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LEGATO SUBDIVISION FILING NO.2 PLAT NARRATIVE

INTRODUCTION:

The property located at the northeast corner of East 88th Avenue and Tower Road in Commerce City is known as Legato (herein after referred to as “Property”). The Property is bisected by E-470 and this application is for the second phase of residential development on the Property, west of E-470, which is approximately 33.1 acres. The Adams County Parcel Number for the Property is 0172323100002.

The Property sits within the City of Commerce City (City) and is currently zoned PUD. This phase of development will sit within the medium density residential area, at the center of the site.

SITE CHARACTERISTICS:

The Property is bordered on three sides by arterial roadways. Tower Road, to the west, and East 96th Avenue, to the north, are principal arterials and East 88th Avenue, to the south, is a minor arterial. This phase of residential development will be on the northwest corner of Cathay Court and Legato Parkway and is spilt by Legato Parkway. Because this development is spilt by Legato Parkway, it will fall within Planning Area D and Planning Area C of the Legato PUD Zone Document.

PROPOSED LAND USE:

The proposed land uses for the Property is Medium-density Residential and is consistent with the City’s Future Land Use Map, dated 09/27/10 and the Legato PUD Zone Document, recorded July 9, 2020. Residential Area D is defined as single-family detached housing, ranging from 4 to 8 DU/acre and Residential Area C is defined as single-family detached housing, ranging from 4 to 6 DU/acre. Filing 2 is proposing 131 residential lots, yielding a density of 4.0 du/acre. In addition to the residential lots, this phase will have a 0.6-acre park on the north half of the site and a 0.7-acre neighborhood park on the southern portion of the site. The site will have an enhanced landscape buffer along Legato Parkway to meet the standards in the project design guidelines. Additionally, the project will be adjacent to the 10-acre community park (across Cathay Court). The site will be bordered on the west by future single-family attached development. On the east side of the project, the project is bordered by residential streets (Cathay Court and E. 93rd Place). The homes along those roads will face the community park and the driveways for these homes will have ingress/egress off of those roads. A total of 3.3 acres, approximately 10.1% of the area, will be dedicated to open space in this phase of development.

The proposed uses for the Property fit within the surrounding development by mirroring the Second Creek Farm project on the west side of Tower Road. Second Creek Farm has a similar buffer with future commercial or mixed uses proposed along Tower Road with residential uses in the central and western portion of the site. The office/flex and landscape areas along East 88th Avenue will serve as a buffer to

the proposed residential area from the existing landfill on the south side of 88th Avenue.

The Comprehensive Plan shows a future school site located on the Property to solve schooling needs for the future development. This submittal is west of the future school and the community park. The development attempts to incorporate the community park and school site into the lot layout by providing a green belt and sidewalk access through the lots for access to and from the community park and/or the school.

Access to the Property will be provided from the adjacent collector and residential roads. Access from the east will be provided at the intersection of E. 93rd Place and Himalaya Parkway. The site is bordered on the south by E. 93rd Place/Cathay Court and there are homes in this development will have direct access to E. 93rd Place/Cathay Court. There are also multiple points of access from Legato Parkway that will provide access from the west.

Sanitary service for the north half will be provided by a sanitary line within Road 17 that will be constructed as part of phase 1 of the Legato Spine Infrastructure. Sanitary service for the southern portion of the site will be constructed within E. 90th Avenue and will be built as part of phase 2 of the Legato Spine Infrastructure. Water and irrigation will be provided by 12" water mains and 8" irrigation mains within 90th Avenue, Legato Parkway and 93rd Place. These lines will also be constructed as part of the Legato Spine Infrastructure. The irrigation (non-potable) water system will be designed and installed as part of the project, but, based on discussions with South Adams County Water and Sanitation District (SACWSD), there is not a connection point for non-potable, at this time. The development will install the "purple pipe" and use potable water until a non-potable connection is brought to the site. The storm sewer system required for the north half of this development will connect to storm sewer mains in Road 17, where the run-off will be conveyed to Regional Pond A. The southern half of the site will be conveyed to Regional Pond B via a connection to the storm sewer in 90th Avenue.

Gas, electric and telephone will be installed along all of the proposed roads. Coordination with Xcel, United Power and Comcast, respectively, will be completed as part of the Final Plat/Construction Drawing process for the spine infrastructure. Provisions for the installation of these utilities have been provided through the dedication of a 15-foot utility along all of the spine roads and a 10-foot easement in front of the proposed lots or an 8-foot easement along the rear of each lot.

CONCLUSION:

The proposed uses shown for the Property are in compliance with the City's master plans and fit within the existing and future development plans for the surrounding area. The location of the Property with its proximity to Denver International Airport (DIA), E-470 and the Rocky Mountain Arsenal National Wildlife Refuge make this an exciting and desirable development proposal.