

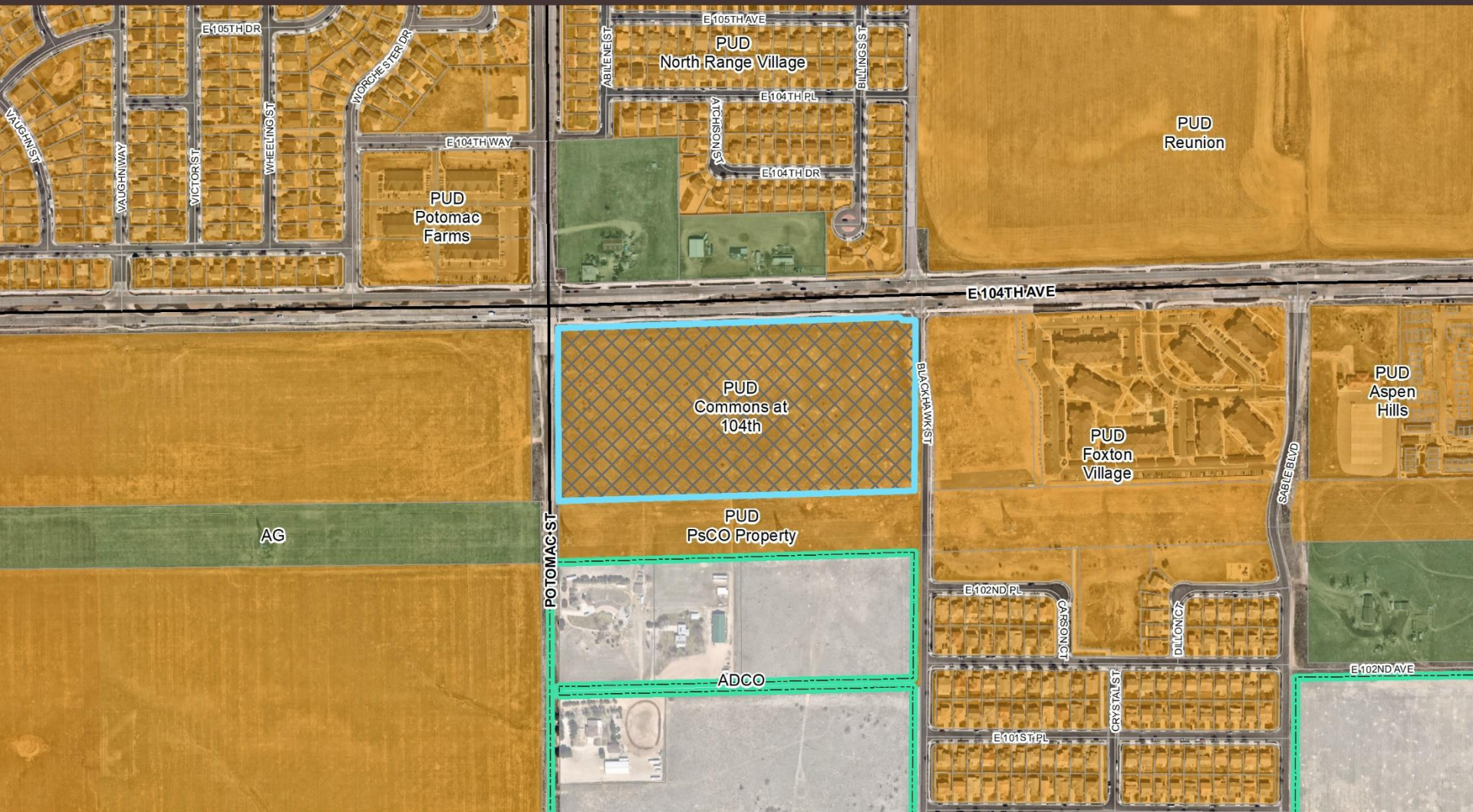


Case #: LUP-55-19

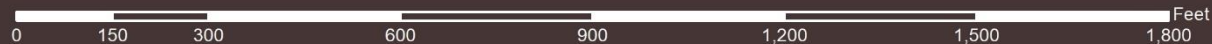
