



**Z-953-18-20**

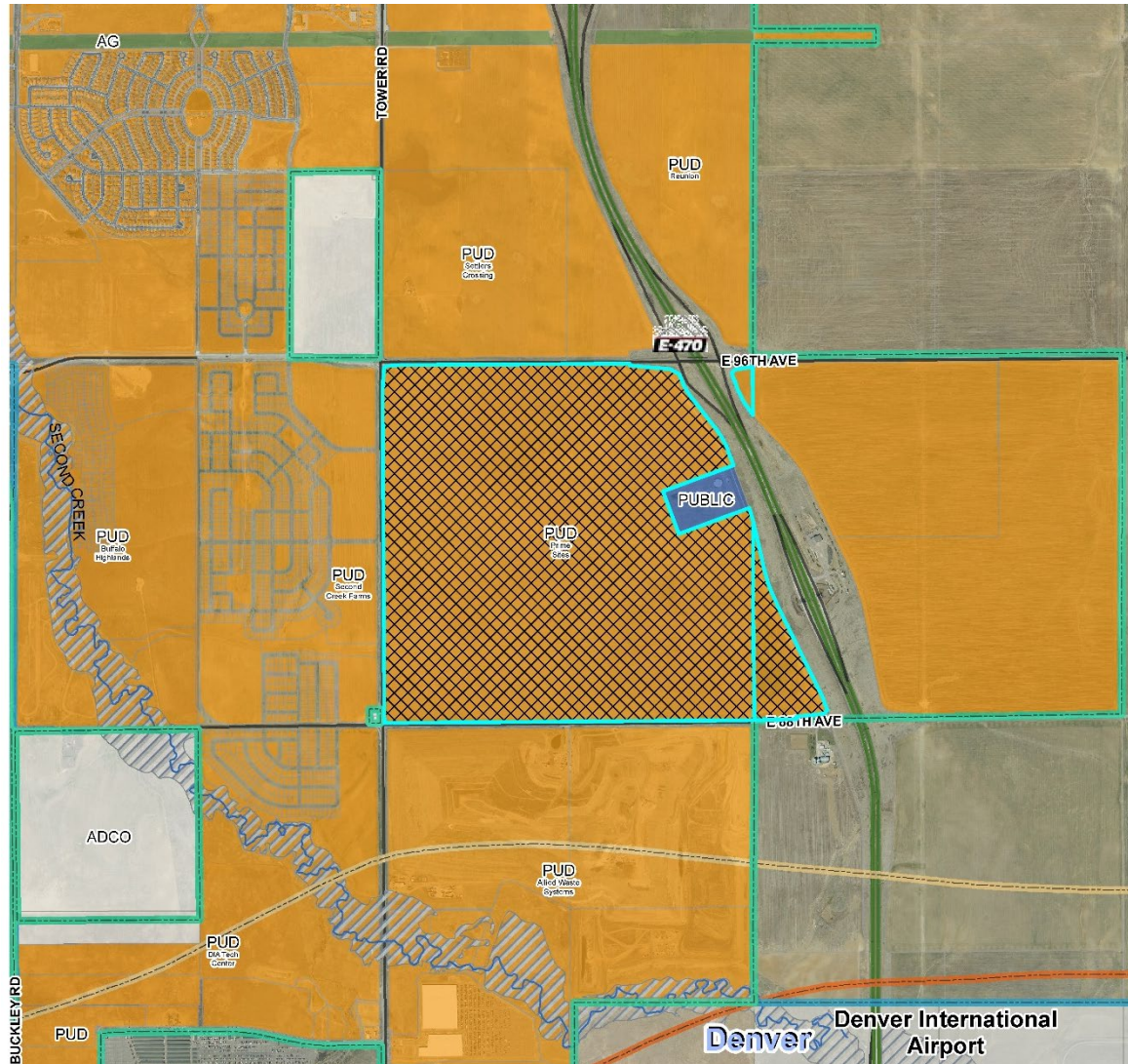
# **Legato PUD Zone Document**

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Location:	Northeast of 88 <sup>th</sup> Avenue and Tower Road
Applicant:	Atwell / Cohen Denver Airport
Request:	PUD Zone Document

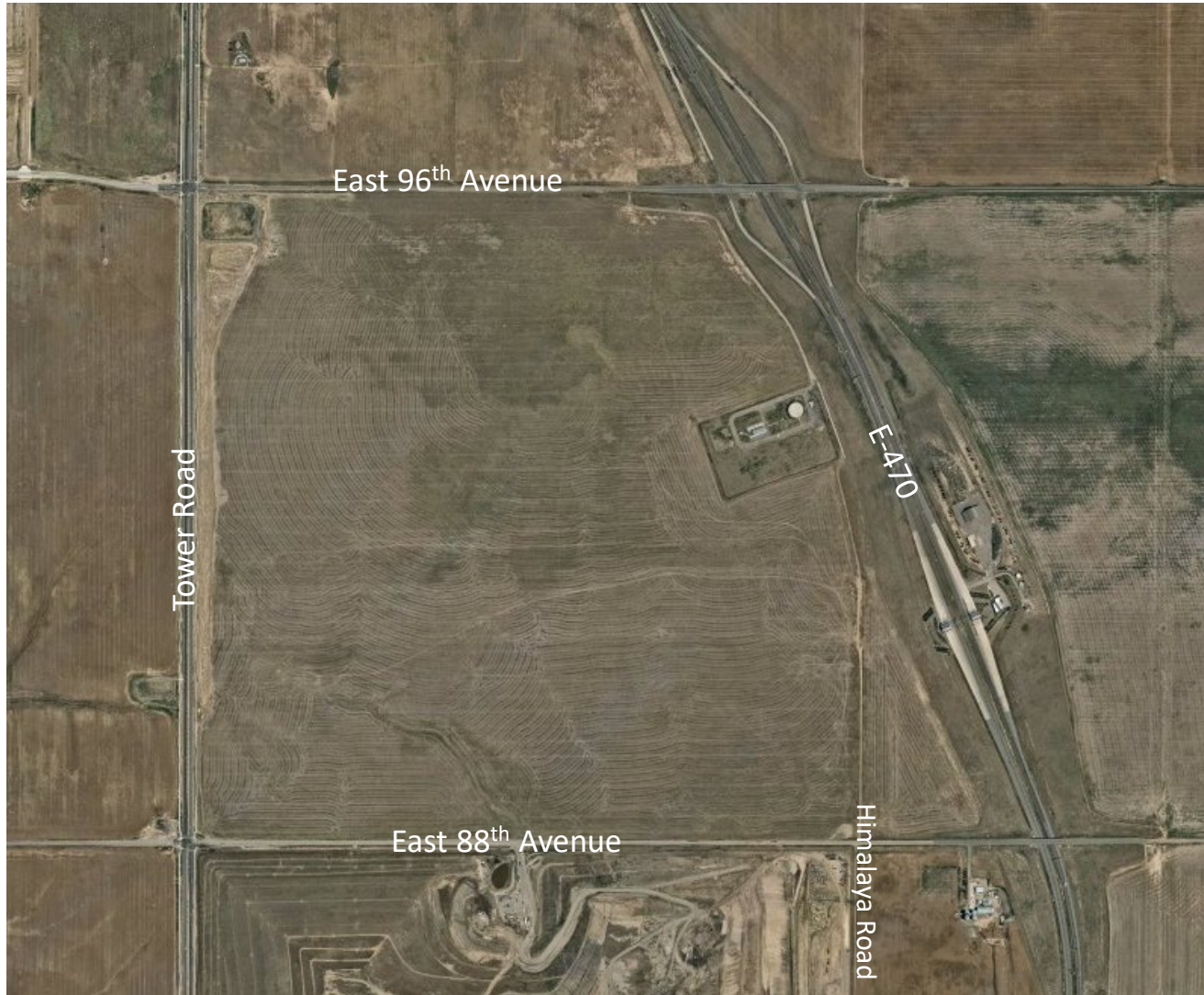


# Vicinity Map





# Aerial





# Site Photos

*View to the northwest from 88<sup>th</sup> Ave*





# Property History

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1989: Annexed, zoned as a preliminary PUD (allowing mixed-uses)

→ Conditions require approval of final PUD prior to any development

2018: PUD Concept Schematic for mixed-use neighborhood with park/school



# PUD Process: Three Phases

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## 1. PUD Concept Schematic

PC review & comment (01/09/19)

## 2. PUD Zone Document

PC review & recommendation (01/14/20)

