



Case #S-752-20- Plat Amendment and Conveyance

Location: NEC of Chambers Road and 104th Avenue
Applicant: Thompson Thrift
Request: Replat of Tract A of the Second Creek
Village Subdivision



Notice

All information pertinent to notice and
publication is on the record



Applicant's Request

- The applicant is requesting to replat Tract A of Second Creek Village Subdivision into three commercial lots and one drainage lot
 - Lot 1 (commercial) of the proposed plat will include the addition of a .77-acre area within the floodplain currently under city ownership
 - Ownership to be conveyed to applicant via City Council resolution
- The addition of the .77-acre area will allow future signalized vehicular access to the overall commercial development from Chambers Rd.



Case Type-Subdivision

- Subdivision

- The act of dividing, consolidating, or reconfiguration of property boundaries and updating legal descriptions.

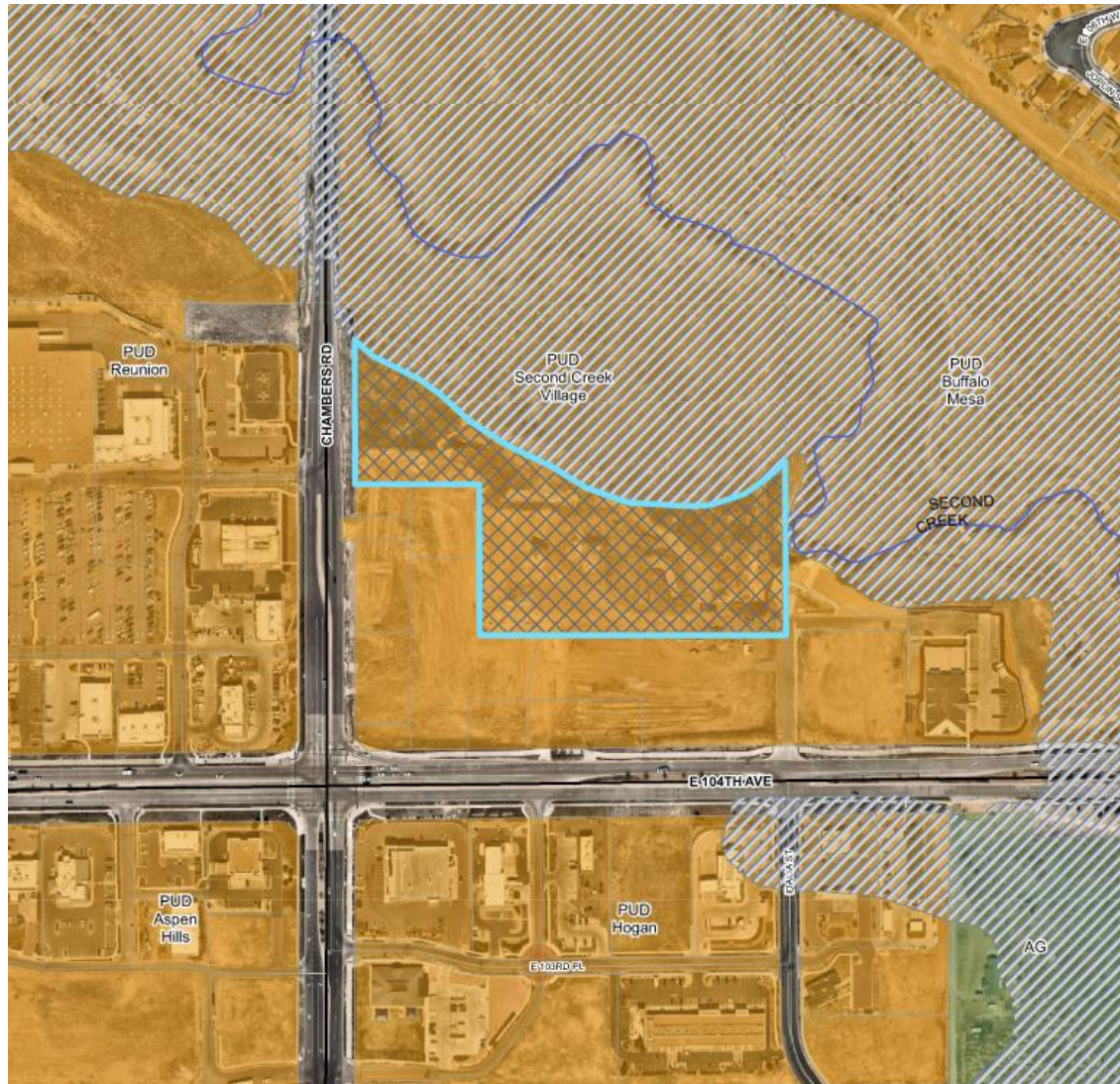
- Subdivisions may also include the dedication of public right-of-way.

