



S-426-04-15 & S-428-04-15

Location:	North of 112th Ave., South & East of the Golf Course, West & North of Columbine Ranches.
Applicant:	120th & Buckley Assoc., LTD & Northwood Village Assoc. Ltd
Request:	A subdivision for residential property development.

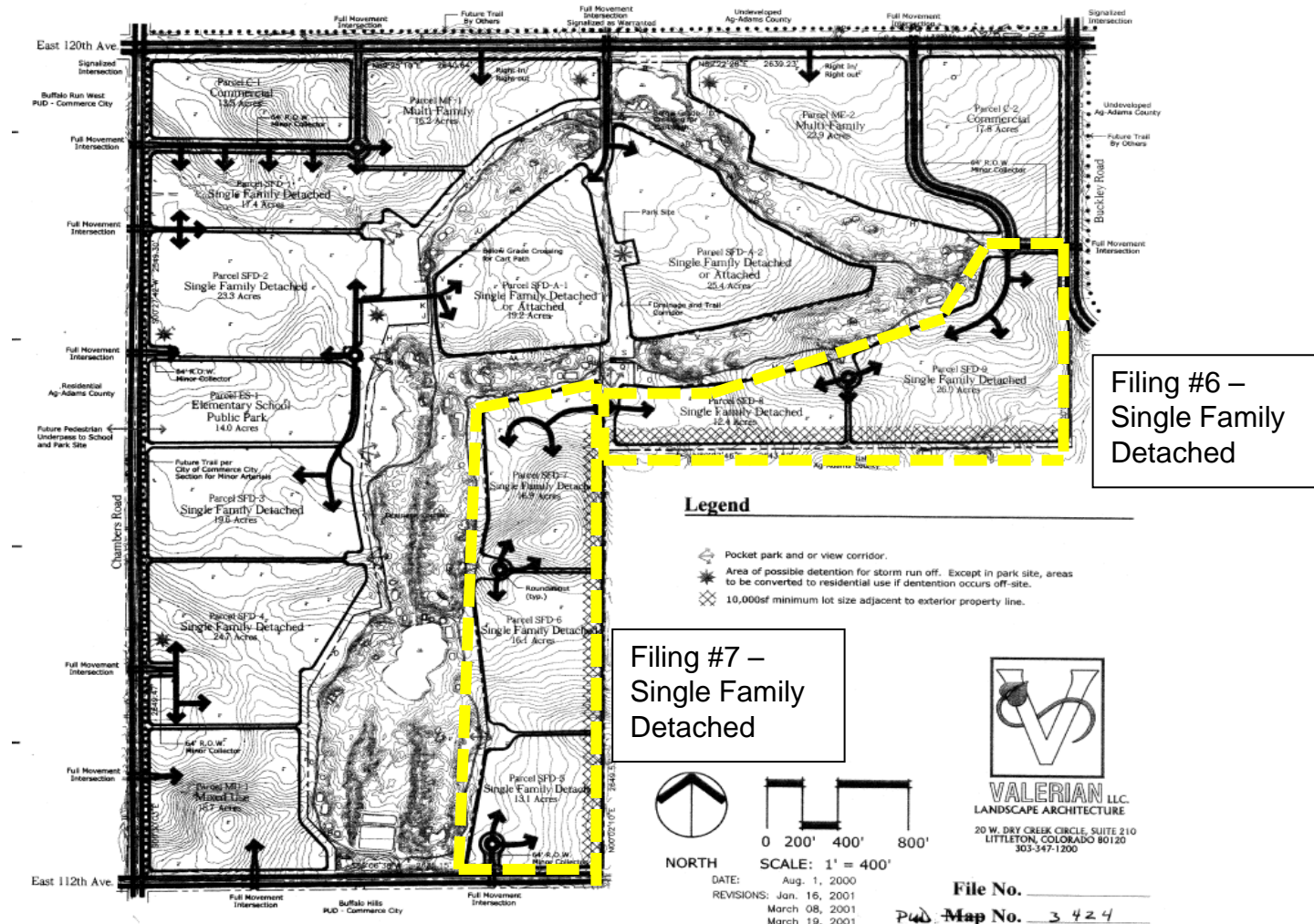
Introduction

The subject cases are part of the Villages at Buffalo Run East development, and zoned Planned Unit Development (PUD).