**→ City Council adoption**

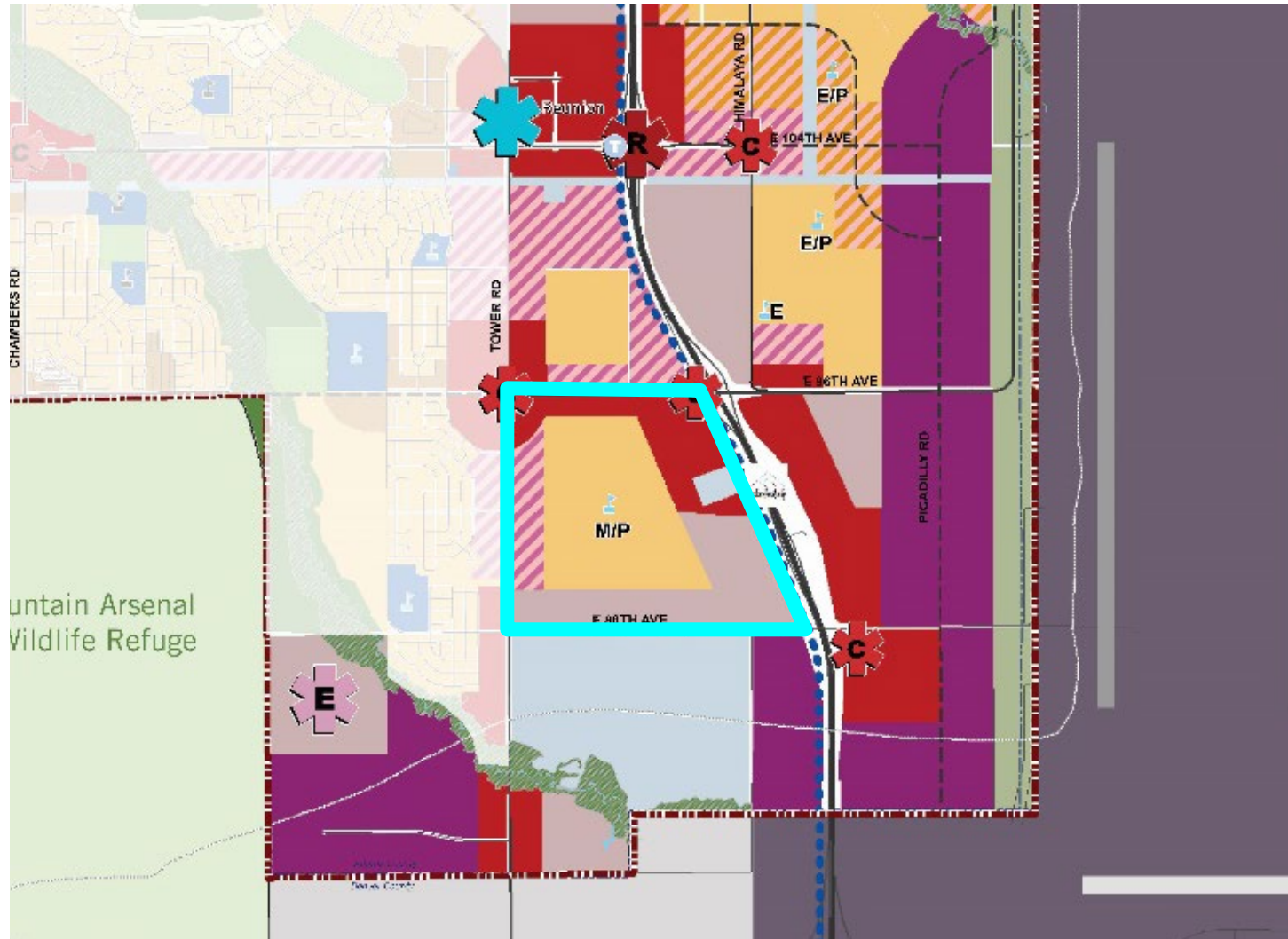
## 3. PUD Development Permit

Site-specific development

Generally administrative review & approval



# Comprehensive Plan





# Legato PUD Zone Document

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*Legato* is a musical term indicating “smooth and connected”

→ Focus on neighborhood connectivity, pedestrian accessibility, central community focal points



# Structure of Legato PUD Zone Document

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Sheet 1 → Cover

Sheet 2 → Project Intent, General Notes

Sheet 3 → Community Design Elements

Sheet 4 → Land Use Plan

Sheet 5 → Residential Development Standards

Sheet 6 → Residential Lot-Typicals

Sheet 7 → Non-Residential Development Standards

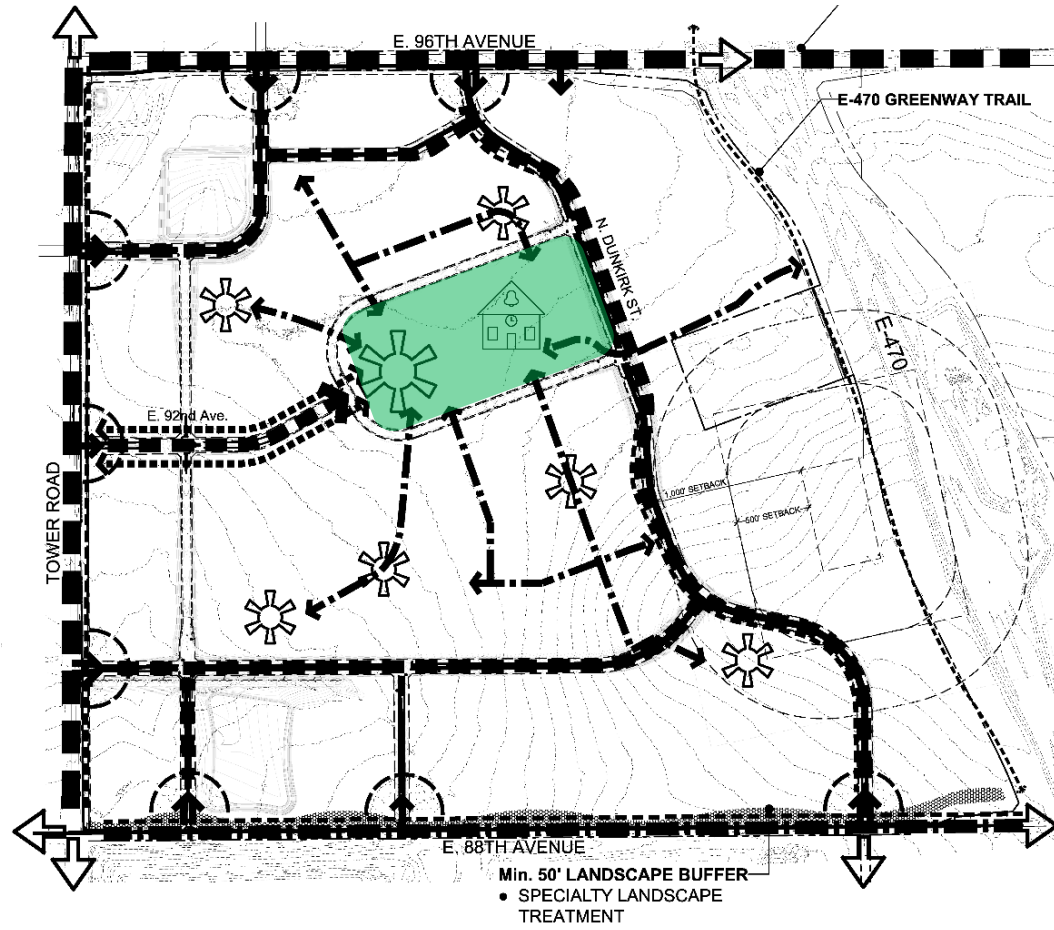
Sheet 8 → Permitted Uses (Table of Land Uses)