- Since a subdivision does not involve zoning, the existing or underlying land uses are not impacted.



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Site and Surroundings



Property Aerial



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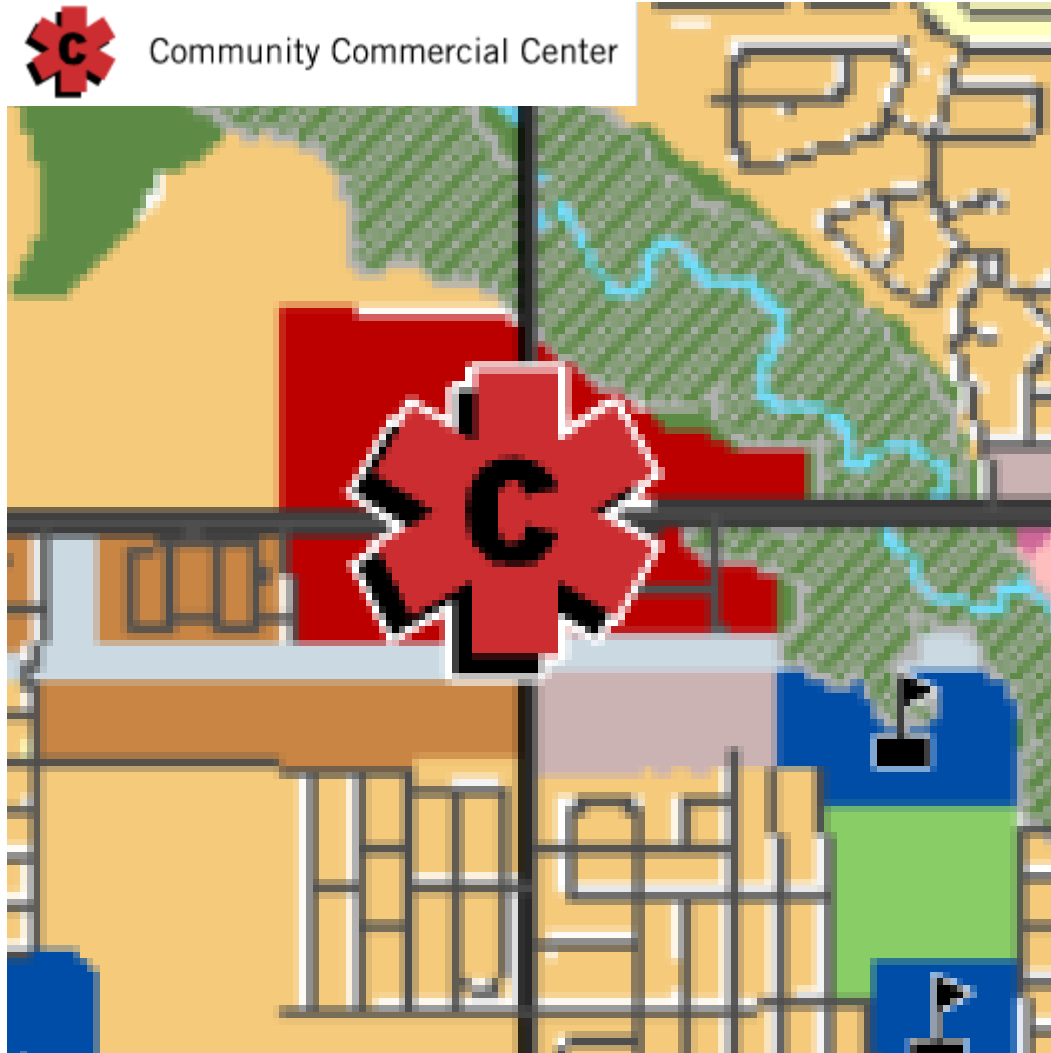


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Future Land Use Plan



Community Commercial Center



Background and History

- Subject property annexed into the city in 2002; subsequently rezoned PUD, to allow for commercial uses.
- 2017 PUD was first subdivided into 3 tracts; residential, commercial, Second Creek floodplain
 - Floodplain area was dedicated to the city by original owner at this time at no cost.
- 2018 and 2019 plat amendments included creation of subject Tract A and commercial lots directly south of subject site began to develop.