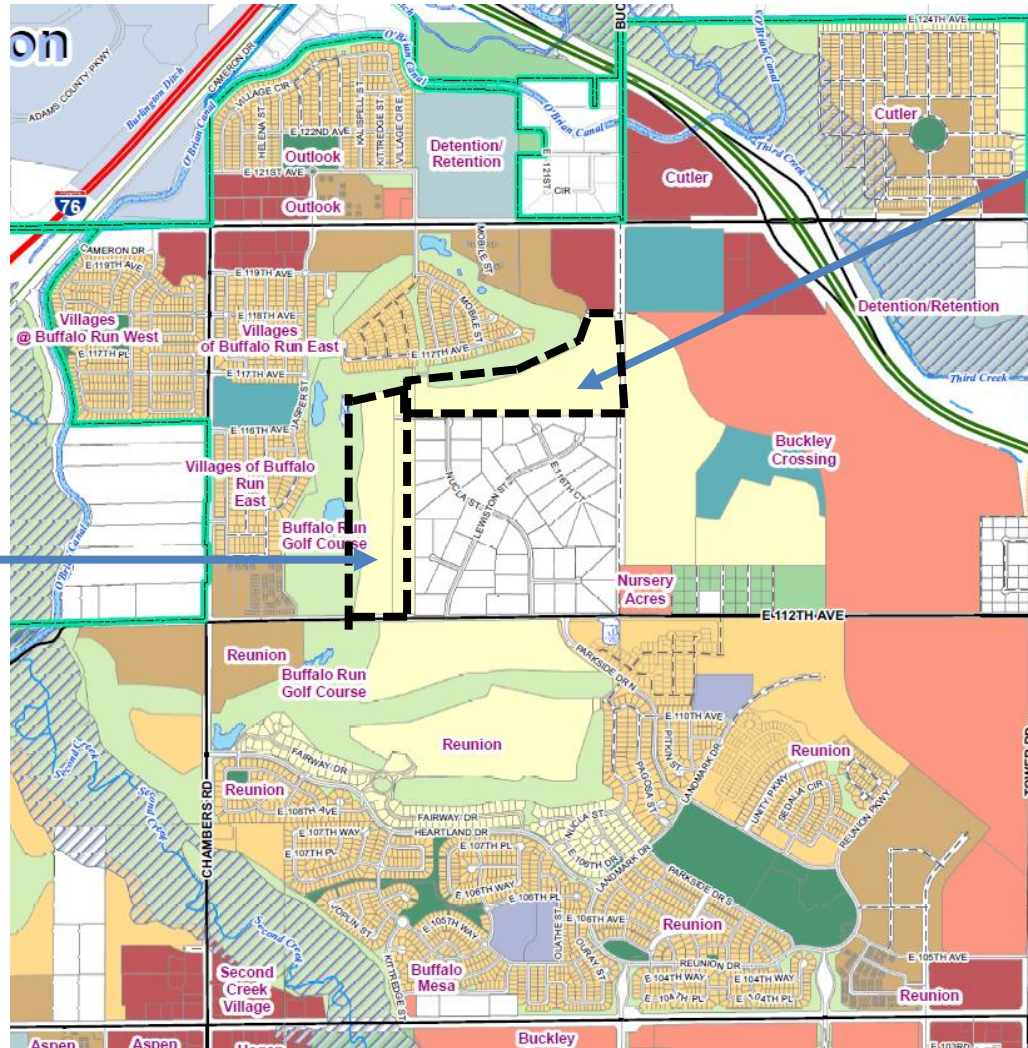
- Case S-428-04-15 is Filing #6 – Proposed subdivision for 138 lots located south of 120th Ave., south of the Golf Course & north of Columbine Ranches.
- Case S-426-04-15 is Filing #7 - Proposed subdivision for 151 lots located north of 112th Ave., east of the Golf Course & west of Columbine Ranches.
- Both sites are currently undeveloped.
- At this time, no builder has been identified for home construction



