

HIGHTOWER RANCH PUD ZONE DOCUMENT

INTRODUCTION

The property is located at the southeast corner of East 96th Avenue and Tower Road in Commerce City and is known as the Prime Sites Property, now named Hightower Ranch (herein after referred to as “the 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 597 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 PUD Zone Document 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 stormwater 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 allowing a variety of land use ranging from detached residential, patio homes, paired homes, cluster or courtyard homes and townhomes.

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 and commercial. Office-Flex is proposed along the southern boundary (88th Avenue) and wraps the southeast corner of the site where adjacent to E-470 and the well site.

Multi-family residential is proposed within Planning Area G which provides a transition in land use from the commercial and the Aurora Water facility, to the school site and single family attached and detached residential areas to the west. It is anticipated that multi-family may also be provided as permitted in the commercial and mixed-use areas in accordance with City Code.

PHASING

It is anticipated that the Property will be developed in four (4) primary phases with a potential for subphases within each primary phase. The phases will be designed to provide adequate access and looping infrastructure systems to serve the land uses within the Phase. Development will start in the northwest corner with Phase II in the central portion of the site. Phase III is anticipated to be in the northeast corner of the site with Phase IV incorporating the office/flex uses along E. 88th Avenue. It is likely the residential will be the first areas platted and developed within each phase. The adjacent commercial and office/flex areas will be developed once a substantial residential base is present to support those uses. The phasing and timing are preliminary and will be based on market conditions.

INTEGRATION WITH ADJACENT USES

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

Access to the Property will be provided from the adjacent arterial roads. Primary access will be from Tower Road which has recently been constructed as a four-lane roadway with provisions for three full movement access points. Additional right-in/right-out accesses may be proposed to provide intermediate access to the mixed-use areas. A major collector roadway from East 96th Avenue to E. 88th Avenue will be provided in accordance with the Comprehensive Plan. Development of the collector street will be based on the sequencing and timing of the adjacent residential and commercial land uses.

PARKS AND SCHOOLS

In compliance with the Comprehensive Plan, the central gathering space and organizing element of the neighborhood is a 10-acre neighborhood park and a 25-acre middle school. The park and school are adjacent to enable joint use of the outdoor facilities. The primary entry to the neighborhood will be from Tower Road via a parkway with median terminating at the local street system surrounding the central core amenity. Direct views into the park and school site are available from the entry parkway. Pocket Parks are connected to the central gathering place by trail corridors.

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 Greenway Trail along the E-470 corridor. Internal trails will provide connections the regional trail system

UTILITIES

The Developer will continue to work with South Adams County Water and Sanitation District on utility services to the site and any required main extensions and sizing requirements to serve the Property and future adjacent utility connections.

CONCLUSION:

Overall, the intent of the proposed Hightower Ranch PUD Zoning Document is to create a well-planned, cohesive and compatible mixed-use community that takes advantage of its proximity to the Tower Road and E. 96th Avenue arterial roadway corridors and the E-470 regional highway. Easy access to Denver International and the northeastern Denver metropolitan area provides convenience to residents and economic opportunities for retail and service commercial users, office and flex space, business campuses, warehousing and light manufacturing companies. The proposal is in compliance with the City's master plans and fits within the existing and future development plans for the surrounding area.