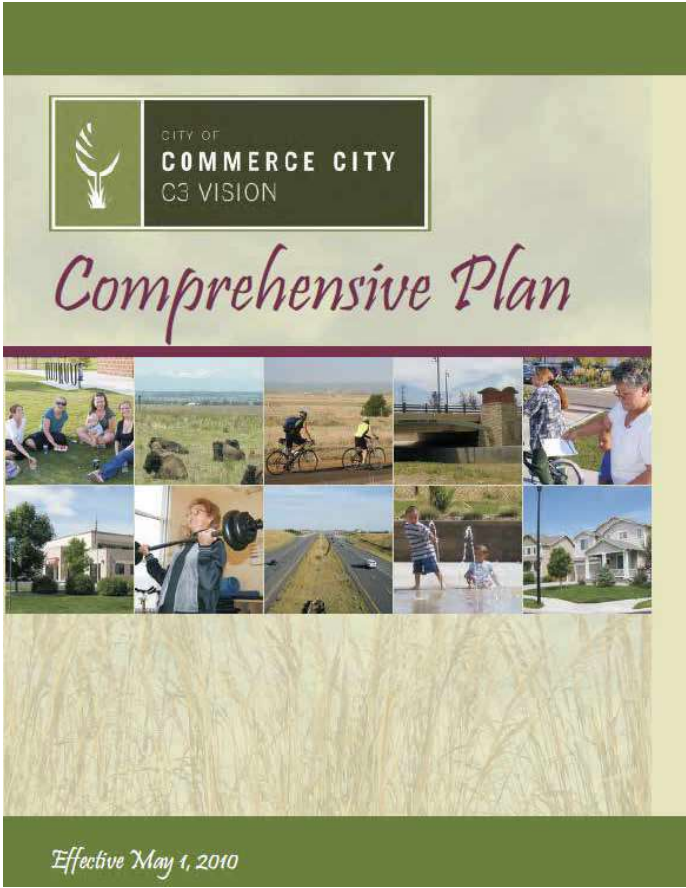
Existing Conditions + Citywide Plans

Uses

- Surrounding Context
 - Residential: Belle Creek and Dunes Park
 - Commercial corridor: US-85
 - Denver Water Storage
- Transportation Plan
 - US-85 Corridor (State Highway)
 - E. 112th Ave (Arterial)
 - Belle Creek Blvd (Collector)
- Comprehensive Plan
 - Residential-High
 - Local Commercial Center



C3 Vision Comprehensive Plan



City Council

- Paul Natale, Mayor
- Scott Jaquith, Mayor Pro Tem/Ward I (Former)
- Dominick Moreno, Ward I
- Jim Benson, Ward II
- Reba Drotar, Ward III (Former)
- Jadie Carson, Ward III
- Tracey Snyder, Ward IV
- Kathy Tefer, At Large
- Tony Johnson, At Large
- Orval Lewis, At Large (Former)
- Jason McEldowney, At Large
- Rene Bullock, At Large

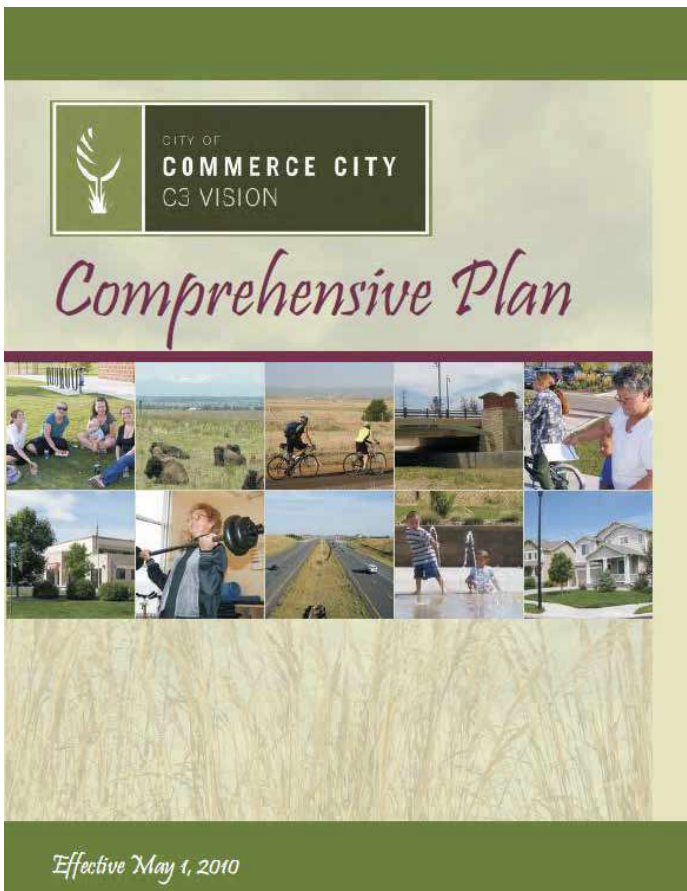
Planning Commission

- J.E. "Mac" McFarlin, Chair
- L. Warren Jones
- Joe Dreiling
- Jason McEldowney
- Dominick Moreno
- Orval Lewis (Former)
- Scott Jaquith (Former)
- Randal Ristau (Former)
- Tilman Adair, Alternate
- Robby Robertson, Alternate
- Dennis Cammack, Alternate