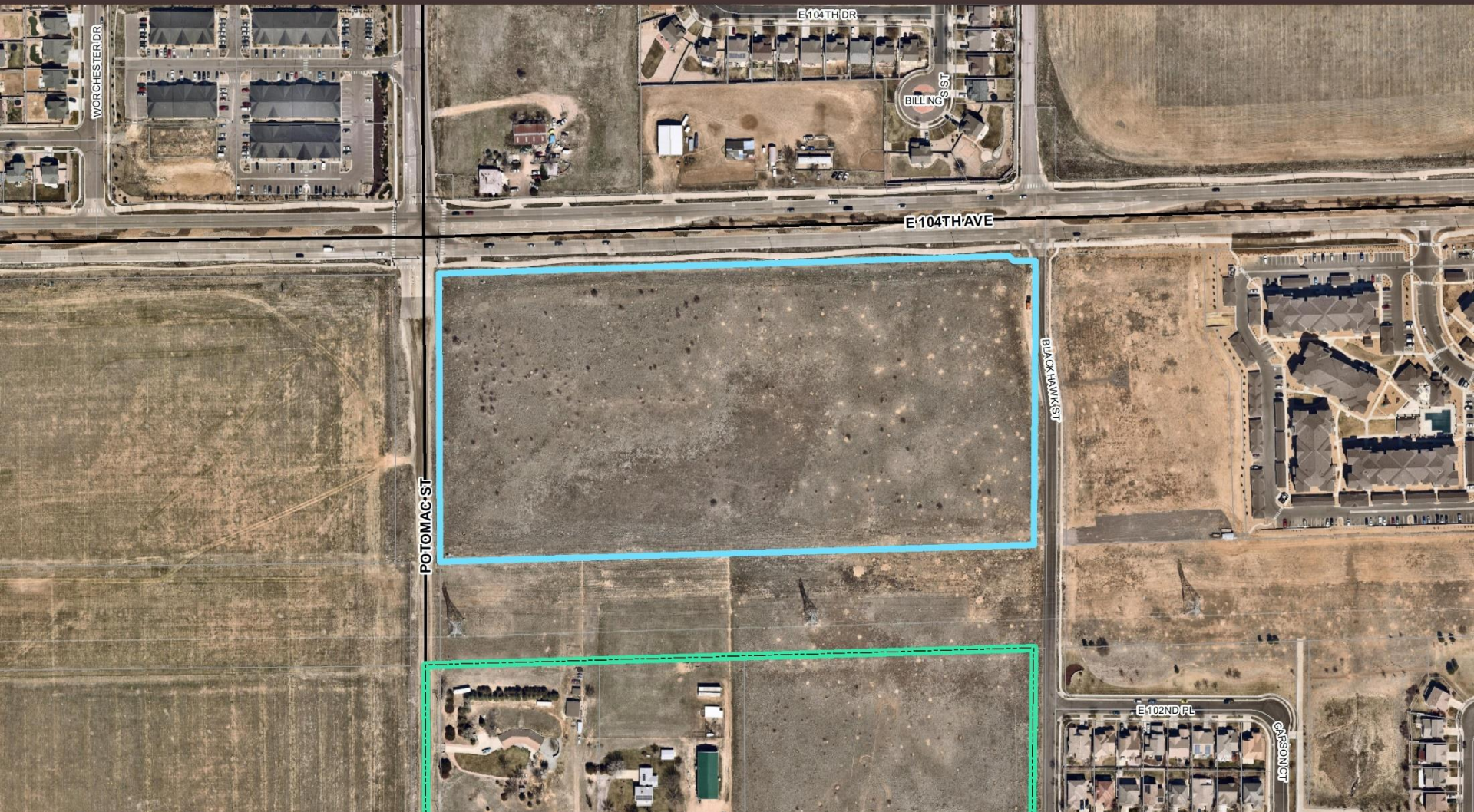
A Land Use Plan Amendment from Office/Flex
to Mixed Use Commercial/Corridor