# Community Design Elements

Organized  
around central  
park / middle  
school site

Pedestrian trail  
links through  
neighborhoods





# LEGATO

PROJECT BOUNDARY  
RIGHT-OF-WAY  
PLANNING AREA BOUNDARY

PRIMARY VEHICULAR ACCESS  
SECONDARY VEHICULAR ACCESS  
LANDSCAPE BUFFER  
HOMES REQUIRED TO FRONT LOCAL STREETS

## LEGATO PUD ZONE DOCUMENT

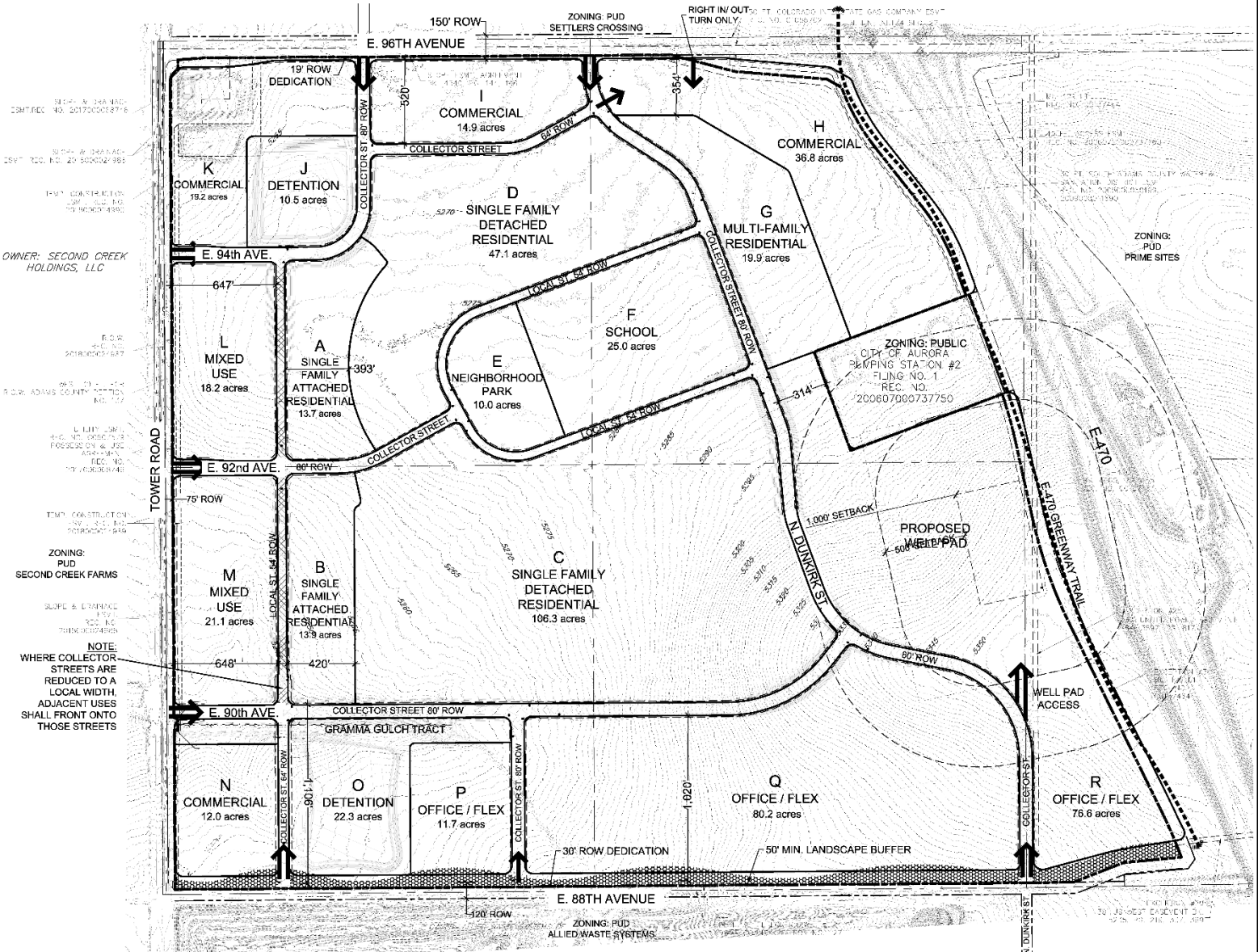
LOCATED IN SECTION 22 AND 23, TOWNSHIP 2 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,  
COUNTY OF ADAMS, STATE OF COLORADO



SCALE: 1"=400'

LANDSCAPE ARCHITECT: HENRY DESIGN GROUP

henry  
design  
group  
1430 1/2th Avenue, Suite 100  
Commerce City, CO 80022  
303.441.2388 • hdesign@hdesign.com



ATWELL  
143 1/2th Avenue, #700  
Lawrenceville, CO 80528  
303.482.1100

APPLICANT:  
Cohen Denver Airport, LLC  
2600 Paseo Verde Pkwy, #250  
Henderson, NV 89074

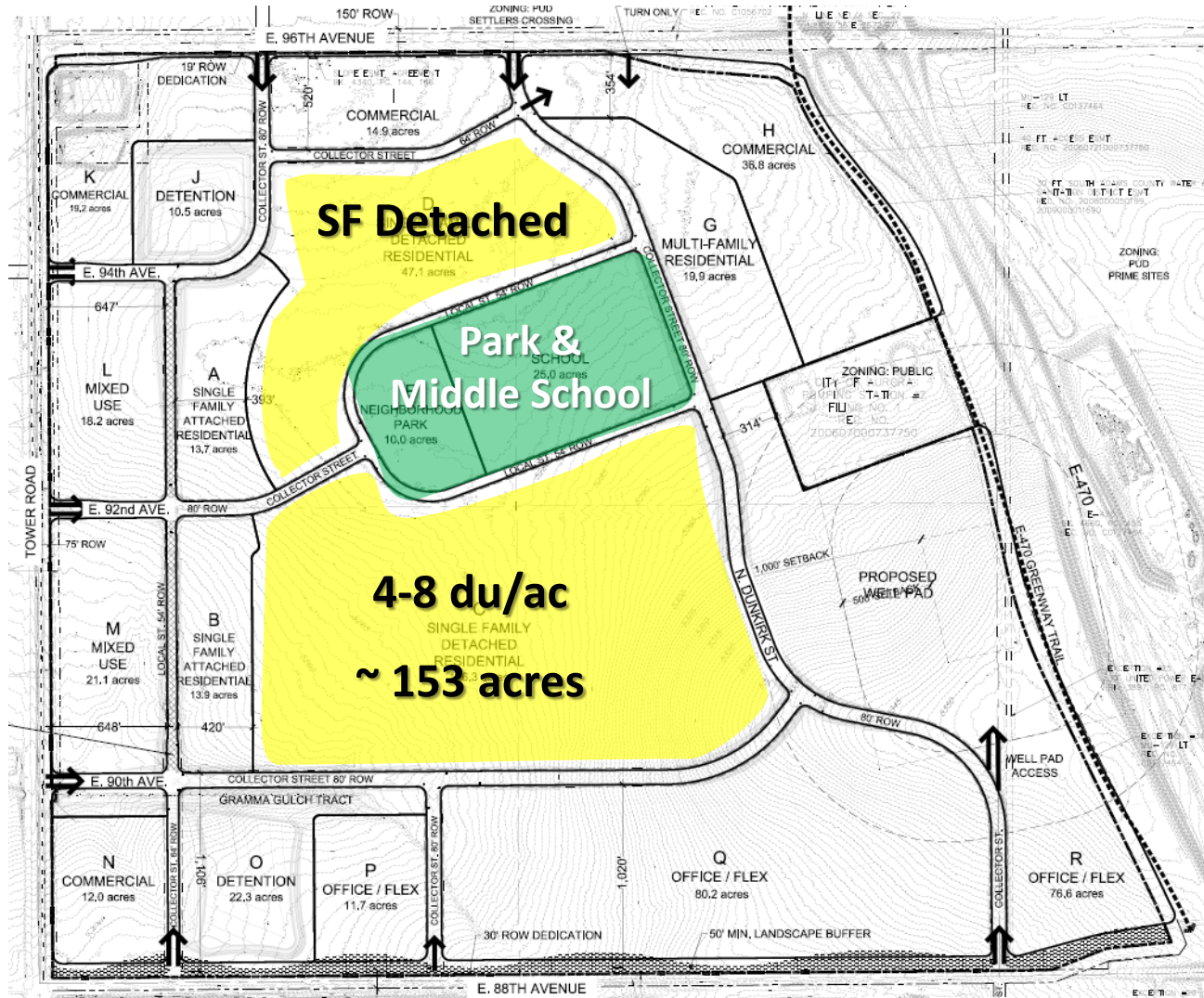
LEGATO  
PUD ZONE DOCUMENT  
COMMERCE CITY, COLORADO