Citizen Advisory Committee

- Dennis Cammack
- Maria Carabajal
- Kristi Douglas
- Steve Douglas
- Laura Espinoza
- Jennifer Gray
- Michael Griffin
- L. Charlene Jaramillo
- Janet Keesey
- Ira Kirsch
- Harry Kushniroff
- G. Paull Nation, Jr.
- Estelle Remington
- Jacob Riger
- Robby Robertson
- Patrick Wolach
- Martin Zemcik

C3 Vision Comprehensive Plan Intent



Future Land Use Plan Purpose

The Future Land Use Plan (which is a combination of the *Future Land Use Plan (FLUP)* map and description provided in this chapter) provides a guide for all future development in Commerce City, including those areas yet to be annexed into the city. It builds on and replaces recent and currently used land use plans (e.g., the *New Lands Plan*, *Irondale Comprehensive Plan*, and the *1985 Plan*, described in Chapter 1).

Using the Future Land Use Plan

The Future Land Use Plan will be a guide for both the city and developers to help shape future neighborhoods, centers, open space, civic uses, and employment areas over the long-term. It designates strategic commercial centers (e.g., regional and community commercial), but also provides flexibility by including criteria for neighborhood or embedded commercial areas. It also allows for a variety of mixed-uses to develop in the Northern Range and along E-470, in accordance with specific detailed master plans, as long as this Plan’s objectives are met. Finally, it presents the opportunity for key redevelopment areas and corridors in the city.