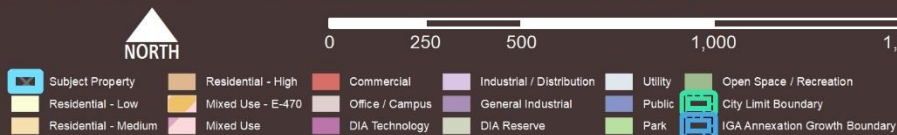
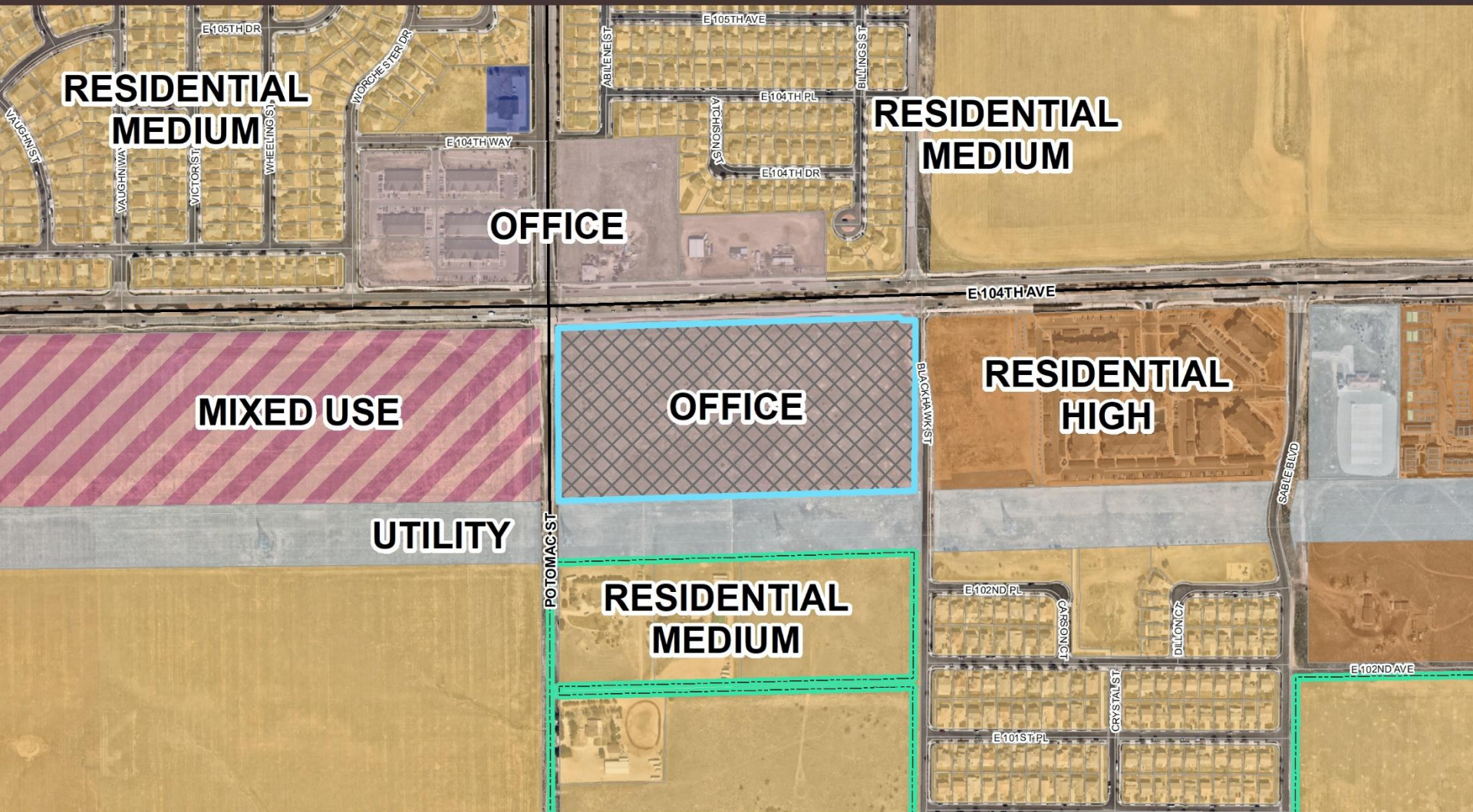
Property Owner: Southwestern Property Corp.
Applicant: Southwestern Property Corp.





0 250 500 1,000 1,500 2,000 2,500 3,000 Feet





Case History

- Annexed into City in 2008.
- Rezoned to PUD to allow for Office uses in 2008. Applicant then later purchased land across the street to construct office complex.
- Property has remained vacant and for sale since this time.



Applicant Request

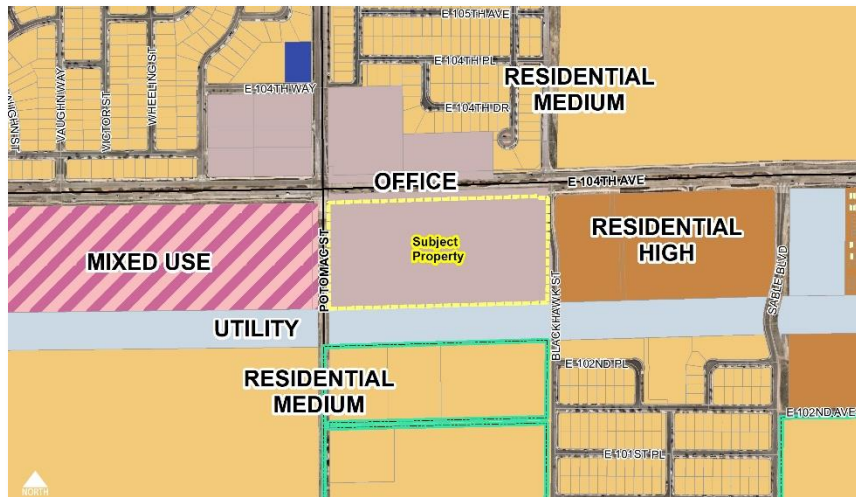
- Subject property is ± 16.7 acres, currently zoned PUD
- PUD is the Commons at 104th
- Applicant would like to construct a horizontal mixed use project of both commercial and multi family uses.



