



STAFF REPORT

Planning Commission

CASE #S-748-19

PC Date:	Monday, October 1, 2019	Case Planner:	Steve Timms
CC Date:	Monday, November 4, 2019		
Location:	Parcels within 4625 E. 68 th Avenue, Commerce City, CO 80022		
Applicant:	Adams Co School District 14	Owner:	Same As Applicant
Address:	5291 E. 60 th Avenue Commerce City, CO 80022	Address:	Same As Applicant

Case Summary

Request:	Replat and consolidate all parcels into one new parcel.
Project Description:	The applicant is planning to construct a new elementary school and a future middle school on this overall site. As a part of this development, the applicant desires to have a clean title for all future land transactions. Hence, the consolidation plat request to clean up the title work.
Issues/Concerns:	Conformity with Comprehensive Plan and Station Area Master Plan
Key Approval Criteria:	Compatibility with surrounding uses, provisions of services, conformance with Master Plans.
Staff Recommendation:	Approval
Current Zone District:	PUBLIC (Public District) and C-2 (Commercial)
Comp Plan Designation:	Public/State

Attachments for Review: *Checked if applicable to case.*

- | | |
|---|--|
| <input checked="" type="checkbox"/> Applicant's Narrative Summary | <input checked="" type="checkbox"/> Vicinity Map |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Station Area Master Plan |
| <input checked="" type="checkbox"/> Consolidation Plat | <input type="checkbox"/> |

Background Information

Site Information

Site Size:	All five parcels comprise approximately 32.5 acres
Current Conditions:	Four parcels are currently vacant. The large parcel currently has several abandoned buildings and left over track and field structures in addition to the districts facility and distribution center.
Existing Right-of-Way:	E. 68 th Avenue to the south, E. 69 th Avenue and Cherry Street to the north, Brighton and US 85 to the east
Neighborhood:	Adams City
Existing Buildings:	Remnant buildings from the old Adams City High School facility plus the distribution center on the western part of the property.
Buildings to Remain?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Site in Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Existing Land Use

Occupant

North	Residential	Various Residential Properties in City and County
South	Residential	Various Residential Properties and the old Riggi Oil Facility
East	Public/Utility	Brighton Rd and US 85
West	Public/Utility	Adams 14 Distribution and Bus Fleet Facility

Case History

Staff has not found any land use case history for these parcels.

Applicant's Request

The applicant is requesting that the City approve the consolidation plat request for these five identified parcels located at the Old Adams City High School Site. The school district intends to obtain a clean title commitment and consolidate all parcels for future planning development.

The school district is requesting this consolidation plat due to planned developments on the site. The district plans to have two educational facilities operating on these parcels within the next five years- Alsup to be open in 2021. The elementary school is currently in the design phase, and the potential future middle school will be built pending an award from the state for capital improvements. These two facilities will have separate addresses, but it is the districts intent to locate them on the same contiguous parcel under one clean title commitment. The district has contracted a licensed land surveyor to prepare plats according to state and local requirements. This proposed subdivision is consistent with the specific subdivision criteria found in the city's codes. The new plat will also help ensure that our proposed location has a complete and clean title usable for future redevelopment.

Finally, the applicant believes this subdivision request is in conformance with the City's adopted Comprehensive Plan and Station Area Master Plan.

Development Review Team Analysis

These properties are part of one of the original communities (Adams City) that compose Commerce City. Adams City was established in 1903, hoping to be the county seat. The City de-incorporated in 1922. As a part of that time period, various streets, alleys, and parcels were laid out, platted, and sometimes developed. Adams City High School began in 1871, with several additions in over the turn of the century, in the 1950s and 1970s. The High School site closed in 2009, when a new high school was built at E. 72nd

Avenue and Quebec Street. Since 2009, most of the old High School facilities have been demolished, with the exception of a couple of buildings, the track and tennis courts. The school district has retained ownership of the properties.

This particular property was studied as a part of the Station Area Master Plan in 2013, which identified this site to house the relocated Alsup Elementary and Adams City Middle School sites. Over the past year, Adams 14 received a BEST grant to fund new construction of Alsup Elementary on the western portion of the site. The school district hopes to apply for another grant to fund new construction of Adams City Middle School. There are no design plans or opening date set for Adams City Middle School. The existing distribution and service buildings on the far western portion of the site would remain. Based on Colorado State law, site design of public schools, including overall site layout, amenities, architecture, landscaping, etc. are governed at the state level, not the local level. Therefore, while the city can give suggestions on site or architecture issues, they are only suggestions. Local jurisdictions can regulate access points and overall regional drainage.

The following table describes the proposed new lot/parcel:

Proposed Plat Requirements – Non-Residential			
ISSUE	PROPOSED	CITY STANDARD	MEETS CITY STANDARD?
Access	68 th Avenue.	Access to Public Streets Required	Yes
Comprehensive Plan	Public/ Educational	Public/ Educational	Yes
Floor Area Ratio (FAR)	N/A	N/A	Yes
Lot Frontage	1688' on the south and 518' and 450' on the north	70'	Yes
Lot Size	1,384,994 s.f.	20,000 s.f.	Yes
Right-of-Way Dedications	None	No right-of-way is required at this time	Yes
Total Lots/Tracts	1 Lot	N/A	Yes

The school district has concurrently applied for a rezoning request for several parcels (Case Z-958-19) and a vacation of ROW (Case V-90-19) to bring the property into conformance and to create a clean title. Referral agencies including South Adams Fire Protection District, Tri-County Health Department, CDOT, local utility providers, and various city departments have reviewed the proposal and are working with the applicant to address all comments.