Comprehensive Plan Designation



Future Land Use



Residential - Low



Residential - Medium



Residential - High



Local Commercial Center

Comprehensive Plan Compliance

Local Commercial Center: Description

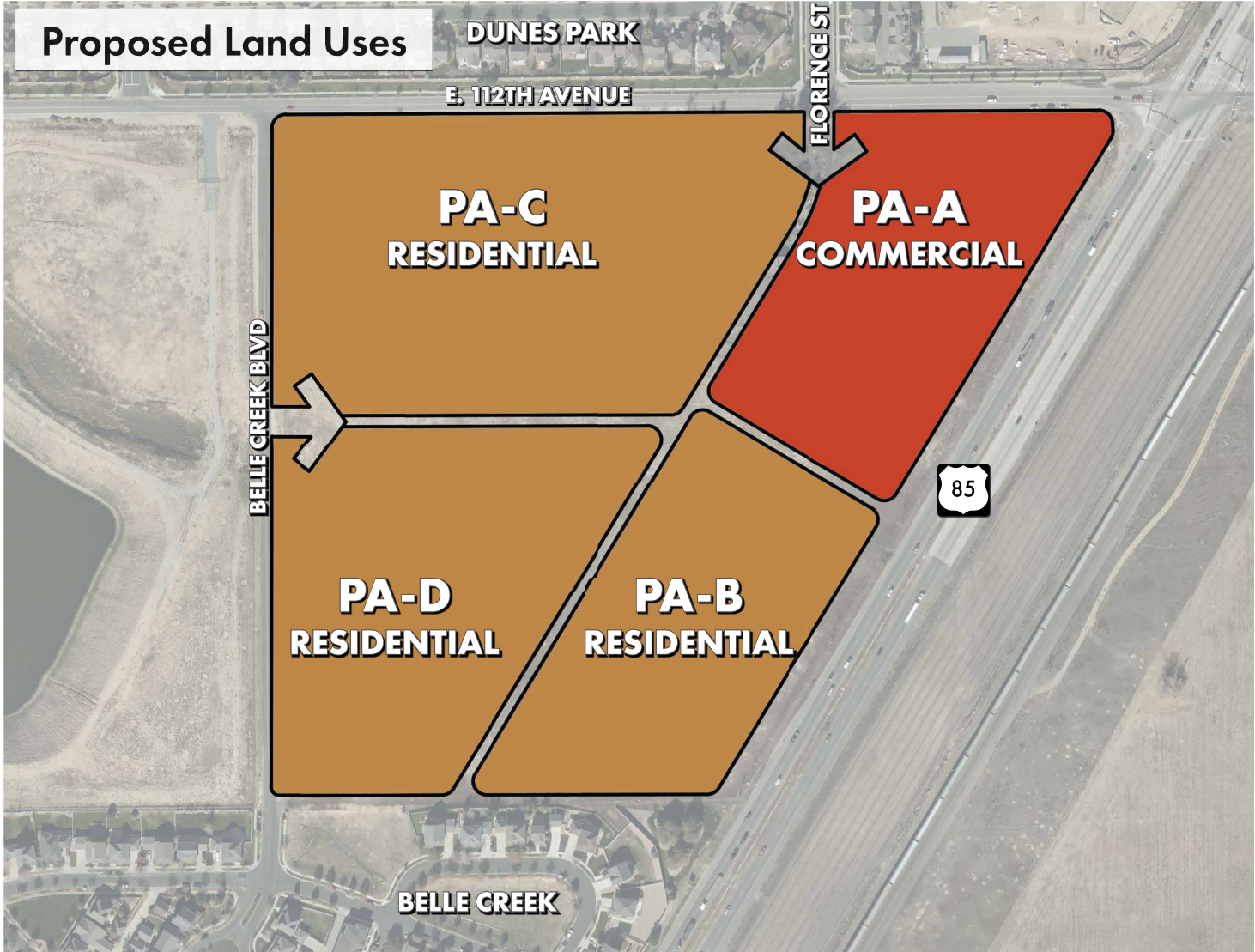


Local Commercial Center

Local commercial centers provide opportunities for convenience shopping and service needs of a small trade area within, or directly adjacent to, a neighborhood. The Future Land Use Plan does not designate all potential Local Commercial Centers, because there may be opportunities for additional Local Centers within the city, if the proposed center meets the criteria below.

Local Commercial Center, As Approved & Developed





Previous Application Timeline

- July 2016 - Applicant begins pursuit of purchase of property
- October 22, 2019 - Annexation-PUD Zone Document-Final Plat Pre-App
- October 3, 2020 - QuikTrip purchases the site
- October 14, 2020 - Annexation-PUD Zone Document-Final Plat 1st Submittal
- March 29, 2021 - Annexation-PUD Zone Document-Final Plat 2nd Submittal
- May 12, 2021 - Neighborhood Meeting #1
- June 1, 2021 - Annexation-PUD Zone Document-Final Plat 3rd Submittal
- August 31, 2021 - Annexation-PUD Zone Document 4th Submittal
- September 7, 2021 - Planning Commission Hearing
- September 28, 2021 - Neighborhood Meeting #2
- October 4, 2021 - City Council Hearing
- October 26, 2021 - Neighborhood Meeting #3
- November 5, 2021 - Initial Application Withdrawn
- November 11, 2021 - New Application Submitted

Social Media Posts

CORNER OF 112TH AVE & US 85, HENDERSON



Do you want a 24-hour Gas and Convenience Store next door?

10 GAS FUEL BAYS **20 PUMPS**
Per CanAm, Truck Stop is off the table but **"NOT SET IN STONE"**
Option to add 6 DIESEL TRUCK BAYS (2 MAINTAINANCE)
(pg. 56 4.1 CanAm report)



✓ We do not need another gas station. We have Cosco at 104th & Hwy 85 & Al 120th. Let alone 24-hour!

✓ We do not need a truck stop. There's one at 120th & Hwy 85.

✓ We do not need another convenience store. We have Mo's, RFS Food & Gas & 7111, all within 1.4 miles!

✓ Planned Strip mall for Lot 2 w/ anything from pet sales (Planning meeting) to a Hotel (CanAm online meeting.)

✓ More Traffic, Pollution, 24hr Light Pollution, and crime. Help us SAY NO!

USE YOUR CELL PHONE AND SCAN BELOW.

SIGN THE PETITION NOW



Pre-Register & Attend the ONLINE CITY COUNCIL MEETING



For Lot 3 - "The City Comp Plan does allow for roughly 600 units based on it's current "High Density Residential" designation." Page 33 Planning Commission Meeting Agenda

HELP STOP THE ANNEXATION ON MON, OCT. 4TH 6PM.

Traffic Congestion on 112th, Florence, Belle Creek & HWY 85!

 MILLER UNITED
REAL ESTATE

CANAM | CITY COUNCIL
5/16/2022

 QuikTrip

Kimley»Horn

 NORRIS DESIGN
Planning | Landscape Architecture | Branding

Community Feedback

- Concerns about truck traffic
- Desire for Residential uses
- Mixed-Use zoning is too flexible - Restrict Planning Areas B, C, & D to only Residential uses
- Need for outreach to the Spanish speaking community

Neighborhood Outreach

- **Neighborhood Meeting #2: Tuesday, September 28, 2021**

- Attended by 73 neighbors, 7 members of the project team & Andrew Baker with Commerce City Planning Department
- Notification radius of 500 ft. (City requirement)
- Update of removed diesel fuel sales for trucks shared with neighbors
- A follow up summary of any unanswered questions was posted to the project website