ISSUE DATE	6-24-2019
REVISION DATE	9-16-2019
	11-8-2019
	12-08-2019

SHEET:  
PUD PLAN  
4 of 8



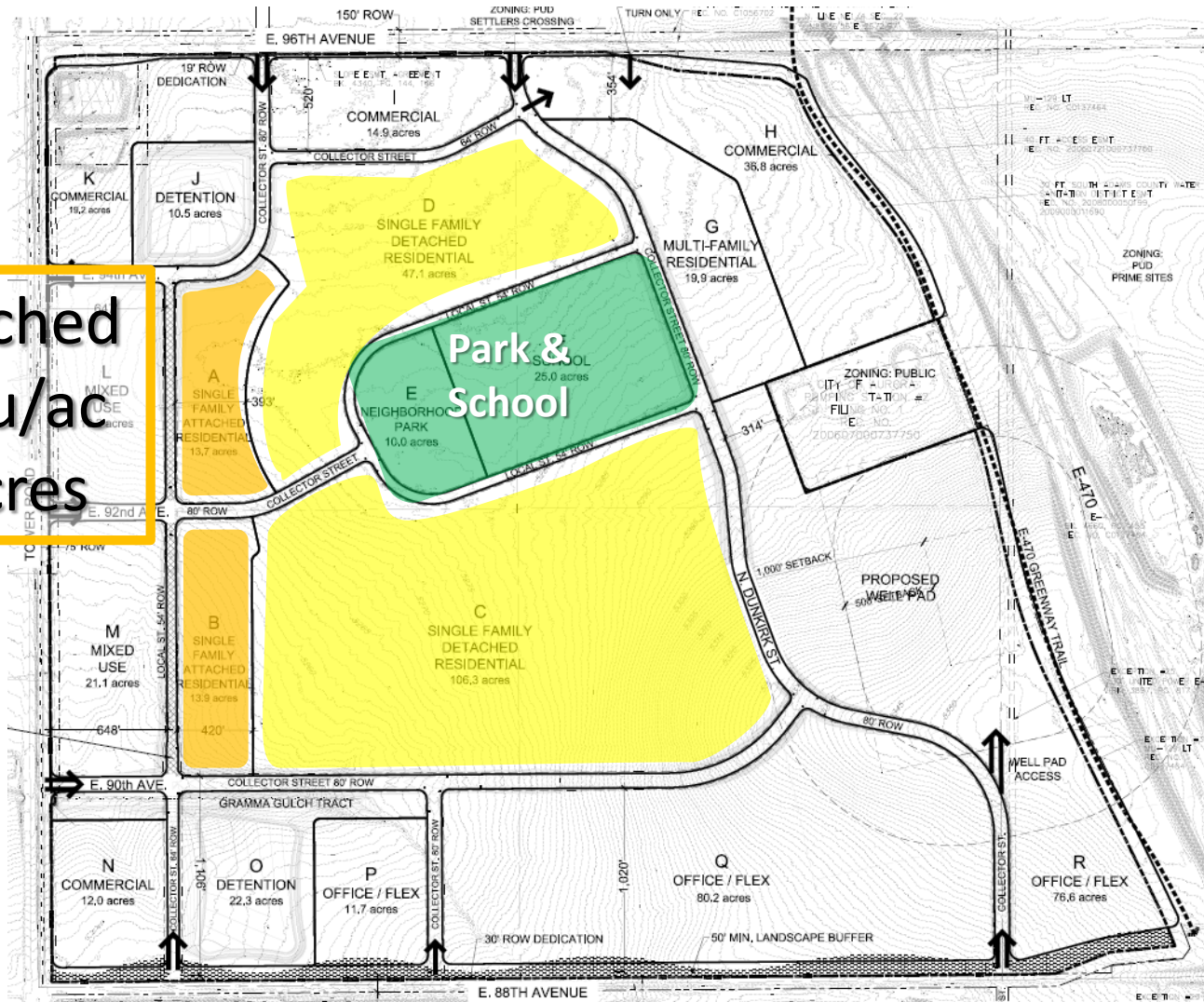
# Residential Land Uses





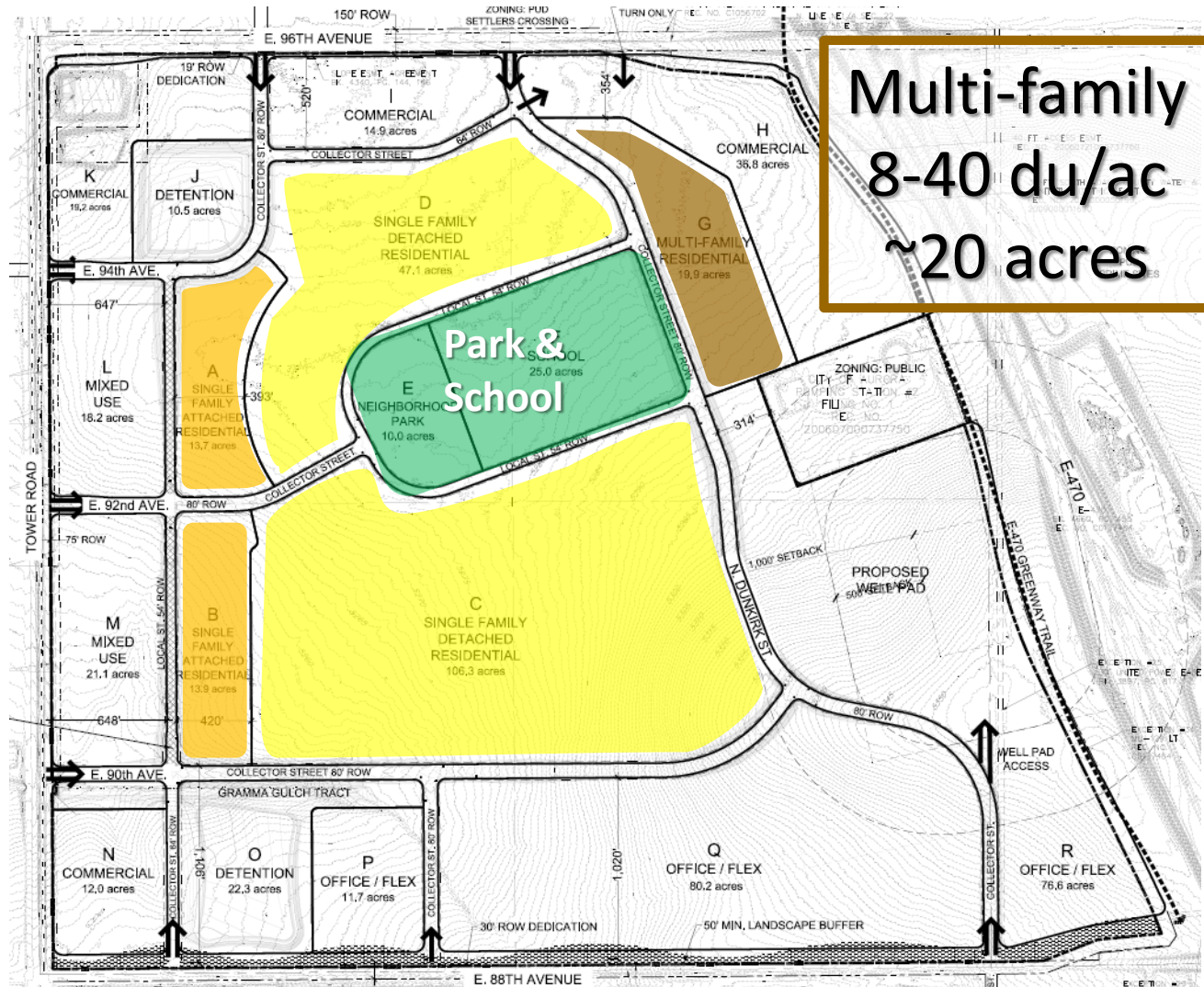
# Residential Land Uses

SF Attached  
6-15 du/ac  
~28 acres