The DRT supports the consolidation request for these five parcels for the following reasons: 1) The City's Comprehensive Plan and Station Master Plan identify this location for future educational and public uses, which are consistent with the proposal, 2) The consolidated lot reflects all city standards and is an appropriate size for the proposed uses, 3) In conjunction with the rezoning and vacation requests, the subdivision request would help the future structures and uses attain a conforming status, and 4) the additional of new educational facilities would help this neighborhood, bring positive activity and stability, and help a long vacant site redevelop.

Criteria Met?	Sec. 21-3241. Final Plats or Consolidation Plats	Rationale
<input checked="" type="checkbox"/>	The plat is consistent with any approved land use document;	The proposed consolidation plat is consistent with the Land Development Code, and the City's Comprehensive Plan.
<input checked="" type="checkbox"/>	The plat is consistent with and implements the intent of the specific zoning district in which it is located;	The proposed consolidation plat is consistent with the PUBLIC zone district.
<input checked="" type="checkbox"/>	No evidence suggests that the plat violates any laws, regulations, or requirements;	There is no evidence that this consolidation plat violates any laws, regulations, or requirements.
<input checked="" type="checkbox"/>	The general layout of the plat minimizes land disturbance, maximizes open space, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the LDC;	The layout of the proposed consolidation plat is consistent with the proposed site plan and maintains a consistent development pattern of uses.
<input checked="" type="checkbox"/>	The plat complies with all applicable city standards and does not unnecessarily create lots that make compliance with such standards difficult or infeasible;	The proposed consolidation plat complies with all applicable city standards and does not unnecessarily create lots, as only 1 lot is proposed versus 5 original lots.
<input checked="" type="checkbox"/>	The plat: Will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they are envisioned to exist in any adopted City plan, program or ordinance;	The proposed consolidation plat will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they are envisioned to exist in any adopted City plan, program or ordinance.
<input checked="" type="checkbox"/>	Sufficient public services (utilities, safety, etc) and uses (parks, schools etc) are available to serve the subject property;	There are sufficient public services to serve the subject property.
<input checked="" type="checkbox"/>	A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and	A development agreement between the city and the applicant will be executed and addresses the construction of all required public improvements if any changes are needed to the existing improvements in the area..
<input type="checkbox"/>	As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.	Not applicable.

Comprehensive Plan

The DRT recommendation for this case is supported by the following Comprehensive Plan Goals:

Section	Goal	Description
Public Facilities	PF2a	School District Coordination- Continue to coordinate with school districts to plan for future facilities to serve growth, location within neighborhoods, and co-location with parks.
Analysis:	The City has been working closely with the school district on this site for the relocation of Alsop and Adams City Middle	
Section	Goal	Description
Land Use	LU 1.1	Growth and Future Land Use Plan Consistency

<u>Section</u>	<u>Goal</u>	<u>Description</u>
<u>Analysis:</u>	The proposed consolidation plat would be in alignment with the Future Land Use Plan which identifies this area for future public educational opportunities	

<u>Section</u>	<u>Goal</u>	<u>Description</u>
STAMP	Sponsor Zone Changes	Work closely with prospective development partners to facilitate zoning and other development approval (such as this subdivision) requests that are consistent with STAMP recommendations
<u>Analysis:</u>	The City has been hard at work partnering with the school district on these applications to ensure the end result is a win-win for all parties	

Development Review Team Recommendation

Based upon the analysis above, the Development Review Team believes that the application meets the criteria for a Subdivision set forth in the Land Development Code and recommends that the Planning Commission forward the Subdivision request to the City Council with a favorable recommendation:

Recommended Motion

To recommend approval:

I move that the Planning Commission enter a finding that the requested Subdivision for the properties located within 4625 E. 68th Avenue, and contained in case **S-748-19** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the **Subdivision request**.

Alternative Motions

To recommend approval:

I move that the Planning Commission enter a finding that the requested Subdivision for the properties located within 4625 E. 68th Avenue contained in case S-748-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Subdivision request.

To recommend approval subject to condition(s):

I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Subdivision for the properties located within 4625 E. 68th Avenue contained in case S-748-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Subdivision request subject to the following conditions:

Insert Condition(s)

To recommend denial:

I move that the Planning Commission enter a finding that the requested Subdivision for the properties located within 4625 E. 68th Avenue contained in case S-748-19 fails to meet the following criteria of the Land Development Code:

List the criteria not met

I further move that, based upon this finding, the Planning Commission recommend that the City Council deny the Subdivision request.

To continue the case:

I move that the Planning Commission continue the requested Subdivision for the properties located within 4625 E. 68th Avenue contained in case S-748-19 to a future Planning Commission agenda.