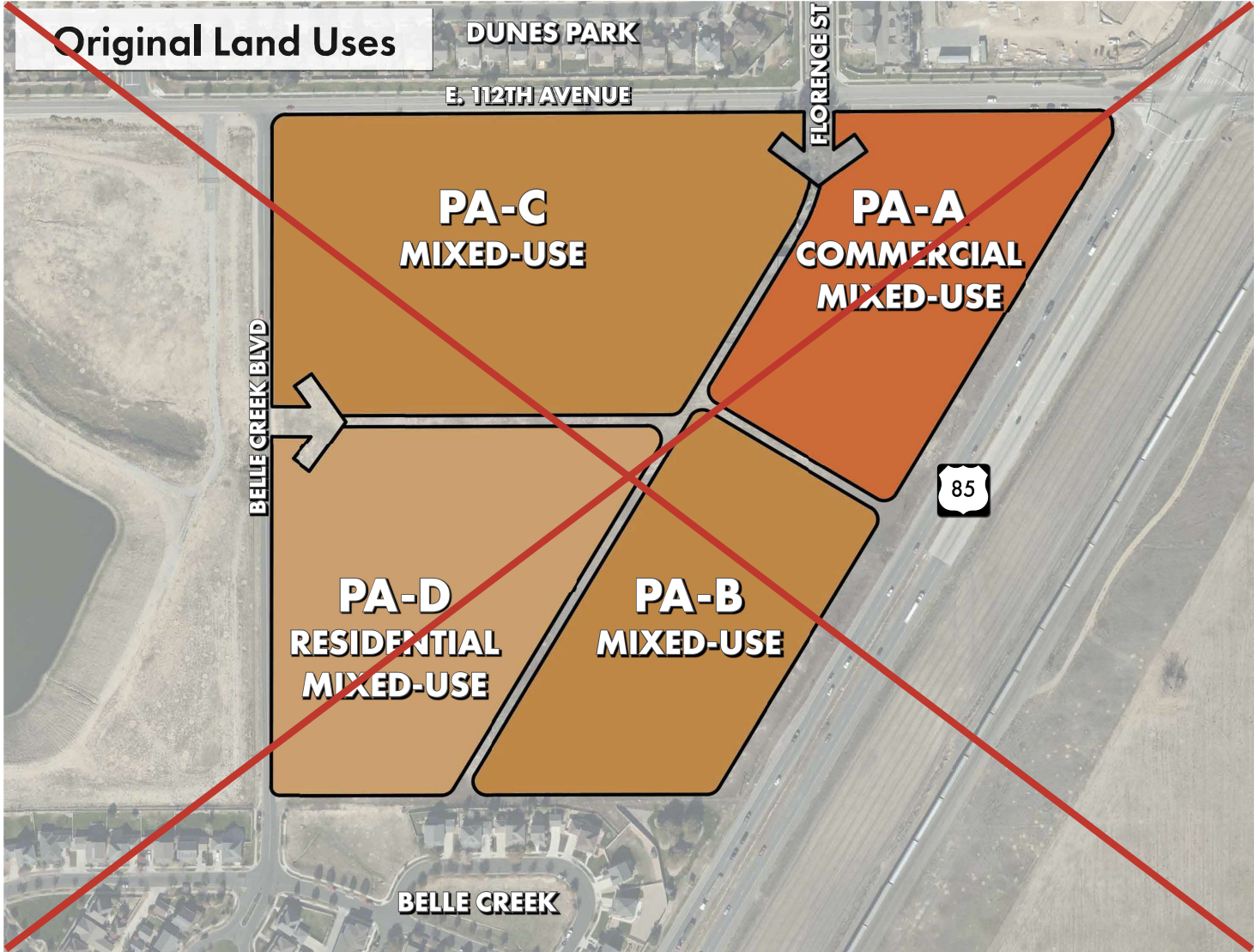
- **Neighborhood Meeting #3: Tuesday, October 26, 2021**

