

NARRATIVE QUESTIONNAIRE

LAND USE PLAN/MAP AMENDMENT QUESTIONNAIRE

• **PROPERTY INFORMATION:**

1. Property Address: NWC of 120th Ave. and Buckley Rd.
2. Applicant Name: 120th & Buckley Associates, LTD, c/o Mark Bush
3. Owner Name: 120th & Buckley Associates, LTD
4. Zoning of Property: PUD - Villages at Buffalo Run East Filing - 3

• **LAND USE IDENTIFICATION:**

Residential (Specify Type)	Non-residential (Specify Type)
Existing Future Land Use <u>MF</u>	Existing Future Land Use <u>Commercial</u>
Existing Use <u>Agricultural</u>	Existing Use <u>Agricultural</u>
Acres/Number of Units <u>22.9 ac.</u>	Acres/Sq. Ft. <u>17.8 ac.</u>
Requested Future Land Use: <u>Residential SFD-A</u>	Requested Future Land Use: <u>Neighborhood Center</u>
Number of Proposed Units: <u>Max. 300</u>	Maximum Square Footage: <u>100,000 sq. ft.</u>
Existing Zoning <u>Multifamily</u>	Existing Zoning <u>Commercial</u>
Proposed Zoning <u>SF Detached /Attached</u>	Proposed Zoning <u>Commercial</u>

Adjacent Future Land Uses	N: Fire Station, Single Family, Detention, Commercial
For example "Commercial"	E: Commercial
	W: Multifamily
	S: Golf course, Single Family
Adjacent Land Uses	N: Fire Station, Single Family, Detention, Vacant
For example "School"	E: Vacant
	W: Vacant
	S: Golf Course

- **SPECIFIC DETAILS** *(Be specific! Do not just answer Yes or No. Applicants should explain in detail the nature of the request and why the proposal is justified (i.e., how it meets the required findings stated on page 3). Projects without clear statements of justification will be requested to provide such prior to determination that the application is complete. If you have any questions, please ask for assistance.)*
- **What is the purpose of your proposed amendment?** (Describe in general terms what the proposed amendment is intended to accomplish).

The current Villages at Buffalo Run East PUD zoning was approved June 4, 2001. The Villages zoning was in keeping with the adopted Commerce City Northern Range Plan, June 4, 2001. Since that time zoning approvals on adjacent and nearby properties have significantly changed the conditions under which the original zoning was approved. The Commerce City 2012 Comprehensive Plan shows extensive areas of land proposed as Commercial and mixed use, including multifamily , along the future realigned High Plains Parkway and at the 120th Avenue/High Plains Parkway intersection. The amount of land for commercial and multifamily is out of proportion with the Community Commercial designation and Definition in the 2012 Comprehensive Plan and probable future commercial market conditions. The purpose of the proposed amendment is to reduce the areas for commercial and multifamily uses at the SWC of the intersection and have Commerce City adopt a realistic, market driven plan and allocation of uses for the amended PUD.

- **Describe the desired Comprehensive Plan map designation as it relates to the property.**

The 2012 Comprehensive Plan shows [estimated] 90 to 100 acres of commercial at the 120th Avenue and Buckley Road intersection, with additional commercial to the west along 120th Avenue, and more than a hundred acres of Mixed Use, including Commercial and Multifamily uses to the south and southeast along the future High Plains Parkway. The intersection is designated as a future [C] Community Commercial Center which is described on page 41 of the 2012 Comprehensive Plan as "Up to 20 acres gross floor area; up to 200,000 square feet". Experience shows that additional spin-off commercial will be attracted to Regional and Community commercial centers. However, it is not realistic to expect that the Center will absorb 4 to 5 times the projected commercial demand.

The existing and desired Comprehensive Plan map designation is Commercial and Residential. The amendment is proposed to decrease the existing approximately 17.8 acre commercial area to 7.5 acres and add Single Family Detached/Attached to the allowed residential uses on approximately 22.4 acres. The balance of existing Multifamily zoning along 120th Avenue will remain.

An illustrative land use plan for the 29.9 acre area is attached.

- **Describe what type of development is envisioned for the area proposed for change:**

Neighborhood commercial and residential, including single family detached/attached.

- **Describe the desired future zoning for the property:**

Future zoning will be 7.5 acres of neighborhood commercial and 22.4 acres of residential. In the existing Villages at Buffalo Run East PUD zone document, Pages 4 and 5, the uses are detailed under Commercial, area C-2, and the column Single Family Detached/Attached [SFD-A].

- **How will your proposal affect transportation, services and facilities?**
Describe how the property is currently served or is planned to be served by roads and other applicable transportation systems like bus, bicycle, or pedestrian (attach copies of documents from service providers regarding available or planned services, if any).

The Villages at Buffalo Run have an excellent location for both local and regional transportation. 120th Avenue is on the northern edge of the property with E-470 intersecting 120th Avenue a half mile east and I-76 a quarter mile west. Chambers connects 120th to neighborhoods and commercial areas to the south, and the future High Plains Parkway will connect the NEC of the property to proposed mixed use and employment areas west of DIA. The transportation network will be minimally affected because these changes will reduce traffic, services and facilities requirements.