Filings & PUD Zone Document



Entitled Land Use Map



Filing #6 –
Residential
Low

Filing #7 –
Residential
Low



Views – from Middle of Filing #6

West



East



South



Views from Middle of Filing #7

South



West



East



Views – Filing #6 & #7



North – View from 112th, Golf Course
Maintenance Access & Future Filing 7 Access



North – View from #6 & #7

Case History

- **AN-80-87 & AN-81-87 / Z-458-87 & Z-459-87**
 - July 6, 1987, City Council approved annexation of the subject subdivision areas from ADCO into Commerce City. In addition, City Council approved the rezoning of the subject subdivision areas from ADCO PUD to Commerce City PUD, allowing for Single Family development of 7 Dwelling Units (D.U.) per acre.
- **Z-700-01**
 - June 4, 2001, City Council approved rezoning the PUD, and approved 2 to 4 D.U. per acre for #6 & #7, with a minimum of 10,000 sq.ft. lot sizes and two-story, 2,500 sq.ft. homes, directly adjacent to Columbine Ranches.
- **S-426-04 & S-428-04**
 - June 14, 2004, an application was submitted to plat the subject subdivisions. Subdivisions became inactive during the recession.

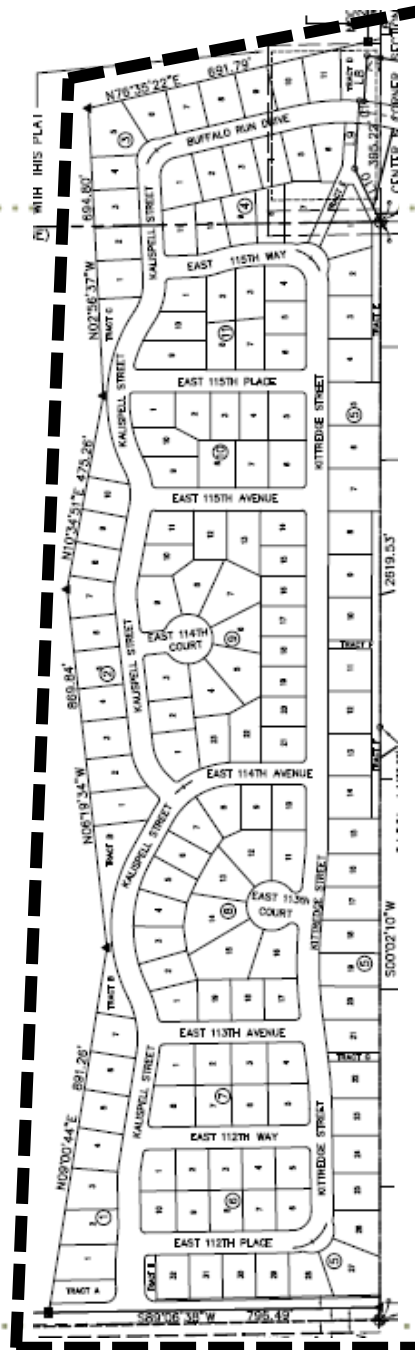


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Current Request

Filing #7



Current Request - Filing #6 & #7



Subdivision vs. Zoning

1. Zoning - permits overall uses (residential, commercial, industrial), bulk standards (lot sizes, setbacks , etc.) and design standards (architecture, landscaping, fencing, etc.).
2. Subdivision - with zoning in place, subdivisions can then divide up a parcel and transfer ownership. Subdivision regulations include creation of viable lots with street access, utility access, and creating surveying markers.