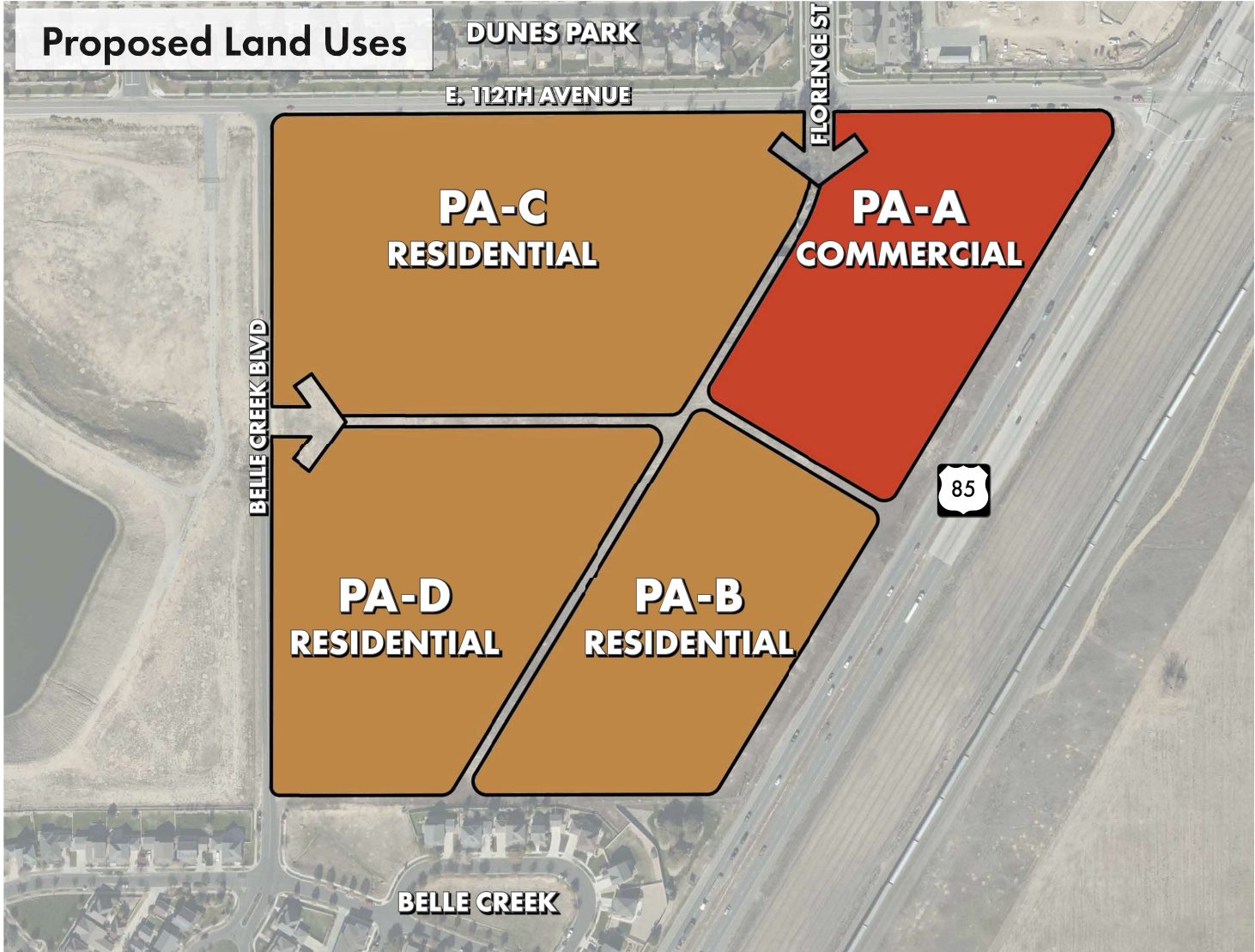
- Attended by 34 neighbors, 5 members of the project team & Andrew Baker with Commerce City Planning Department
- Increased notification radius to 600 ft.
- Notification mailer sent in Spanish & English, and Spanish interpretation service provided during meeting
- List of updates and video recording of meeting posted to project website

- **New Application Submitted: Thursday, November 11, 2021**

- **Neighborhood Meeting #4: Wednesday, December 15, 2021**

- Attended by 35 neighbors, 9 members of the project team & Anita Riley with Commerce City Planning Department
- Notification radius of 600 ft.
- Notification mailer sent in Spanish & English, and Spanish interpretation service provided during meeting
- List of updates and video recording of meeting posted to project website





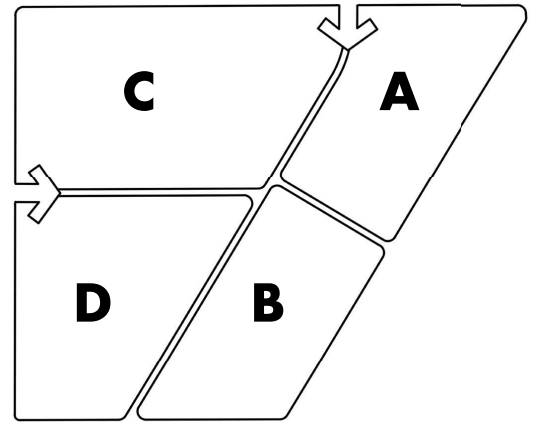
Proposed PUD Updates Based on Planning Commission & Community Feedback

1. Land Uses Changes

- Planning Area A to Commercial
- Planning Area B, C, & D to Residential

2. Maximum Height Reductions

- Planning Area A
 - Max. Height reduced from 75 ft. to 50 ft.
- Planning Areas B & D
 - Max. Height for Apts & Condos reduced from 75 ft. to 40 ft. (comparable to Belle Creek)
- Planning Area C
 - Max. Height for Apts & Condos reduced from 75 ft. to 50 ft. (matches Dunes Park)