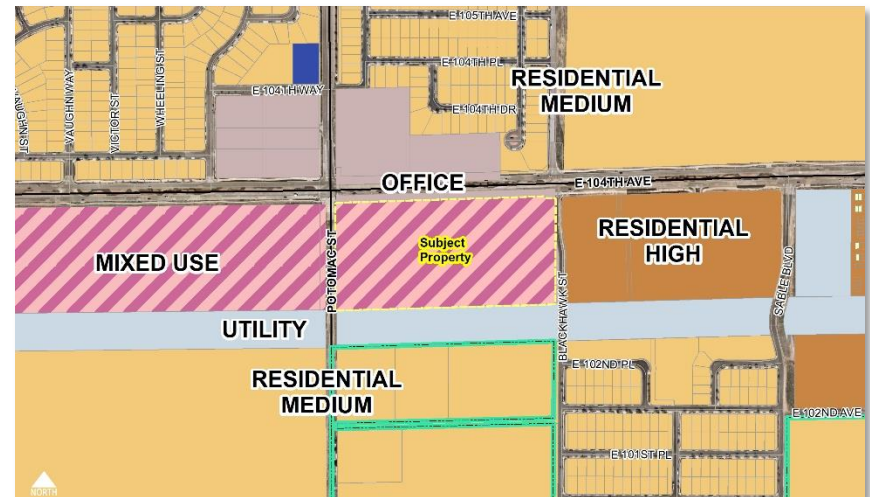
Applicant Request

- Applicant is requesting approval of a Land Use Plan Amendment from Office/Flex to Mixed Use similar to other surrounding properties.

Current Land Use Map



Proposed Land Use Map



Concept Plan

Overall Site Summary:

Commercial Parcel Acreages	6.6 Ac
Residential Parcel Acreage	10.1 Ac
Gross Parcel Acreage	16.7 Ac

Residential Parcel:

Parcel Acreage	10.1 Ac
Number of Units	228 Du
Density	22.6 Du/Ac
Parking	1.9 Sp/Du

Commercial Parcel

- ±1.2 Acres
- Parked @ 5 sp/1000 SF

Entry

Commercial Parcel

- ±1.2 Acres
- Parked @ 5 sp/1000 SF

Commercial Parcel

- ±1.2 Acres
- Parked @ 5 sp/1000 SF

Commercial Parcel

- ±1.8 Acres
- Parked @ 5 sp/1000 SF

Detention

Secondary Entry

36-Plex Building (Typ.)

- 3 Story Walk-up

Detention

Secondary Entry

Detached Garage (Typ.)

Clubhouse / Leasing

- Pool/Primary Amenity

Amenity Area

24-Plex Building (Typ.)

- 3 Story Walk-up

Commercial Parcel

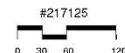
- ±1.2 Acres
- Parked @ 5 sp/1000 SF

Secondary Entry

Secondary Entry

Concept Plan

COMMONS AT 104TH
COMMERCE CITY, CO



3.21.2019



PC Analysis

- Pros
 - Compliance with the intent of CP Goal HN 2, increase housing types to meet current and future needs
 - Compliance with the intent of CP Goal LU 5, establish mixed-use centers as a primary location for jobs, retail, civic activity, and high-density housing
- Cons
 - Loss of viable, entitled non-residential land
 - Concern about traffic impacts, especially on Potomac Street.



PC Analysis

- Consistent with the overall intent of the comprehensive plan
- Consistent with purposes set forth in Sec. 21-2100 (Comprehensive Plan)
- Is necessary or desirable because of the changing social values, new planning concepts, or other social or economic conditions
- Will allow for the development of the property which has remained vacant for almost 12 years
- Proposed use will provide additional rooftops to help commercial services



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 300 feet	✓	45 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	✓	Three Signs Posted

Public Notification

- As of September 9, 2019, staff has received 0 requests for additional information to this Land Use Plan Amendment request for the City Council meeting.



PC Recommendation

- On Tuesday, September 3, 2019, the Planning Commission voted 5-0 to recommend **approval** to City Council regarding this case.





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.