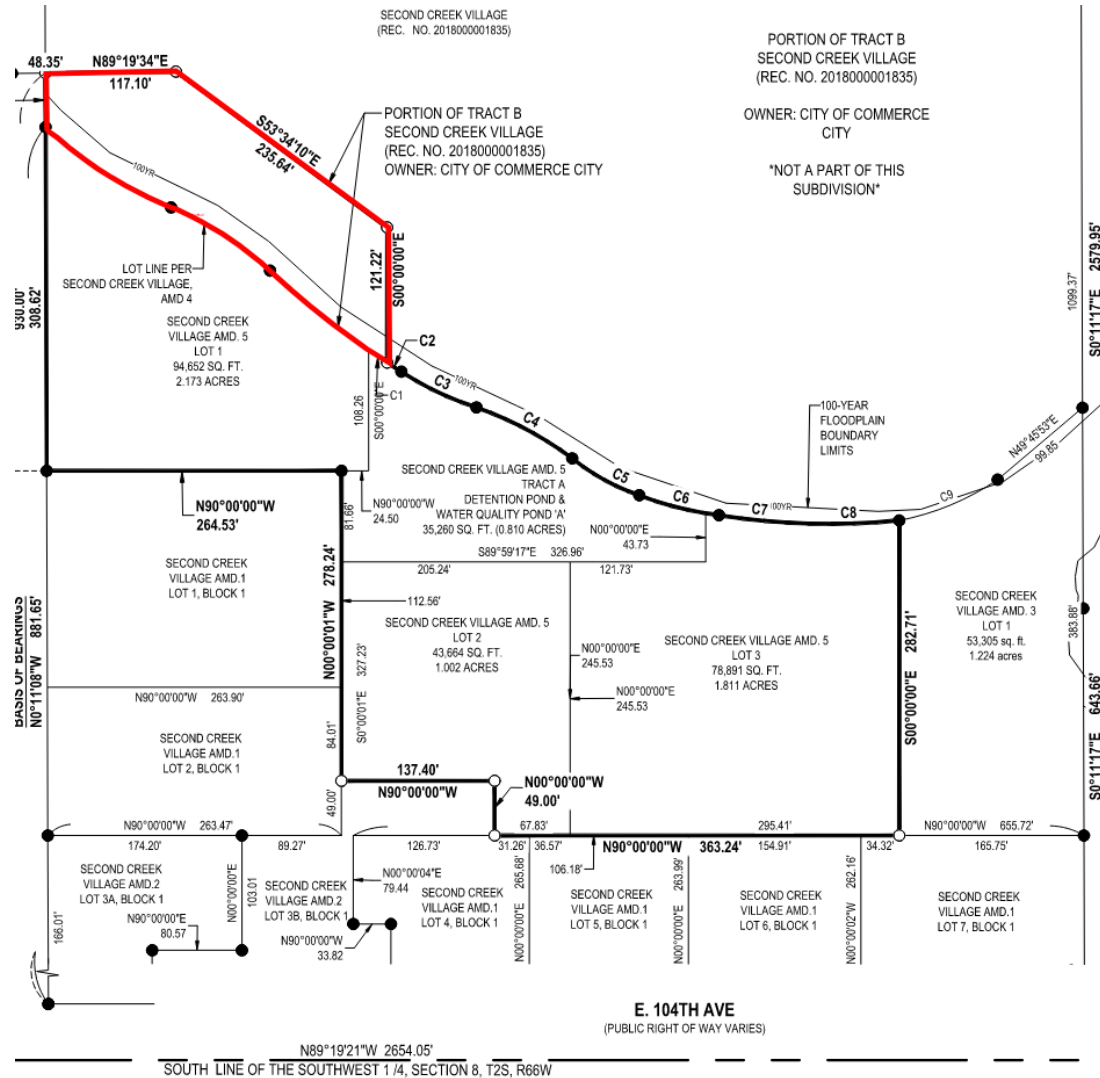
Case Summary-Conveyance

- Anticipated user on lot 1 will utilize .77-acre floodplain area for access from Chambers Rd.
 - .77 acre area is very small portion of approx. 30 acre floodplain and does not contain floodway or stream channel.
 - Will line up with future access along west side of Chambers Rd.
- In order to convey city owned land to applicant, a separate conveyance resolution is required .

Case Summary-Subdivision

- The replat will create three new commercial lots and one drainage tract allowing build-out of the Second Creek Marketplace commercial center.
- The lot sizes and frontages meet the minimum requirements
- The proposed lots can be accessed via a series of private drives