PC Analysis

- Zoning regulations related to the proposed plats.
 - The subject plats have been reviewed against the technical requirements of the Villages @ Buffalo Run East PUD (Planned Unit Development) Zone Document and the city's subdivision standards.



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Analysis

- Traffic conditions and the proposed plats.
 - Subject plats are dedicating public roads, and constructing them to city standards, with connections to existing road network at pre-established locations:
 - Filing #7 connects to E. 112th Avenue
 - Filing #6 connects to High Plains Parkway
 - No access will be provided into the Columbine Ranches neighborhood.



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Analysis

- Impacts to the overall road network.
 - Overall road system of Northern Range is designed to adequately accommodate future development.
 - Local residential roads will connect to the larger road network via E. 112th Ave. & High Plains Parkway. This is consistent with the City's Transportation Plan (approved in 2010).
 - The Developer will work with the city to construct their portions of the arterial accesses.
 - The City continues to work with the developers along 112th Avenue to decide on a process, schedule, and specific improvements.



Analysis

2. Impacts to the overall road network.



Analysis

- Impacts to the School District.
 - 27J School District is not objecting to the requested plats.
 - This PUD met the requirement to dedicate land for school sites for residential lots within these filings.
 - Residential builders in the Villages @ Buffalo Run East are required to pay into the Capital Facility Fee Foundation.



Analysis

- Drainage
 - A drainage study examined storm water conveyance for runoff from the subject property, from Columbine Ranches and for regional flows coming from south of 112th Avenue (Reunion) through the golf course and up to the regional storm water detention facility along 120th Avenue.
 - Components of this storm sewer network have been constructed and are operational.



Analysis

- Residential Development
 - Overall, northern Commerce City is represented by a variety of suburban residential developments.
 - The Villages @ Buffalo Run East PUD zoning document dictates:
 - A min./max. of 2 to 4 units per acre for the subject subdivisions
 - Requires 10,000 sq.ft. lots adjacent to Columbine Ranches
 - This requirement creates buffer between larger Columbine Ranches lots and smaller lots found west & north of the golf course.



Comprehensive Plan

Subject area has been called out for suburban residential development and golf course since the early 1990's and was included in the New Lands Comprehensive Plan and subsequent 2010 Comprehensive Plan.

Project Benefits - The approval of 289 lots in the Villages @ Buffalo Run East is beneficial for city health as it would:

- Signal continued growth and economic strength in the local economy.
- Help entice future retailers to the area, which means additional services that the community has expressed a desire to have.
- Help implement city's vision of single-family detached homes in an area designated for this type of use.

Subdivision Review Criteria

LDC, Sec. 21-3241. Final Plats

- a) Consistent with any approved rezoning, concept plan or PUD Zone Document
- b) Consistent with and implements the intent of the associated zoning district
- c) Plat does not violate any laws, regulations, or requirements
- d) Minimizes land disturbance, maximizes open space, preserves existing trees/vegetation and riparian areas, and accomplishes the purposes and intent of the LDC
- e) Complies with all applicable city standards
- f) The subdivision
 - I. will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements
 - II. Any adverse effect has been or will be mitigated to maximum extent feasible
- g) Sufficient public services (utilities, safety, etc) and uses (parks, schools etc) are available to serve the subject property
- h) Development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements
- i) The proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity

Public Notification

- As of November 4, 2015, staff has received:
 - 5 written responses to public notice. Of which, one letter has some 68 signatures. All the responses have not been in favor of the subject applications.
 - 1 phone call concerned about adding to traffic on 120th Avenue.
 - 2 requests for additional information at the front counter



Recommendation

- On November 4, 2015, the Planning Commission held a public hearing and voted 5 to 0 to recommend approval to City Council regarding both requests.



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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 Council may have.

