

- TURNBERRY -
PEORIA STREET VACATION PLAT
&
FILING 5 PUD DEVELOPMENT PERMIT

PLANNING COMMISSION PRESENTATION
CITY OF COMMERCE CITY, CO

December 1, 2020

PROJECT TEAM

CATELLUS

PROJECT OWNER



CATELLUS

PCS GROUP

PLANNER / LANDSCAPE ARCHITECT



CVL CONSULTANTS

CIVIL ENGINEER



a **Westwood** team

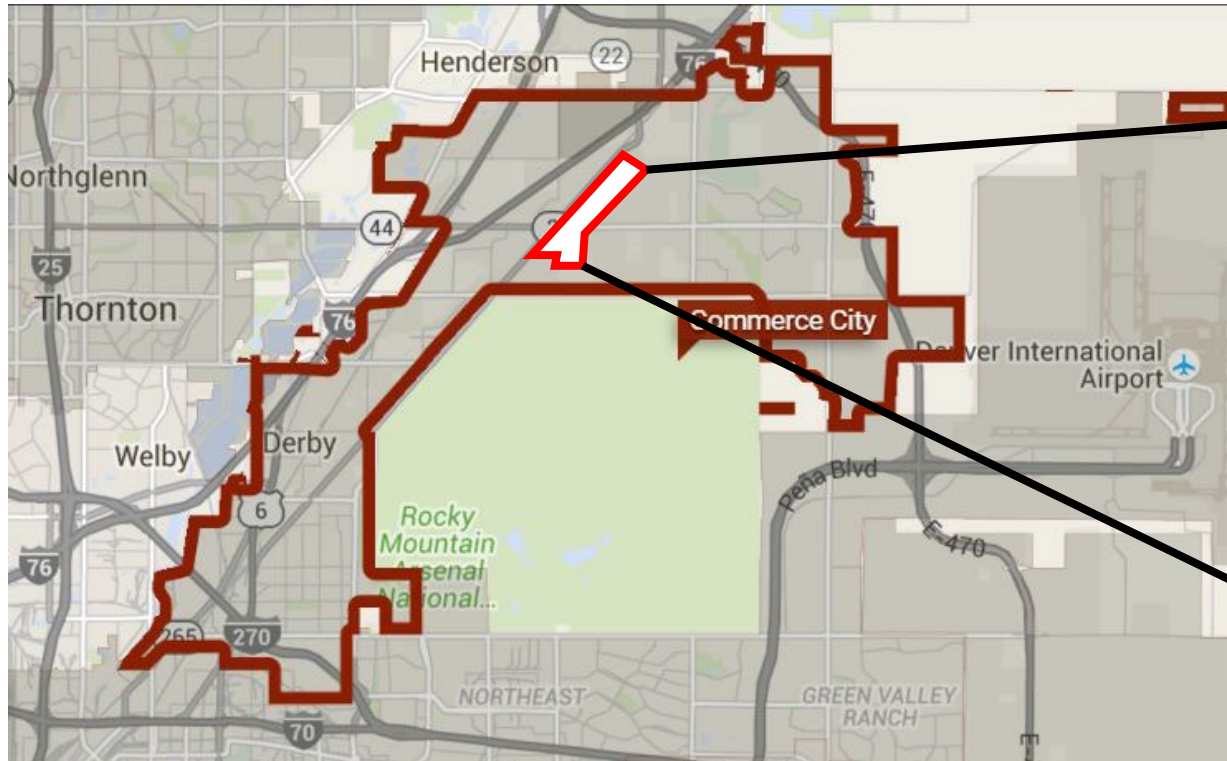
HARRIS KOCHER SMITH

TRAFFIC ENGINEER



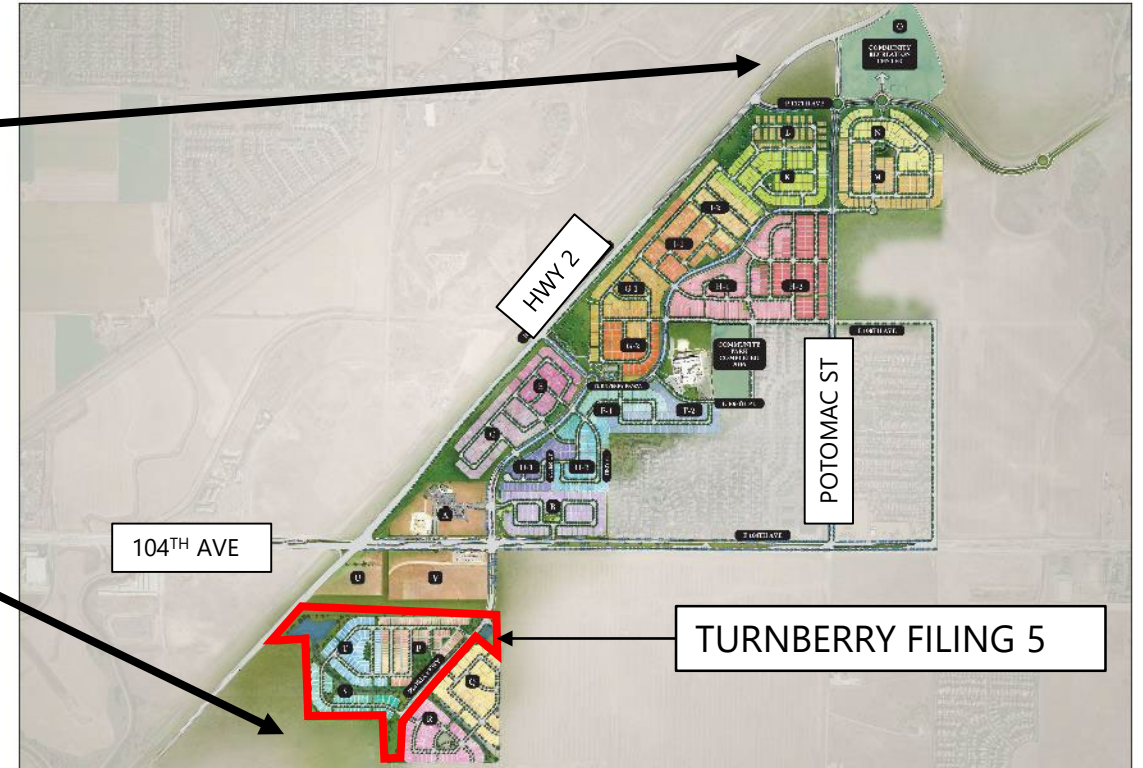
Vicinity Map

(Commerce City Limits)

