



PUD CONCEPT SCHEMATIC PRIME SITES PROPERTY

INTRODUCTION:

The property located at the northeast corner of East 88th Avenue and Tower Road in Commerce City is known as the Prime Sites Property (herein after referred to as “Property”). The Property has been annexed into the City of Commerce City and is currently zoned PUD. The Property is bisected by E-470 and this application is for the portion of the Property on the west side of E-470, which is approximately 600 acres. The Adams County Parcel Number for the Property is 0172323100002.

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. Figure 9.1, Roadway Classification Plan, from the Comprehensive Plan dated 03/31/10, shows two proposed major collectors and one proposed minor/residential collector through the site as well.

The City of Aurora owns a parcel of land for a pump station for their municipal water system that is located on the east side of the Property adjacent to E-470. If a future access to this parcel is required, the proposed plan will accommodate it as best as possible. There is one potential oil and gas facility present on the Property. At this time, the oil and gas lease has not been finalized, but it is shown on the Concept plan for planning purposes.

The Property is divided into two separate major drainage basins, Second and Third Creek. The Second Creek Master Plan shows a tributary to Second Creek called Gramma Gulch that is located on the western portion of the Property. A box culvert to convey flow from Gramma Gulch to Second Creek has been constructed with the Tower Road improvements. Development of the Property will provide the necessary detention and water quality ponds to treat developed runoff.

PROPOSED LAND USE:

The proposed land uses for the Property are generally consistent with the City’s Future Land Use Map, dated 09/27/10. The central portion of the Property is designated Medium-density Residential, which is planned to range from 4 to 8 DU/acre. The northwest and northeast corners of the site will be designated as community commercial. The area along 96th Avenue, between the community commercial properties is proposed to be developed commercial. Additionally, the area surrounding the community commercial property in the northeast corner will also be designated as commercial land use. The land use along Tower road is primarily designated as mixed-use, with Office-Flex on the southwest parcel. Office-Flex will continue along the southern boundary (88th Avenue) to the southeast corner of the site. There are no land use areas specifically designated for multi-family, but multi-family is an allowed land



use in commercially zoned and mixed-use property and there may be some multi-family development in either (or both) of these land uses.

It is anticipated that the Property will be developed in phases, with the central residential area as the first area to be platted and developed. The adjacent commercial and office/flex areas will be developed once a substantial residential base is present to support those uses. The proposed density of the main residential area will be between 4 to 8 DU/acre. The proposed development will also provide a mixture of private parks to serve as amenities for the future residents and businesses on the Property.

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 areas from the existing landfill on the south side of 88th Avenue.

Access to the Property will be provided from the adjacent arterial roads. Tower Road has recently been constructed as a four-lane roadway with provisions for two full movement access points and a right-in/right-out access to the Property. Additional right-in/right-out accesses may be proposed to provide intermediate access to the mixed-use areas. The major collector roadway from East 88th Avenue will be constructed with the first phase of development and serve as the primary access to the residential area.

The Comprehensive Plan shows a future school site located on the Property. The Developer will work with City and School District staff to accommodate the school site.

The City's Park and Open Space Master Plan, the Prairieways Action Plan, shows proposed trailheads on the west side of the intersections of East 96th and 88th Avenues and E-470. These trailheads are for connections to the Regional Multi-Use Trail in the E-470 corridor and will be provided for in the development plan. There are no community or neighborhood parks proposed on the Property based on the map, dated March 21, 2000.

It is assumed that existing utilities are present in the adjacent roadways to serve the Property. The Developer will work with South Adams County Water and Sanitation District on any required main extensions and sizing requirements to serve the Property and future adjacent utility connections.

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.