The property is served by S. Adams W & S District with utilities in 120th Avenue and Chambers Street and tapped into the local streets accessing the property. Future High Plains Parkway will provide access from the east. There is a fire station across 120th to the north and a major detention area also to the north. There is a 14 acre park and school site along Chambers, 3/4 mile to the west and pocket parks and trails located throughout the Villages PUD. The Buffalo Run golf course is to the south. The new Commerce City regional park and recreation center is approximately 1/2 mile west of Chambers Road.

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- **How will your proposal affect and utility service systems?** Describe how the property is or is planned to be served by sewer, and water (attach copies of documents from service providers regarding available or planned services, if any).

The Villages at Buffalo Run East has been served by the South Adams County Water and Sanitation District for more than 10 years. The area of the proposal is less than 10% of the total Villages PUD project and will not significantly change the existing and future locations of water or sewer main lines or planned service demands. The adjustment of zone area boundaries will have minimal affect. There will be some reduction in water needs, sanitary sewer volumes and storm water capacity required from the specific sites.

- **If your proposal would create pressure to change the designations of other properties, describe how these changes would be in the best interest of the neighborhood, city, and region:**

It does not appear that the proposal will create pressure to change the proposed use of adjacent or nearby properties. To the south is the golf course. Adjacent to the existing and proposed commercial area are much larger commercial properties to the east and northeast. To the north are existing and zoned single family, the fire station and open space. To the west is multifamily. The intensity of use within the proposal area will be reduced and should decrease any impacts on nearby properties.

- **How will your proposal benefit the community?**

The proposal will provide a more realistic and marketable plan for the property. It will result in a neighborhood shopping area to serve the community and single family attached/detached homes to meet current and future market demands. It will require less services and generate less traffic than the existing plan. It does not change existing zoning to the west or south.

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- **How does your proposal support the goals, objectives, and policies set out in the Comprehensive Plan?**

The Land Use and Growth goals on Page 48 of the 2012 Comprehensive plan address the following goals: 1] Balanced mix of land uses. The reduced commercial area is more in balance with local and regional needs. The proposed single family D/A residential is not independent but fits into the range of residential uses included in the existing Villages PUD that include larger lot SF, traditional 6,000-7,500 SF, patio homes, and low to medium density attached and cluster MF. 2] Orderly, phased growth with urban services. The Villages PUD has been developing for more than 10 years and has almost 900 homes. Three new subdivisions are being developed with the proposed Comprehensive Plan and zoning amendment area providing a window and access for the currently vacant northeast corner of the PUD. 3] Strong neighborhoods. The Villages PUD has an active metropolitan district and HOA to provide infrastructure and services, and assure and maintain the quality of the neighborhoods. There is one existing park, plus a future 14 acre park and school site, pocket parks and connecting trails. The golf course is a major focal point and benefit to the community. 4] Industrial areas and land for jobs retained. There are no industrial areas within the Villages PUD. There are 3 commercial areas along 120th Avenue that will provide services and jobs. 5] Centers as locations for jobs, services, commercial goods, and housing. The amendment area and adjacent commercial and residential neighborhoods in the total Villages PUD address this goal. 6] DIA-compatible future growth. The area is outside of the DIA 60 LDN noise area and will be connected to the DIA Airport City complex by the High Plains Parkway. 7] Regional growth coordination. The 30 acre amendment area cannot independently address this goal. The Villages at Buffalo Run PUD property owners have worked cooperatively with Commerce City and S. Adams County W & S District for almost 20 years.

- **Is your proposal based upon changing social values, new planning concepts, or other social or economic conditions which have changed since adoption of the Comprehensive Plan or any subsequent amendments?** ☒ Yes ☐ No

If the answer is Yes, describe what new information or changed circumstances should be considered:

The proposal area and uses were appropriate and reflected the then current Commerce City plans when the Villages PUD was approved in 2001. Projections at that time assumed there would be substantially more demand for multifamily residential than the area has experienced.

Currently large areas of commercial and mixed use, including multifamily, have been approved for adjacent and nearby areas and were incorporated in the 2012 Comprehensive Plan.

Existing and future demographic and economic conditions support the proposed reduction of the existing Villages PUD commercial and multifamily use areas.

- **How will your proposal affect the following elements of the Comprehensive Plan (describe both positive and negative impacts and any measures you are taking to mitigate negative impacts):**

- **Housing**

The proposal adds to the supply of single family detached and attached homes which addresses the need to provide a variety of housing types to meet market demands. It is an efficient and sustainable location on an existing arterial street with existing utility and municipal services. It will not require the City or W&S district to expand their service areas. It should reduce storm water flows. There are no identifiable negative effects.

- **Parks**

It should be relatively neutral for park use because it will have fewer units and people but SFD-A residents typically have more children per unit than MF.

- **Environmental Features**

Like the adjacent Villages PUD areas it will have quality entry features and landscaping along streets, pocket parks and trails. The sewer and drainage systems are part of the approved PUD master planned systems. There should be less run off and pollution from the reduced commercial and the [former] MF parking lots. The proposed SFD-A lawns will reduce impervious areas.