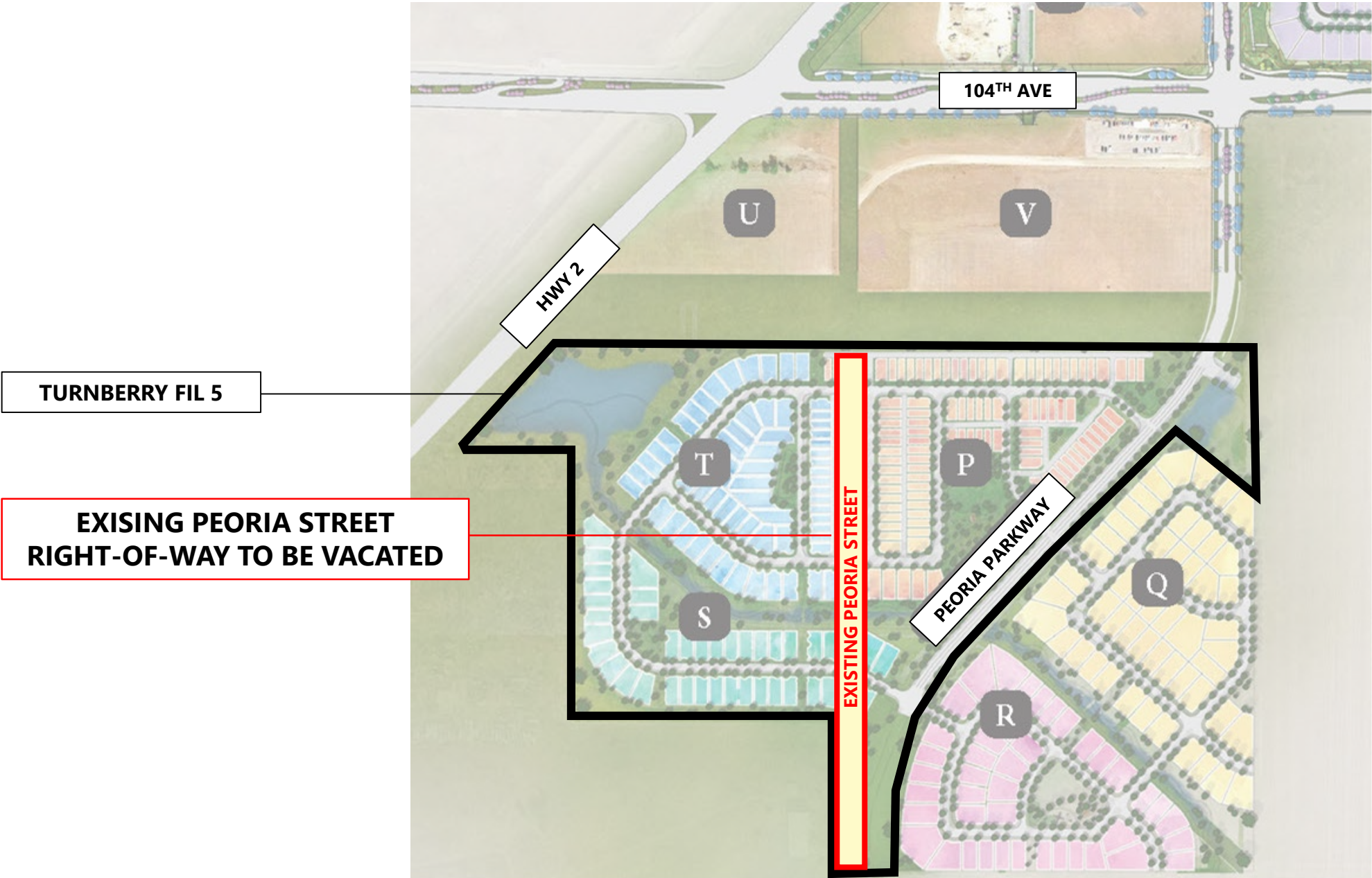


Overall Site Map

(Turnberry Community)



PEORIA STREET VACATION PLAT



TURNBERRY COMMUNITY



FIL 5: OVERALL PLAN



Parcel/Lot Type	Unit Count
Parcel P (Duplex)	130
Parcel S (SFD)	41
Parcel T (SFD)	51
TOTAL	222

TURNBERRY FILING 5





Summary

Filing 5 meets or exceeds the standards for the Burlington Northern Catellus PUD as well as the design standards within the City's Land Development Code.

- Lot layout, block layout and lot sizes have been planned in accordance with the City's Land Development Code. As well, lot quantities and density requirements are met as set forth in the PUD.
- All site grading, detention ponds, utilities and subsequent infrastructure have been planned in accordance with City's standards. No environmental impacts are anticipated with this proposal. There are adequate services for the single family detached homes & duplexes proposed.
- Meets private parks & open space requirements which consists of loop trails/walks, exercise stations, passive seating areas & a 2.5 acre park
- Appropriate buffers from adjacent land uses
- **Another logical addition to the successful Turnberry Community**