3. Removal of Certain Allowed Uses from the PUD

- Diesel fuel sales for trucks
- Hotel or motel lodging establishments

Previous Potential Future Plan



*IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

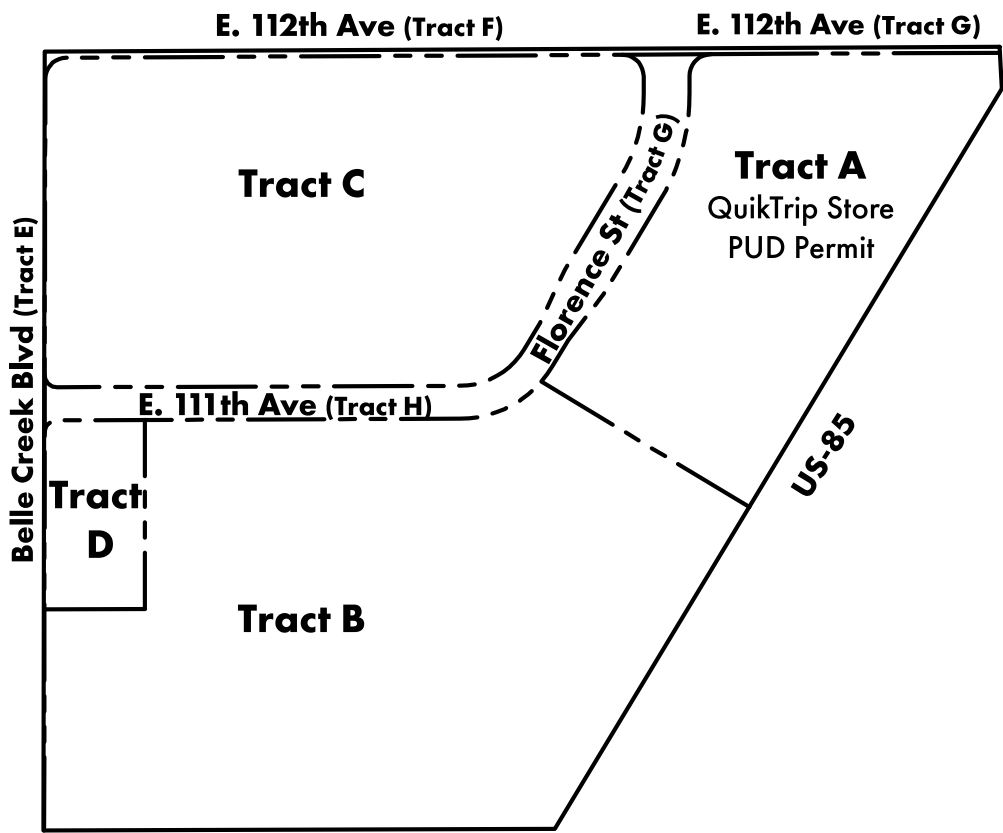
Potential Future Plan



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Proposed Plat

- Tracts established with the Final Plat currently being processed, will be developed through individual PUD Permits and Final Plat Amendments.



Potential Future Use in PA-A

QuikTrip - Neighborhood Serving Convenience Store

- Not a Truck Stop, no truck services whatsoever
- Convenience Store with traditional fuel sales
- Full Kitchen, made to order food
- Begin the realization of Comp Plan “Local Commercial Center” designation



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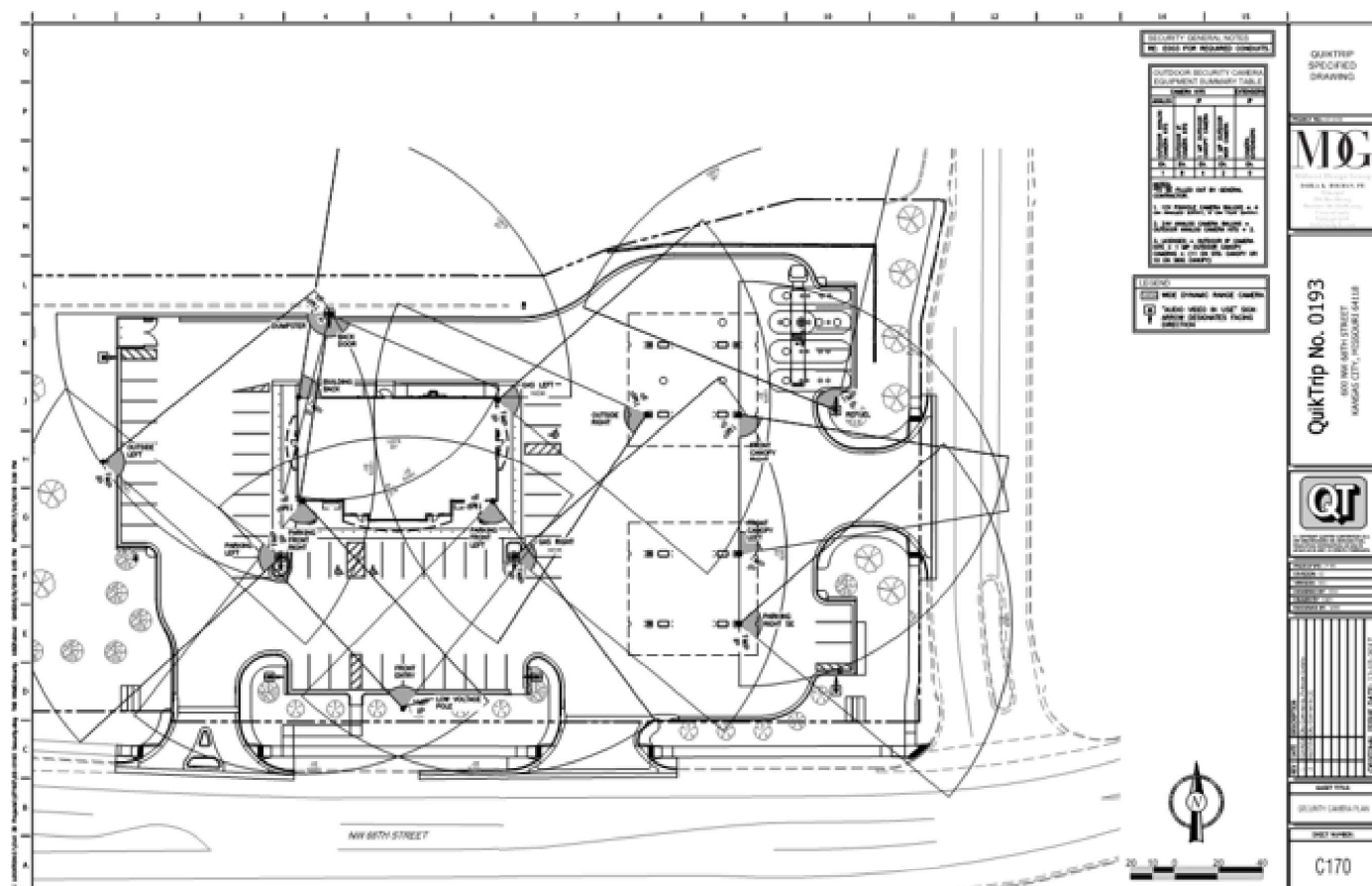
Security