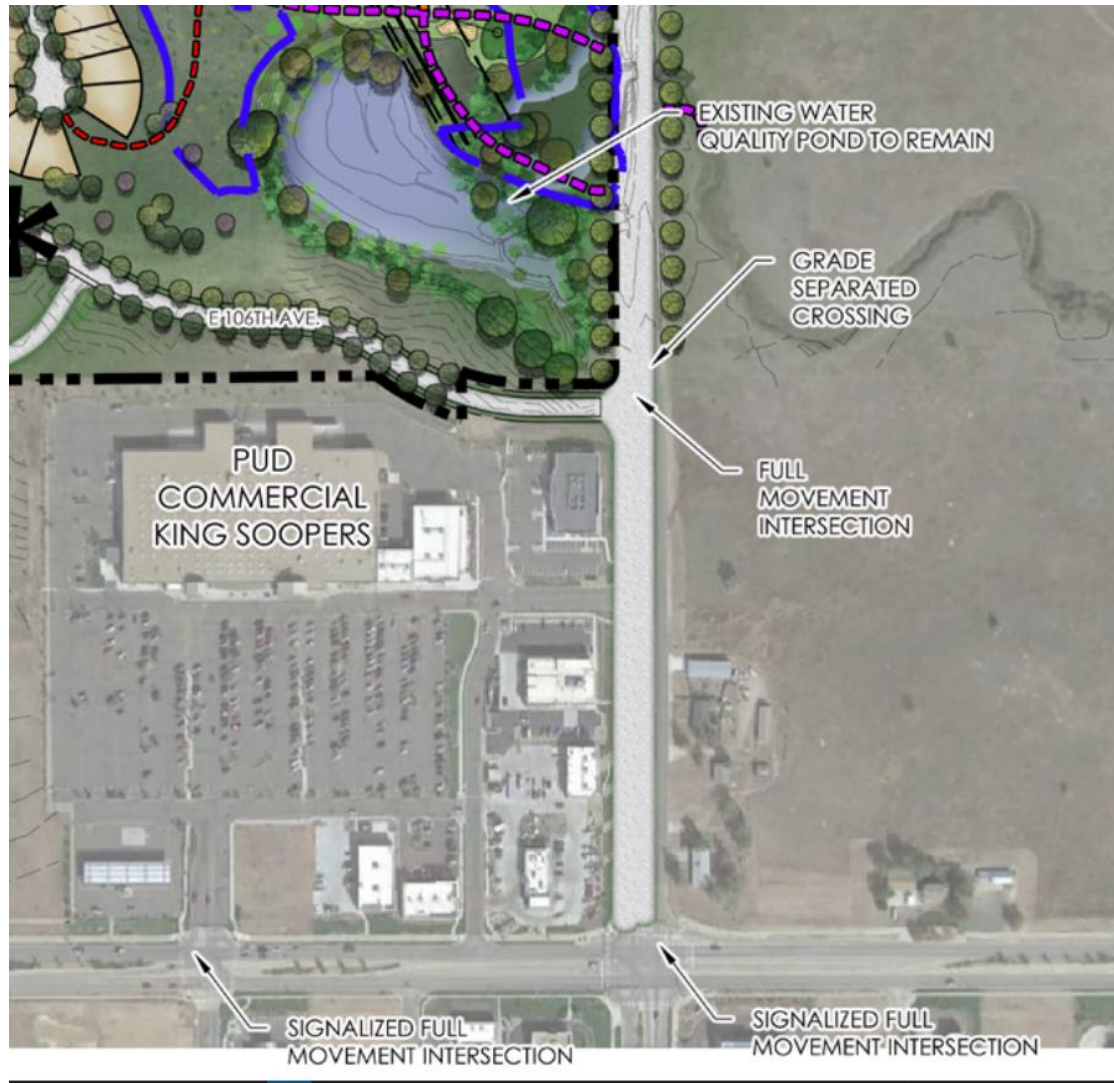
Proposed Plat



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Future Development – 106th Avenue Reunion Intersection



Development Process

- Development of the lot will occur in conformance with LDC standards.
- PUD Development Permit and Floodplain development permit required
- No portion of the building will be located within the floodplain boundary
- CLOMR/LOMR application and approval with FEMA required to raise portion of property out of floodplain.

Development Process Cont.

- Includes review by local, state, and federal authorities to ensure proposal will not;
 - Negatively impact floodplain boundaries
 - Cause disruptions in streamflow
 - Lead to buildup of debris/sediment in other areas of the floodplain
- Upon completion of process, applicant/user will be permitted to utilize area for vehicular access, drive aisles, and minor site improvements, i.e., landscaping, lighting, etc.

PC Analysis

- General layout accomplishes the purposes and intent of the LDC and meets engineering traffic and drainage requirements.
- Plat creates lots that are in conformance with PUD zone district standards
- Help to build out future commercial uses needed by the community and creates a strong partnership between the City and the commercial developer.
- Help with future traffic flow along Chambers, including aligning access point to the west.
- Will not impact existing or future pedestrian trails.
- Land to be conveyed is not currently utilized nor planned for utilization with the City.



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Required Public Notification

(Pursuant to LDC Sec. 21-3180)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	15 Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel-Express
Placard/Sign on Property	At least one sign on subject property	✓	Four Signs Posted

All public notification met the requirements of Resolution 2020-30 to provide notice that the meeting may be conducted electronically; advance registration for testifying is required; and information for participation is provided in the published agenda.

Public Notification

- As of July 27, 2020, staff has received no requests for additional information or objections to this application requests.



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PC Recommendation

- On July 21, 2020, Planning Commission voted 5-0 to forward this request to City Council with a recommendation of approval.



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Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the Council may have.

