

Sketch Plan | Narrative

1. General project concept and purpose of the request

The Applicant (UDC Miller, LLC) is seeking approval through a concurrent application for annexation, annexation zoning, and sketch plat for the property located at 10550 Brighton Road to be annexed into Commerce City with a zoning designation of (R-1). The intent of the zoning request will allow the applicant to subdivide the approximately 13.36-acre property into approximately 47 residential lots, along with multiple tracts of land for parks and open space.

Access for the site is envisioned to connect to the local road, Yosemite Way, to the south, and the local road E 105th Avenue to the east. Detention for the site is proposed to occur along the northwest corner of the property adjacent to Brighton Road and the large lot residential to the north. Services for the site currently include a 3-inch tap for potable water, and there is an existing septic field on-site that will be removed. Water and sanitary sewer services from South Adams County Water and Sanitation District are expected. The applicant hopes to start construction in early 2021.

2. The total land area to be subdivided = Approximately 13.36-acre

3. The total number of lots, and if residential, the proposed density = 47 residential lots at 3.52 du/acre

4. If non-residential, the total square footage of floor area proposed = Not Applicable

5. The total land area to be preserved as open space = 61,036 sf (1.4 acres), approximately 10% of the site

6. A brief description regarding the phasing of the proposed subdivision

This property is anticipated to be developed within a single phase of construction

7. A brief description regarding the availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/sewer service, and utility providers;

With the construction of necessary local roads, this development will be serviced by the Brighton School District 27J, the South Adams County Fire Department (SACFD), and the South Adams County Water & Sanitation District (SACWSD). Dry utilities include Xcel Energy (gas and electric), and Comcast or CenturyLink for telecom/cable.

8. A brief description regarding the location, function, and ownership/ maintenance of public and private open space, parks, trails, common areas, common buildings;

Early planning for this property indicates there will be a park, and some open space tracts including drainage and access trails, all of which will be owned and maintained by an HOA or metropolitan district.

9. A brief description regarding the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.

It is anticipated that the subdivision will be subject to covenants governed by either a new HOA, or possibly annexing into the existing Belle Creek HOA or metropolitan district. The applicant is NOT seeking a metropolitan district specific to the subject property.

There are three easements anticipated for the subdivision including:

1. PR 30-foot Utility Easement to allow access and provide service to the development from Brighton Road for sewer from SACWSD.
2. PR 20-foot Utility Easement to allow for irrigation water and service to the development between proposed Lots 9 and 10 via the SACWSD.
3. 25.52-foot Permanent Easement Rec.No. 2012000039874 along Brighton Road.