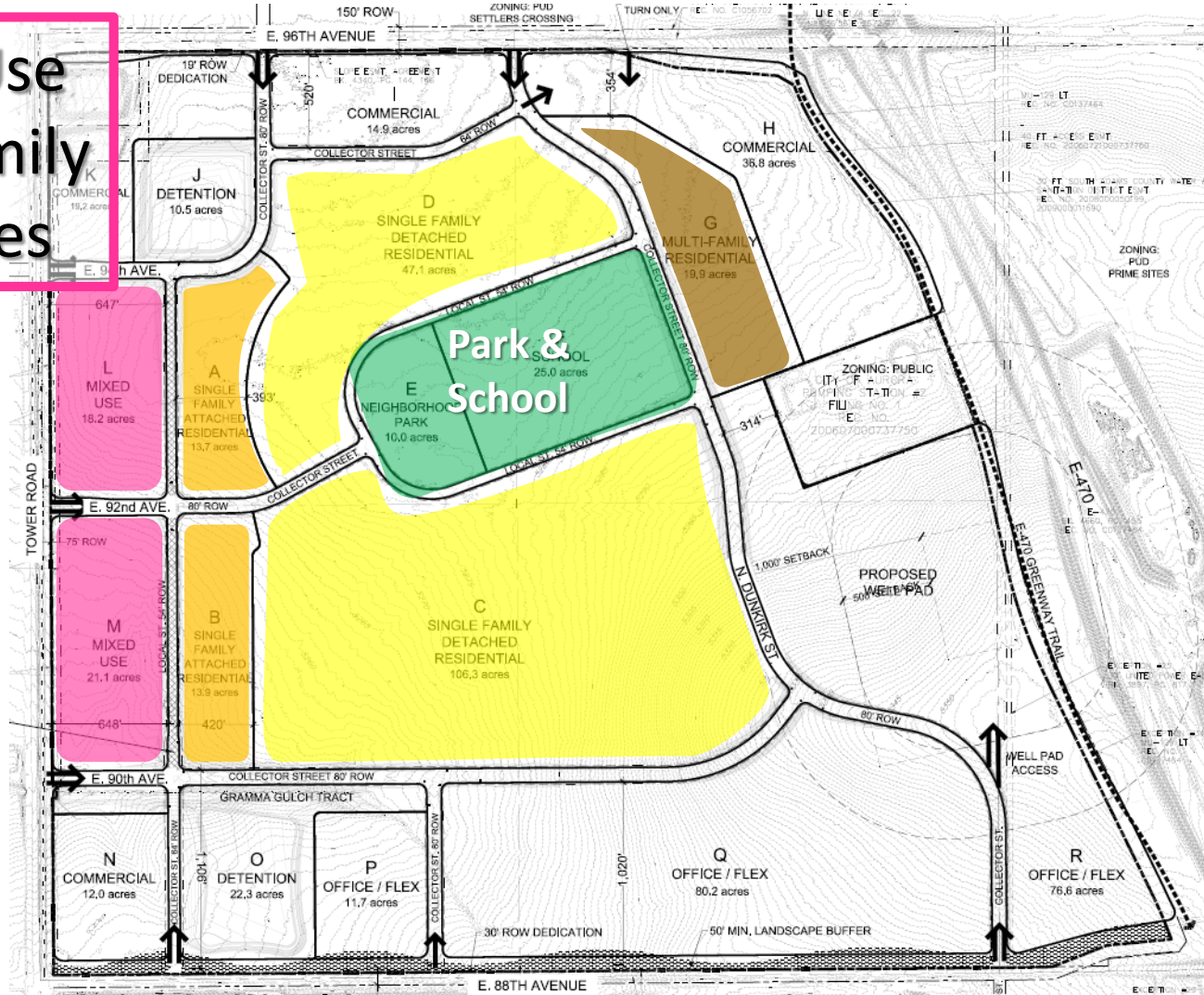
# Residential Land Uses





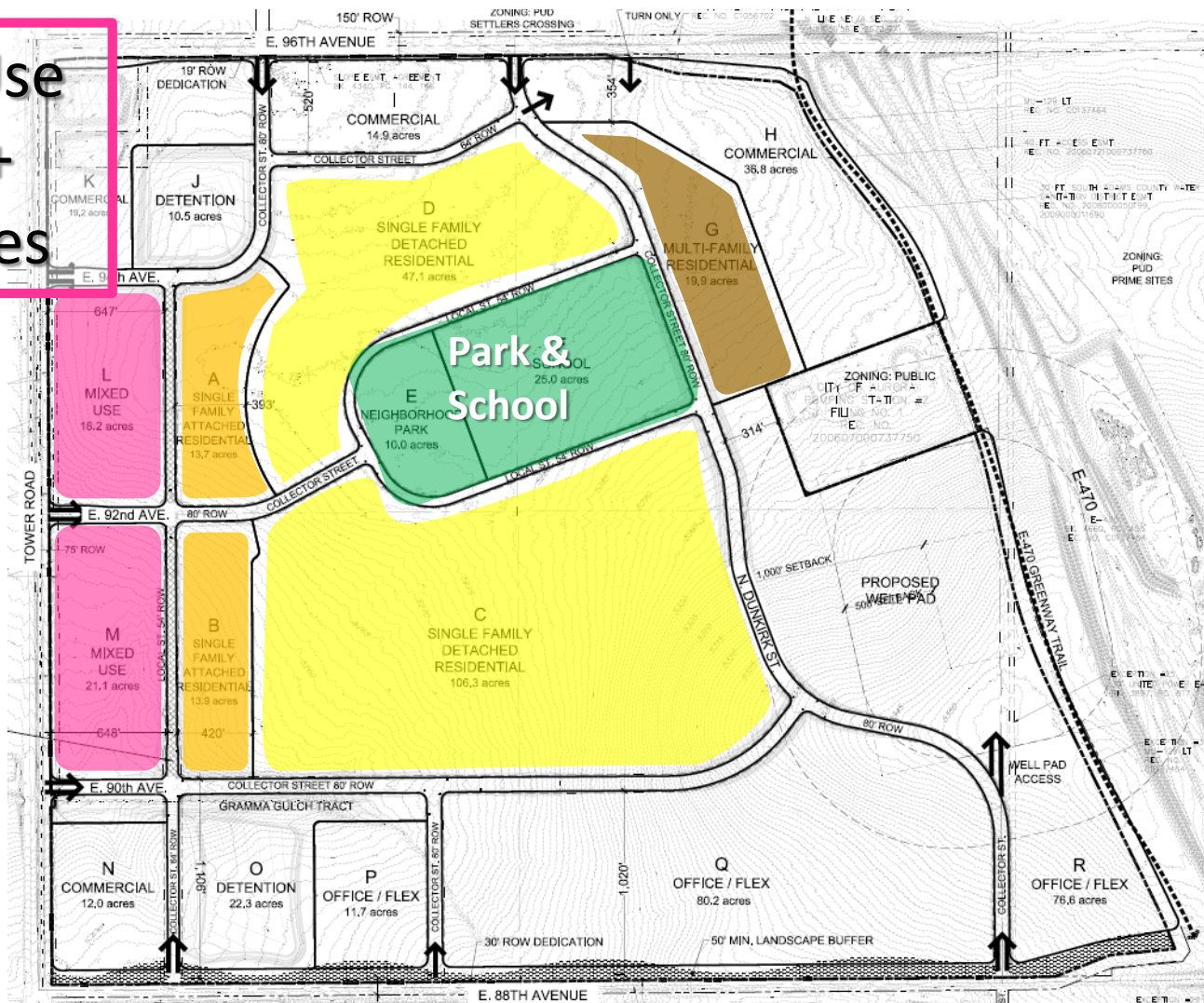
# Residential Land Uses

Mixed Use  
Multi-family  
~39 acres



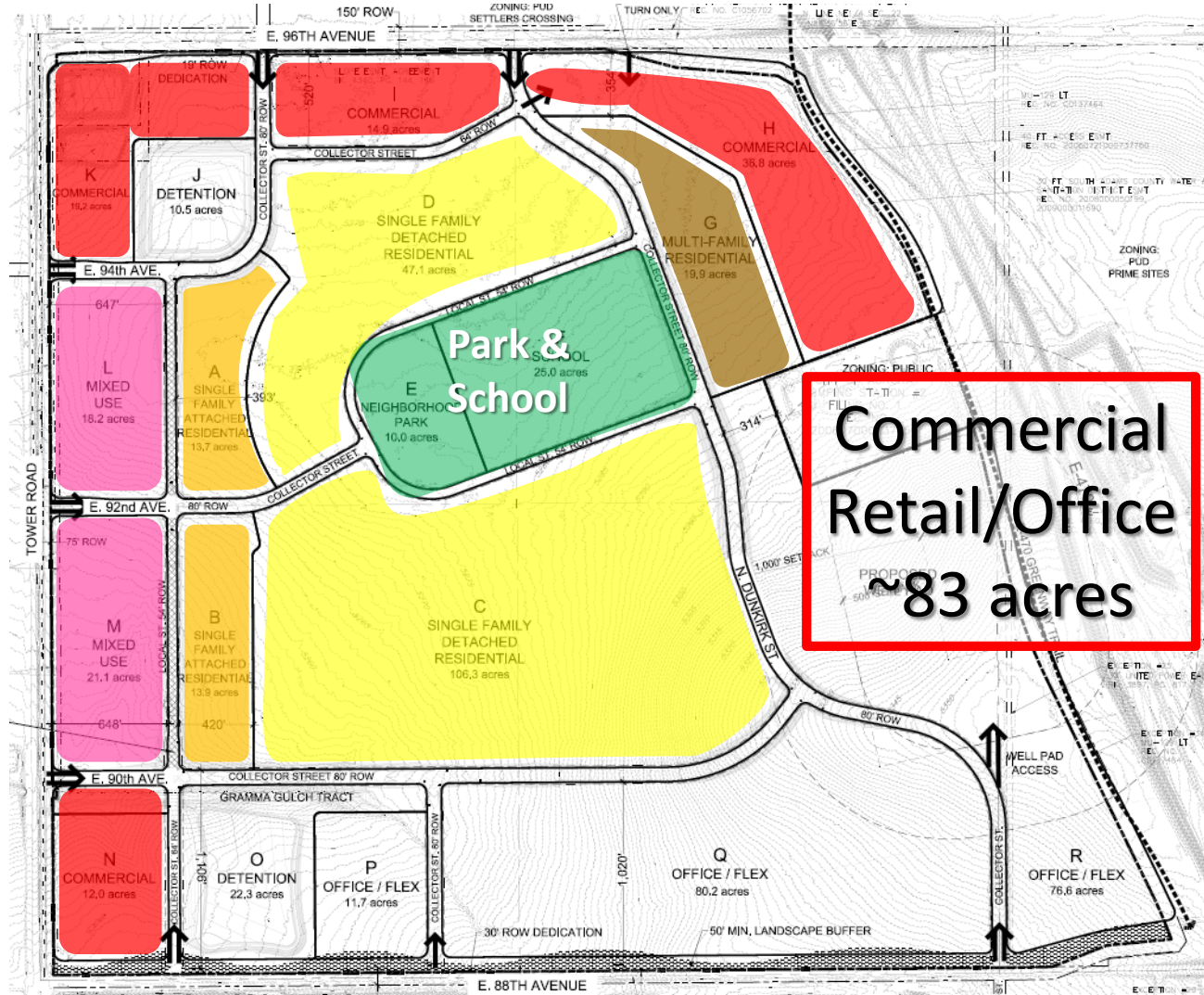


Mixed Use  
Retail+  
~39 acres



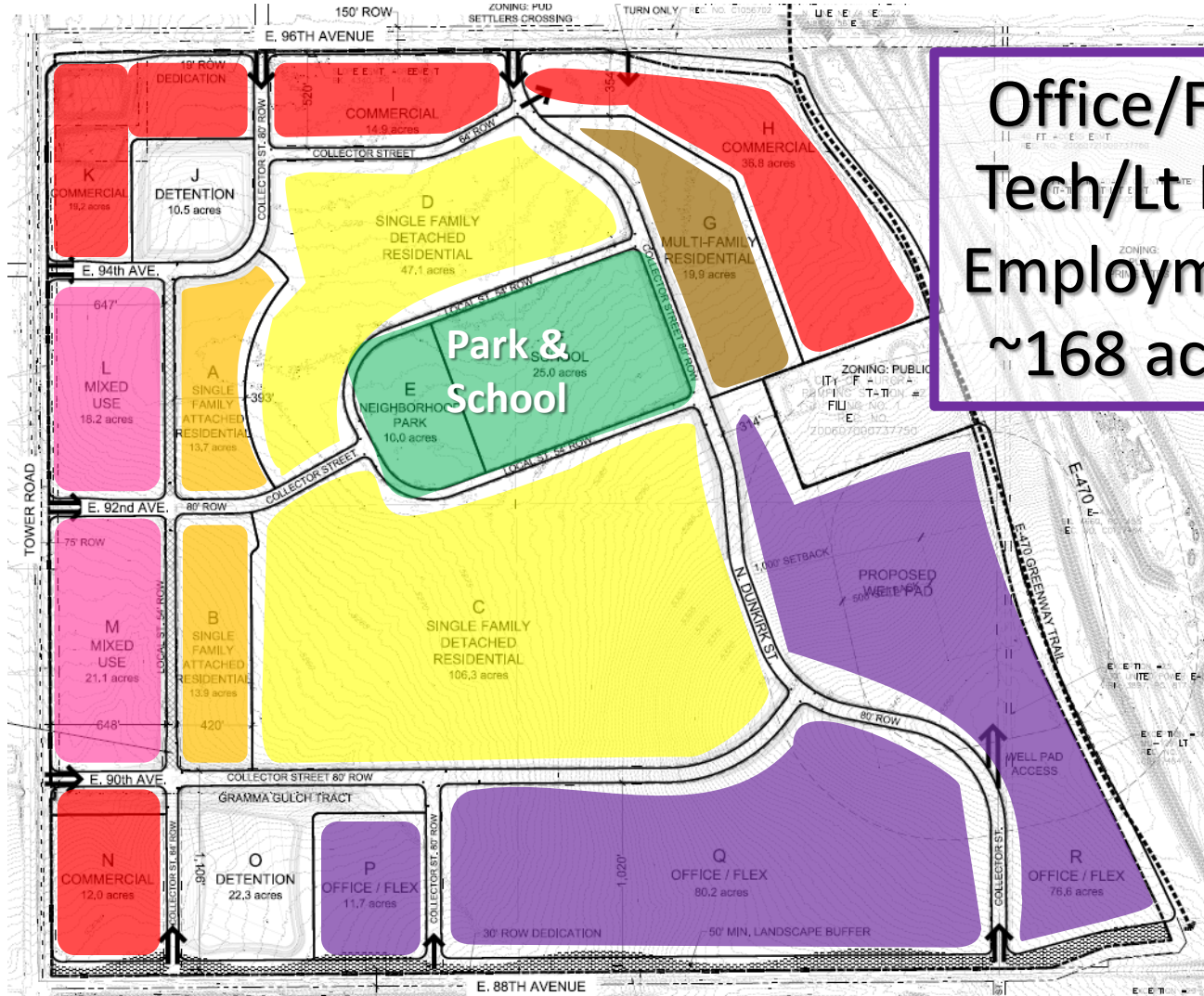