QuikTrip Corporate Security Department monitors the cameras, the alarm and DVR systems 24 hours per day, 7 days a week

The system has several access points:

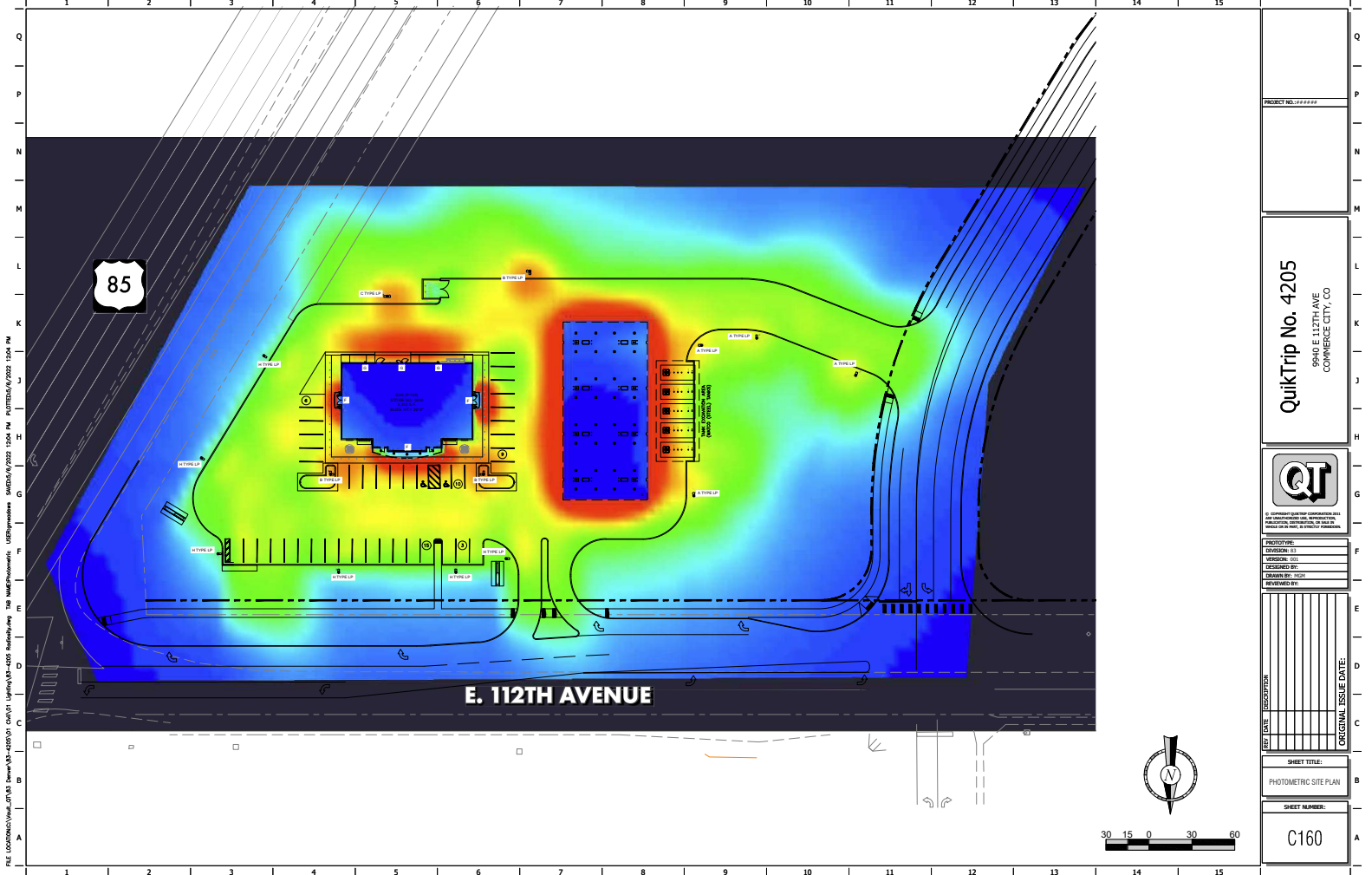
- Check Stand Alarm Button
- Backroom Alarm Button
- Personal Dual-Button Belt Alarm
- Check Stand Camera
- Sales Floor Camera
- Live Video Broadcast from the Store to Corporate Security Department
- Video Monitor and Microphone with DVR
- Pinhole Camera on the Front and Rear Door
- Safe by Design
- Lighting