- **How does the proposed amendment meet a definable public need?**

There will be a need for a neighborhood commercial area to serve adjacent and nearby residential communities. The larger commercial areas to the east and northeast can provide larger scale community commercial, including big box retail. These uses are probably better neighbors when separated from the lower density residential uses within the Villages at Buffalo Run. There is a large supply of commercial and mixed use zoned land in the area, including MF. Adding some SFD-A residential in this location provides additional choices for the public.



November 2, 2015

120th & Buckley Assoc., LTD.
Attn: Mark Bush
905 W. 124th Ave.
Westminster, CO 80234

RE: LUP-54-15 & Z-700-01-16 Land Use Plan Amendment & Re-zone BRE PUD Zone Document

Robin,

Our comments will be in red type below.

Enclosed are:

- Three copies of the revised 1st Amendment
- City Redlined version of the 1st Amendment
- Flash drive with electronic version

Dear Mr. Bush,

The submitted Land Use Plan Amendment and re-zoning of the Villages @ Buffalo Run East (BRE) PUD Zone Document has been discussed at our Development Review Team (DRT) meeting and staff has visited the property to assess the site. At this time, staff is unable to approve the subject applications given the following issues which have been identified below:

DRT General Comments

☐ The DRT comments have not changed since the initial review, and are summarized as follows:

- ▶ DRT will support a change from High Density Residential to Medium Density Residential. Staff would like to continue discussions regarding cluster residential product in this area, and how it would fit with the proposed zoning changes.
- ▶ We appreciated those comments and intend to purpose a cluster type product on another parcel within the Villages community.
- ▶ DRT will support changes in location to the primary internal roadway which links to the full-movement turning locations along E. 120th and High Plains Parkway.
- ▶ DRT will support a change in the land use designations that increase the amount of residential while decreasing the amount of commercial.

- ▶ DRT finds that the existing PUD Zone Document allows for other commercial land uses besides Retail, that meet economic development needs in the community, including but not limited to:
 - Office / General office
 - Medical and dental offices / clinic
 - Data processing facilities
 - ▶ The application proposes to decrease the 17.8 acre commercially zoned area to 7.5 acres. DRT will continue to support the 10.3 acre concept plan (dated July 1, 2014) the applicant initially discussed with staff, but will not support additional decreases in Commercial.
 - ▶ We appreciate your comment and have changed the Amendment document to show the commercial at the 10.3 acre amount.
- ☐ It is important to note that while staff has made every effort to make this comment letter all inclusive, there may be additional comments on subsequent submittals that were not included in this round of comments based on the nature of the changes.

Planning Division: comments provided by Robin Kerns

I have reviewed the submittal and have the following comments:

- ☐ **Specific Comments relevant to the Land Use Plan Amendment application.**
- ▶ Please review the DRT comments above and apply changes to the application as necessary.
- ☐ **Specific Comments relevant to the Re-zoning of BRE PUD application.**
- ▶ Please note that depending on changes made to Land Use Plan Amendment case LUP-54-15, the following comments may or may not be applicable, as the acreages and uses proposed for rezoning will need to match those in case LUP-54-15.
- ☐ Sheet 1
- ▶ Minor edits related to format of signature blocks, see redlines.
 - ▶ Corrected
- ☐ Sheet 3

- ▶ Staff notes that the “bubbles” used are too general and need to be refined to show more specifically the changes made, see redlines.
- ▶ This has been corrected on the Amendment document.

Economic Development Department: comments provided by Michelle Hill (303.289.3730 or mhill@c3gov.com)

- ☐ The provided comment letter has been enclosed for your review.
- ☐ We welcome EDC’s support of our 10 acre commercial site.

Public Works Department: comments provided by Alysha Geiger (303.289.8171 or ageiger@c3gov.com)

- ☐ The provided comment letter has been enclosed for your review.
- ☐ The location and acceptability of future right in/right outs along 120th and High Plains should be determined at the commercial parcels site plan approval.
- ☐ There will be pedestrian connectivity from the residential to the commercial.
- ☐ We do not support a collector street through the residential arsenal as it will only encourage drivers to “short cut” the 120th and High Plains Parkway intersection, serve to increase traffic through the subdivision and increase human/car contact (decreasing safety). We do support traffic calming design techniques.
- ☐ A PIA will need to be completed for this filing.

Next Steps

The City will require the application be revised to address the comments that have been provided. Once this has been completed, please submit the following information for a subsequent review cycle of 2 weeks:

- ☐ 3 paper copies of the revised application.
- ☐ An electronic copy of the revised information in .pdf format on a CD.
- ☐ Staff’s red-lined original submittal

If you have any questions regarding the above stated information, or need assistance in addressing the comments, please feel free to contact me at 303-289-3693 or via email at rkerns@c3gov.com.

We would also like to request that we be placed on the next available planning commission agenda.



Thanks

Sincerely,

Robin Kerns, AICP/LEED
City Planner

Enclosed: Redline plan set
 Referral comment letters