# Non-Residential Land Uses





# Non-Residential Land Uses



Office/Flex  
Tech/Lt Ind.  
Employment  
~168 acres

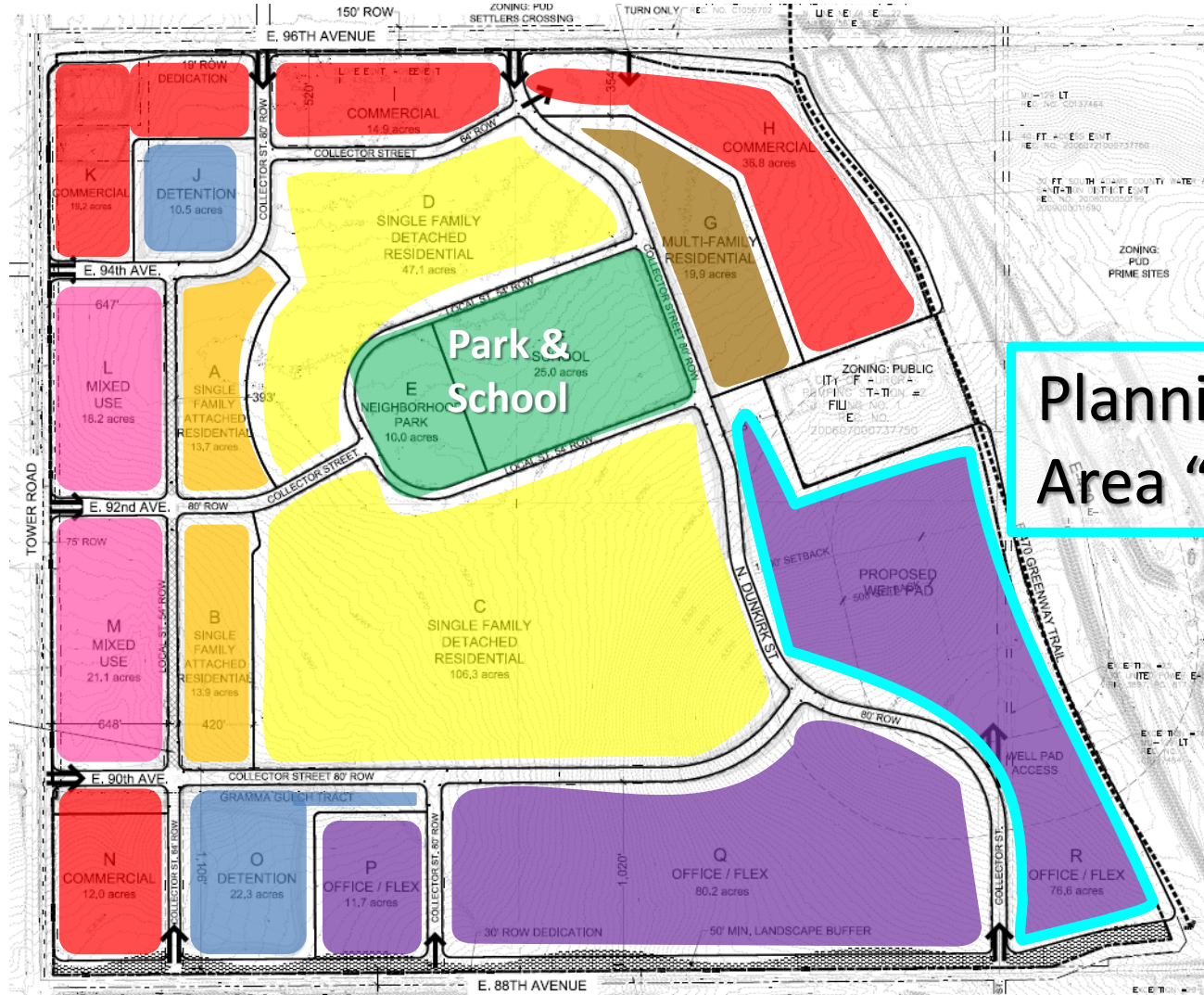


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# Potential Well Site



Planning  
Area "R"



