

ASPEN HILLS PUD CONCEPT SCHEMATIC

LOCATED IN THE NE 1/4, SECTION 18, T. 2S, R. 66 W., 6TH P.M.
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO

The Legal Description worded as follows:

Lot 10, Aspen Hills Commercial Subdivision Filing No. 2, County of Adams, State of Colorado.



Project Summary:

- This PUD Concept Schematic's primary objective is to create a vibrant residential community that support and connect with the regional and local context. Our vision is to develop a community providing approximately 180 high quality residences along the E. 104th Avenue corridor. The proposed land use is designed to work together with the existing adjacent context to result in a lively, prosperous, mixed-use neighborhood that serves as an attractive place to live, work, and shop.
- The City's Future Land Use Plan designates this property as a site for commercial development within a regional commercial center. A commercial land use designation for these specific parcels limits the potential of fully executing the goals and visions found in the comprehensive plan. Modifying the land use designation to a PUD with a Mixed-Use land use will better align with the goals and vision of the updated Comprehensive Plan. The Aspen Hills PUD Concept Schematic request is consistent with the City's Comprehensive Plan's guiding principles and supporting goals and policies for the following reasons:
 1. The project proposes a residential land use within a regional commercial center, striving to balance the mix of commercial and residential land uses within the regional context. Adding a residential use will help support the adjacent commercial uses continuing the city's high quality of life, economic prosperity, and fiscal stability.
 2. The project is designed with the intention to make the neighborhood a compact, walkable, and transit-supportive mixed-use neighborhood.
 3. The project is an infill development which will be efficiently served by nearby utilities and services.
 4. The development will strengthen existing and future Northern Range neighborhoods through the addition of high-density housing. The high-density residential land use will help support the internal and adjacent regional commercial land uses.
 5. The project will expand the variety of housing types within the regional context helping to meet the current and future housing needs of the neighborhood.
- Aspen Hills is an approximately 7.2 acre development located along E. 103rd Place. The collector street borders the property to the north. Altura Street bounds the property to the west and an unnamed local Street bounds the property to the east. To the South of the property lies a public service right-of-way easement.
- The site's leading assets is its close proximity to E. 104th Ave. (a primary arterial according to the City's roadway classification plan), generally flat/gently sloping topography, existing and future transit options, and adjacent location to a vast bicycle, pedestrian, and open space network.

Project Notes:

1. This application is for a PUD Concept Schematic. Therefore, the information contained herein is neither approved nor denied. The feedback provided by the city is intended to inform the future PUD Zone Document submittal.
2. Any additional notes

Sheet Index:

- 1-Cover Sheet
- 2-Land Use Schematic
- 3-Sub-Area Details



KEPHART
2555 Walnut Street
Denver, CO 80205
(303) 832-4474
chrisg@kephart.com



Southwestern Property Corp.
5613 DTC Parkway
Suite 810
Greenwood Village, Co 80111
tom@swinvest.com

Aspen Hills PUD Concept Schematic

Date Submitted:

08/13/18

Resubmittals:

11/27/18

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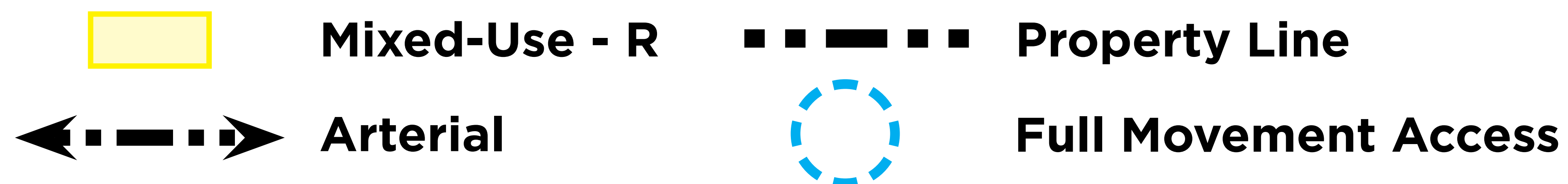
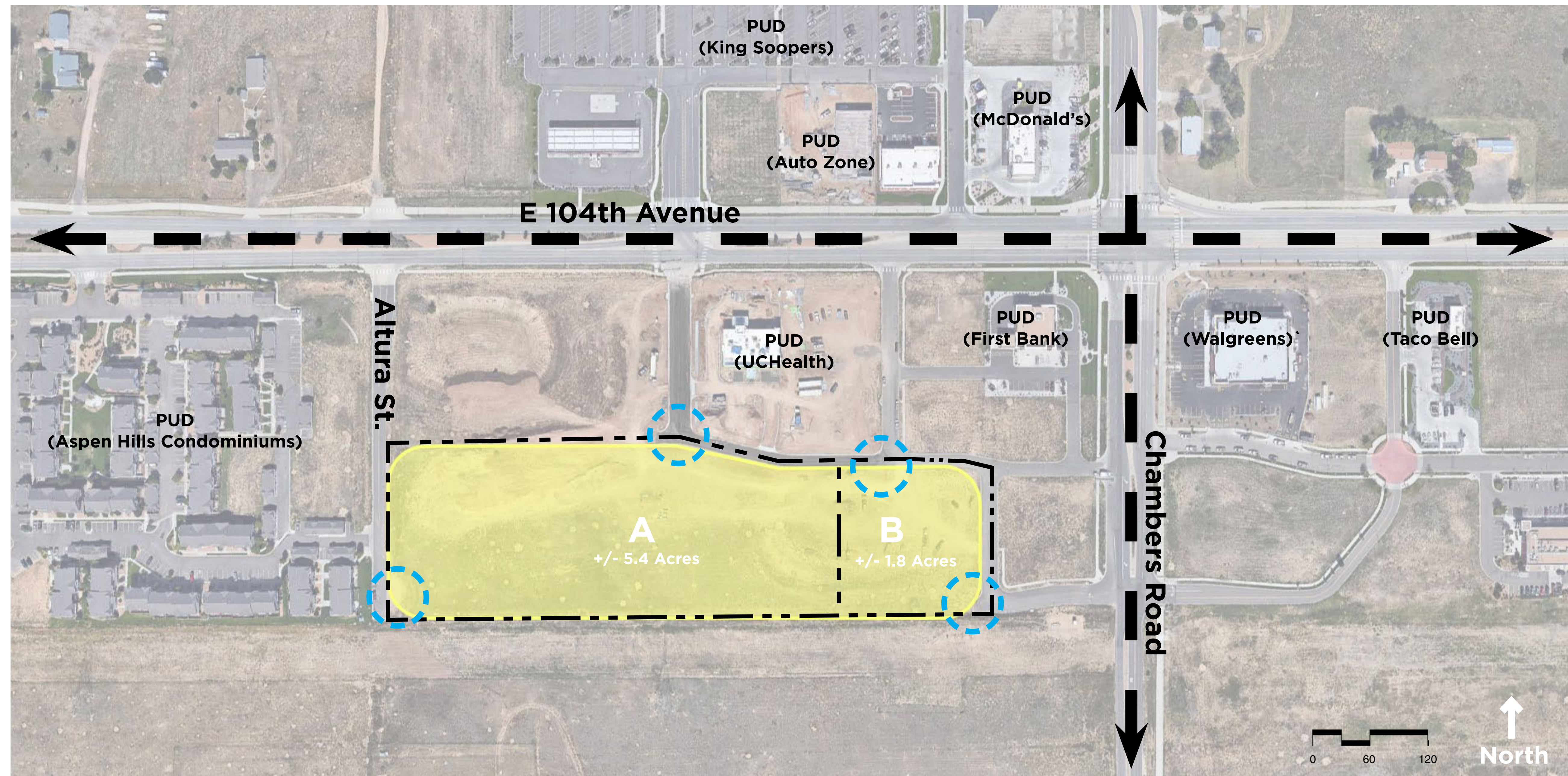
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**Aspen Hills
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| Land Use Table | | | | | | | |
|----------------|---------------|--------------|--------------------------|------------------------|---------|--|--------------------------------|
| Parcel | Use | Size (acres) | Percent of Total (Gross) | Percent of Total (Net) | Density | Allowed Uses | Comprehensive Plan Designation |
| A | Mixed-Use - R | +/-5.4 | 75 | 75 | 25 | High-Density Residential Commerical | Commercial |
| B | Mixed-Use - R | +/-1.8 | 25 | 25 | 25 | High-Density Residential Commercial Self-Storage 3-4 story | Commercial |

| Potential Residential Densities | | | | | |
|---------------------------------|---------------|--------------|-----------------|-----------------|--|
| Parcel | Use | Size (acres) | Minimum Density | Maximum Density | Allowed Uses |
| A | Mixed-Use - R | +/-5.4 | N/A | 25 | High-Density Residential Commercial |
| B | Mixed-Use - R | +/-1.8 | N/A | 25 | High-Density Residential Commercial Self-Storage 3-4 story |

| Potential Non-Residential FAR | | | | |
|-------------------------------|---------------|--------------|---------------------------|--|
| Parcel | Use | Size (acres) | Minimum FAR (Anticipated) | Allowed Uses |
| A | Mixed-Use - R | +/-5.4 | .15 | High-Density ResidentialCommerical |
| B | Mixed-Use - R | +/-1.8 | .15 | High-Density Residential Commercial Self-Storage 3-4 story |