Security Camera Map



***IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE**

Lighting Kept On Site



PROJECT NO. 112-2010
QuikTrip No. 4205 9940 E 112TH AVE COMMERCE CITY, CO
PROJECT PREPARED BY: [blank] REVISION: 111 DESIGNED BY: [blank] CHECKED BY: [blank] DATE: 5/16/2022
REVISIONS
DATE
DESCRIPTION
ORIGINAL
ISSUE DATE:
SHEET TITLE: PHOTOMETRIC SITE PLAN
SHEET NUMBER: C160

*IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE

Access Control & Safety Improvements



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QuikTrip is excited to partner with Commerce City on the CanAm location. Other locations you will soon be able to find a Colorado QuikTrip include:

- Firestone (Opening June 2022)
- Denver (Opening July 2022)
- Bennett (Opening August 2022)
- Thornton (2 currently under construction)
- Frederick
- Aurora
- Lakewood
- Parker
- Douglas County
- Evans
- Lochbuie
- Greenwood Village
- Monument
- Pueblo
- Westminster
- Johnstown
- Mead
- Littleton
- Boulder
- Glendale

Fuel Stations in Vicinity of Project

- Acquisition of property CDOT US-85 120th Ave Interchange Project
- City of Commerce City Awarded 2020-2024 TIF Funds for Acquisition



Fuel Stations in Vicinity of Project

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Potential Future Plan



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School Capacity Commitments



27J Schools
Kerrie Monti – Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO 80601
Superintendent Chris Fiedler, Ed.D.

27J Schools Board of Education
Greg Piotraschke, President
Lloyd Worth, Vice President
Ashley Conn, Director
Tom Green, Director
Mandy Thomas, Director
Leon Thornton, Director
Mary Vigil, Director

Planner: Andrew Baker
abaker@c3gov.com

DATE: April 13, 2022

SUBDIVISION NAME: CanAm
LOCATION: SWC of E 112th Ave and US 85
STATUS: Annexation and Zoning Change

Dear Andrew,

A. STUDENT GENERATION (see attached Table 1 for methodology)

Dwelling Units	Total
107 SFD and 160 TH	131.405

(Any discrepancy due to rounding)

B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS (See attached Table 1 for methodology)

The District requests cash in lieu of land dedication in the amount of \$267,015 (based on the current Commerce City cash-in-lieu calculation).

C. SCHOOL BOUNDARY AREAS

Students from this proposed development would currently attend:

Thimmig ES – 11453 Oswego Street, Henderson
Prairie View MS – 12915 E 120th Avenue, Henderson
Riverdale Ridge HS – 13380 Yosemite Street, Thornton

There will be adequate capacity in each of these schools pending construction of other projects in the area.

STUDENT GENERATION

Dwelling Units	Total
107 SFD and 160 TH	131.405

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS

1. The District requests cash-in-lieu of land dedication in the amount of \$267,015.
2. Prior to the approval of the final subdivision plat, we recommend that the developer enter into an agreement with the Capital Facility Fee Foundation to mitigate the impact of this development on District school facilities. Given the planned 267 residential dwelling units, the voluntary, tax-deductible capital facility fee contribution is projected to be \$171,595. Fees may be paid in a lump sum or by lots as permits are pulled. The developer is welcome to assign the agreement to builders as they purchase lots.

Total Contribution to 27J: \$438,610

Placeholder for Video Presentation

Community Feedback

"I must state that over time, the adjustments made to the site plan really has helped clarify this for me and my household."

- Andrew C., Dunes Park Resident, 10/26/21

"I am very happy with the flexibility I have witnessed from the Designers, Developers, and Landowners to facilitate the needs and requests from the community. Again I really think you guys have done a stellar job up to this point in trying to listen to feedback and make changes where it made sense."

- Andrew C., Dunes Park Resident, 11/08/21

"I want to say that I am extremely appreciative of your team's willingness to hear the concerns of our community and implement changes. Specifically, the removal of the diesel pumps which opens up opportunity for additional retail. That truly is a huge concession and I for one, appreciate it. I did sign the original petition under the initial design that a truck stop was being constructed. A convenience store is perfectly acceptable to me."

- Nick B., Belle Creek Resident, 10/26/21

"As a Belle Creek resident near the north end of the neighborhood and close to your new development, I thank you for holding the meetings for us and making changes to accomodate people's concerns."

"Since the QuikTrip got a lot of heat in the meeting you should know that not all of us are opposed to it...I cannot see any problem with having it there and I look forward to having the gas and conveniences close by."

- Scott P., Belle Creek Resident, 10/26/21

Thank You

We are happy to answer any questions at this time.