# Potential Oil and Gas Well Pad

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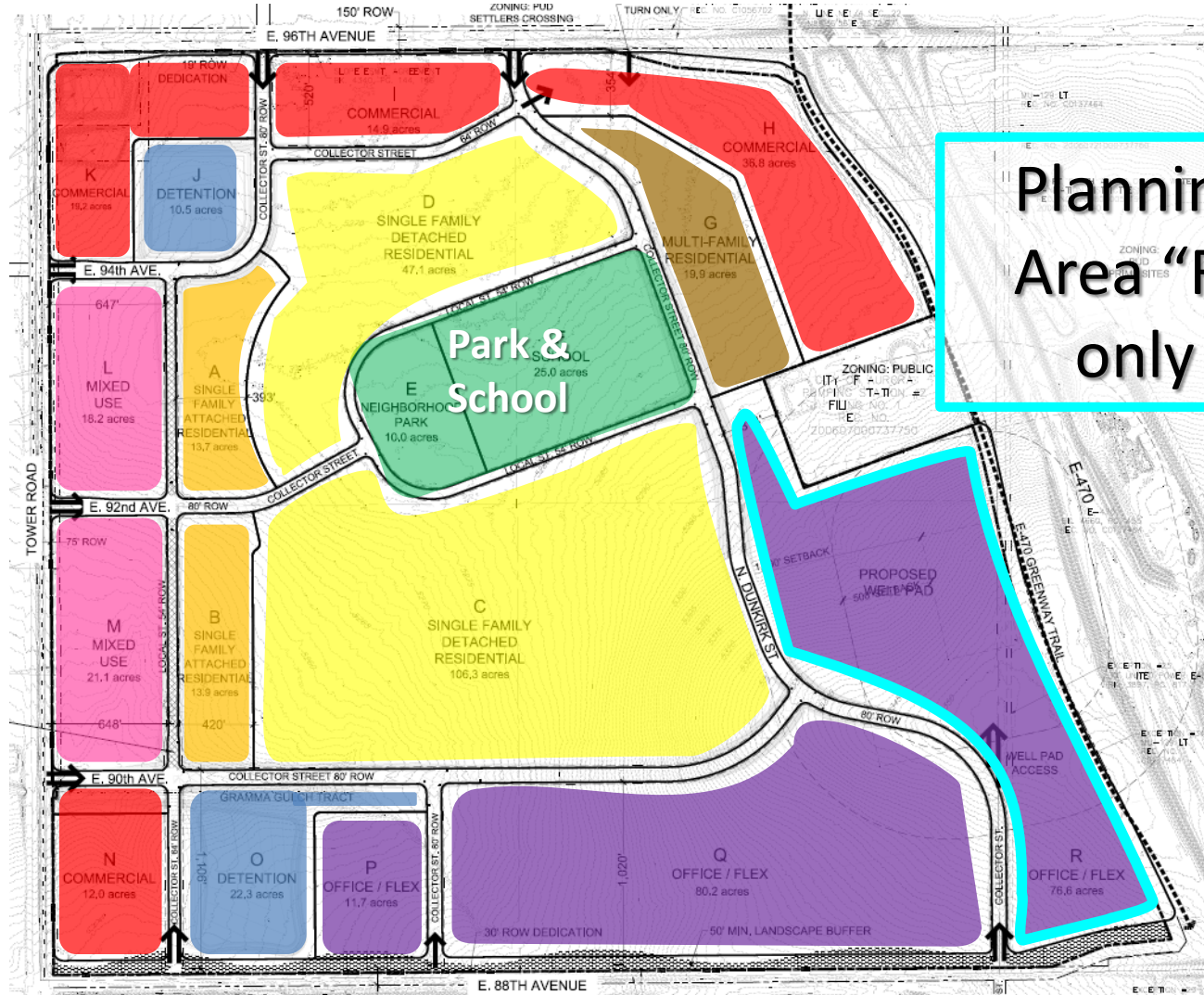
O&G development has a separate permitting process, but zoning must allow use

- Most compatible with Office/Flex land uses
- Only allowed in Planning Area R

\*This site *may* be relocated east of E-470, where all future land uses are non-residential



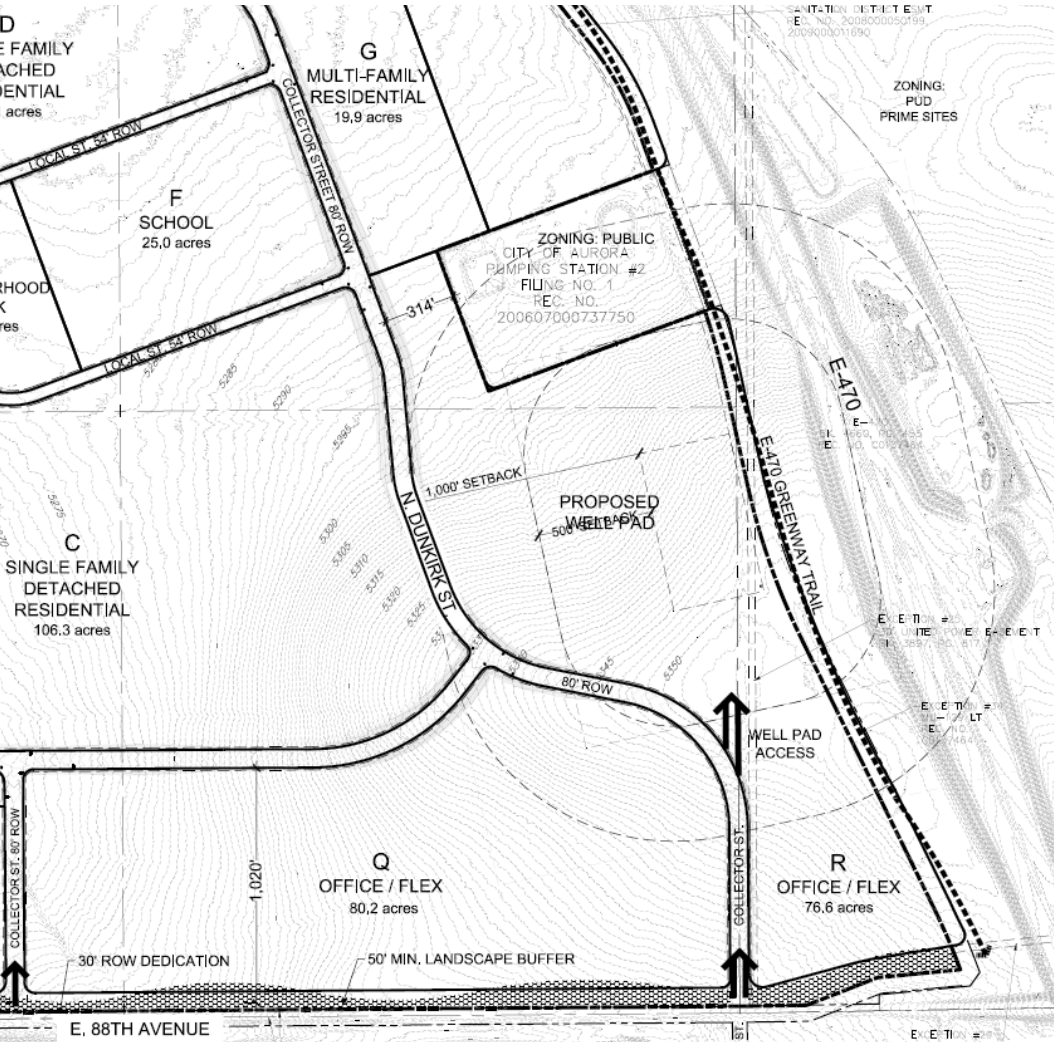
# Potential Well Site



Planning  
Area "R"  
only



# Oil and Gas Buffer



## Potential well pad

- 16 wells
- 12 acres after initial drilling
- 25 to 30 year operations
- Approx. 1000' from residential, 1500' from school





# Oil and Gas Use

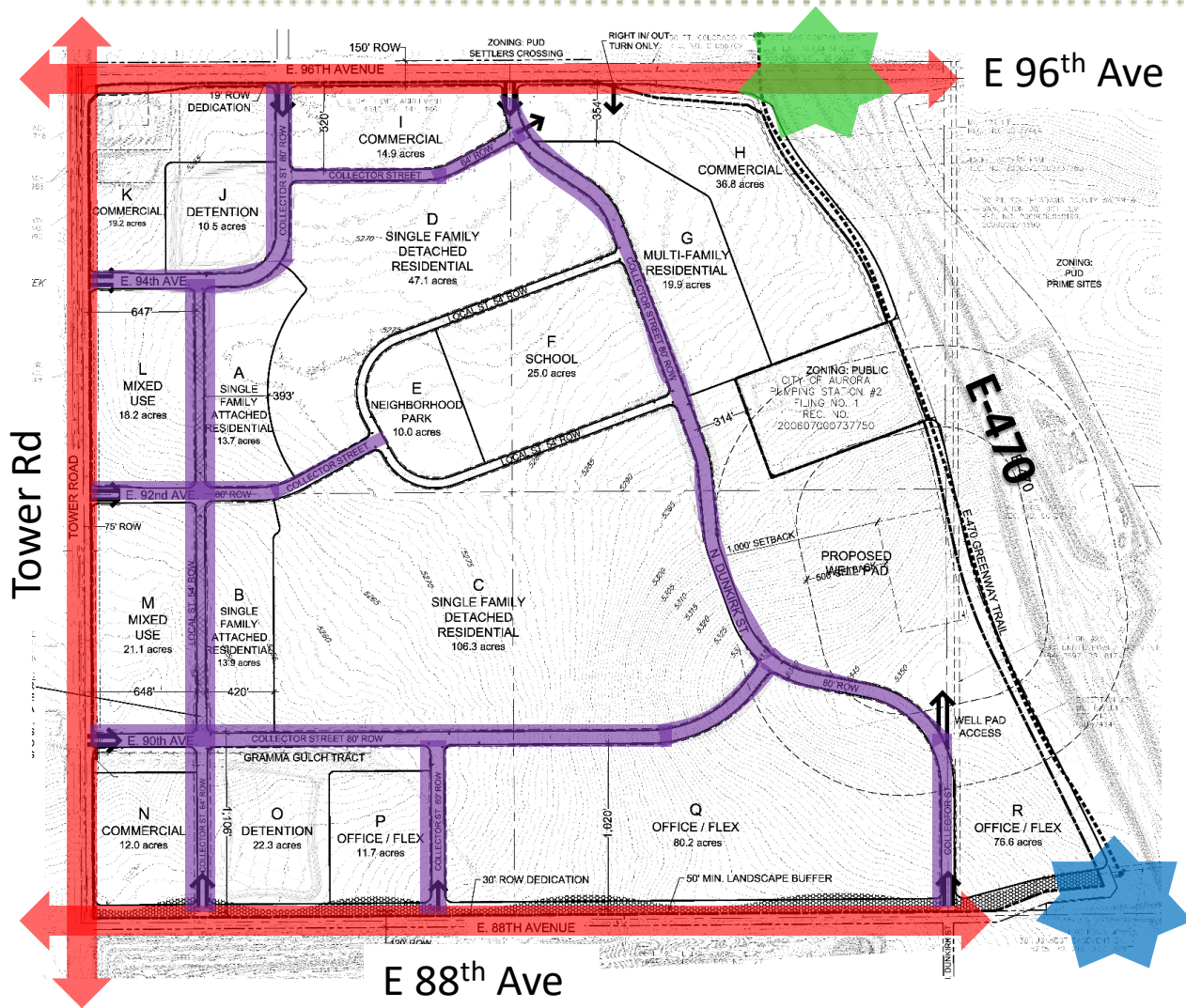
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The PC recommends the following change regarding oil and gas in Planning Area R:

- 1. As listed in the Table of Land Uses on sheet 8 of the Legato PUD Zone Document, the “Subsurface Extraction” land use shall be changed to a Conditional Use (C) rather than a Use by Right (R).*



# Roadway Network



Arterials



Collectors



Existing E-470  
Interchange



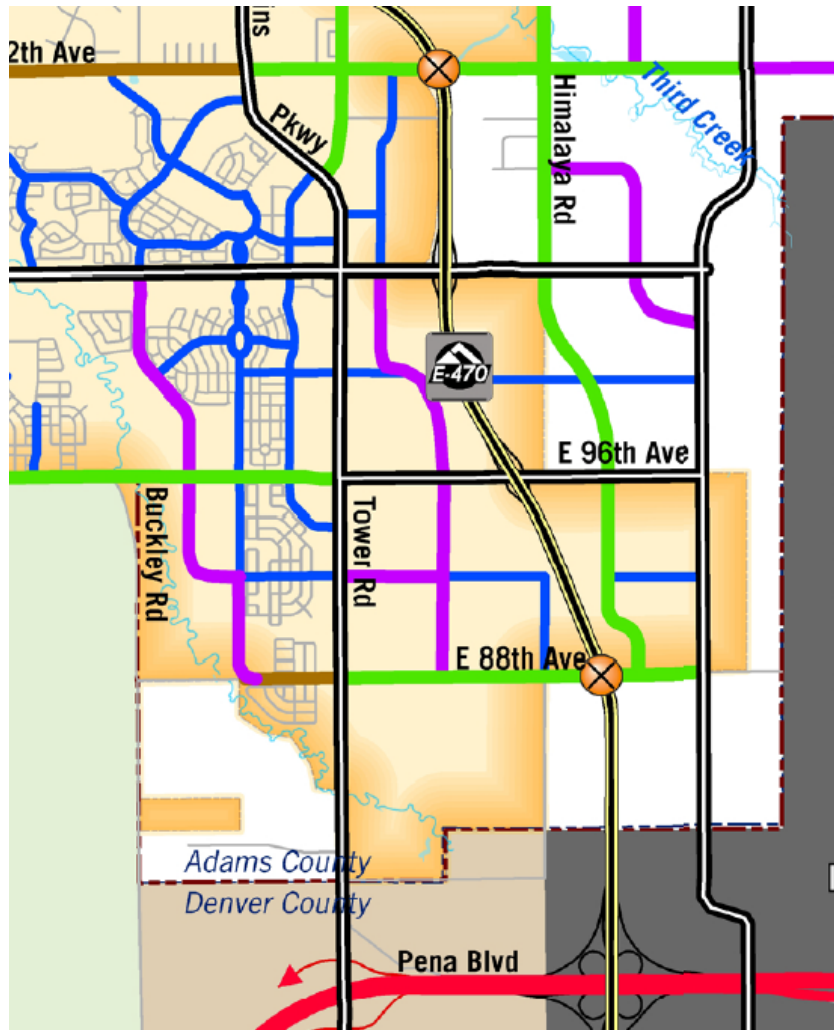
Future E-470  
Interchange



Commerce  
CITY



# Transportation Plan



## Roadway Classification

- Freeway
- Tollway
- Major Regional Arterial
- Principal Arterial
- Minor Arterial
- Multimodal Arterial
- Major Collector
- Minor/Residential Collector
- Future Interchange & Railroad Grade Separation
- Future Railroad Grade Separation
- New Interchange
- Local



# Infrastructure

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## Storm water

Gramma Gulch (SWC) corner feeds to Second Creek  
T88 Diversion Project, redirects some flows from the north  
towards Gramma Gulch  
Ponds near northwest and southwest corners

## Water/Sewer

Water → Tower Road                      Sewer → Tower/96<sup>th</sup> Ave  
Additional ERUs will need to be acquired

## GIDs

ERAGID and ECAGID inclusion applications

## Metro Districts (10)

For construction of internal roads and infrastructure  
→ Under review



# Airport Compatibility

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No objections from DIA.

No residential developments are within restrictive noise contours.

Building heights subject to FAA standards, will be reviewed as development occurs.





# Tower Landfill

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Non-hazardous solid and liquid waste disposal site

→ 25-35 years remaining of active operation

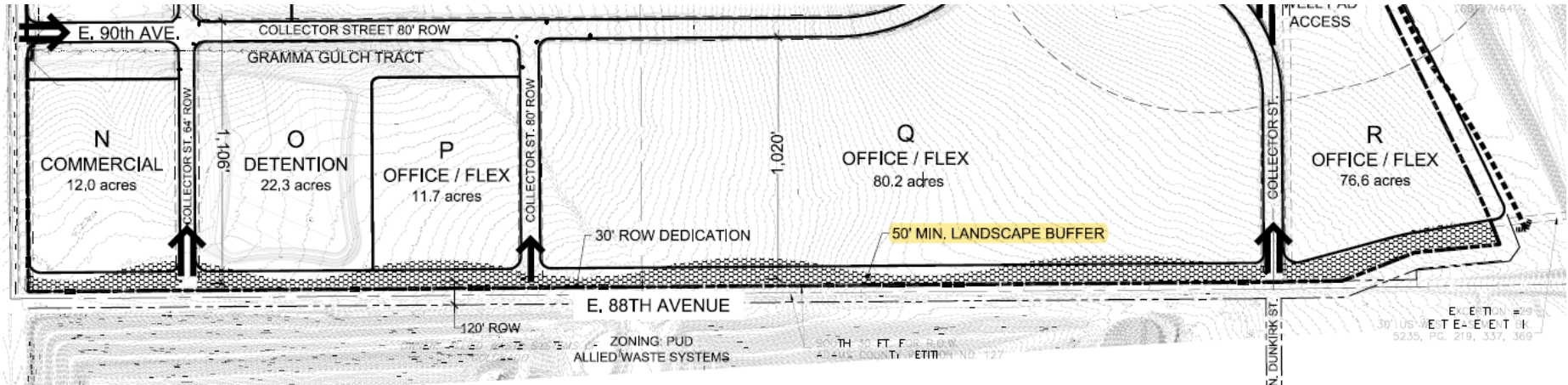
PUD Zone Document:

→ Approx. 1200' Office/Flex and ROW from landfill to nearest residential

→ 50'-80' landscape buffer along 88<sup>th</sup>



# Tower Landfill Buffer



Landscape buffer → 50-80ft

Buildings shall be placed towards the north of lots adjacent to E 88<sup>th</sup> Ave, with parking and other passive uses to the south



# PUD Approval Criteria

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- Complies with Comprehensive Plan;
- Consistent with previous Concept Schematic;
- Addresses a unique situation by allowing a greater mix of uses, higher density, and taller structures than could be achieved with any straight zone districts;
- Complies with all standards not otherwise waived;
- Integrated with adjacent development;
- Mitigates adverse impacts on adjacent properties;
- Sufficient public safety, transportation, and utilities;
- Proposed phasing is rational;
- Development could not be achieved by other means, such as height exceptions, variances, or minor modifications.



# PC Recommendation

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On January 14, 2020, the Planning Commission voted 5-0 to recommend **approval** to City Council subject to one condition:

- 1. As listed in the Table of Land Uses on sheet 8 of the Legato PUD Zone Document, the “Subsurface Extraction” land use shall be changed to a Conditional Use (C) rather than a Use by Right (R).*





**City staff and the applicant are available to answer any questions.**

