



Legislation Text

File #: Res 2020-50, **Version:** 1

RESOLUTION APPROVING THE SECOND CREEK VILLAGE, AMENDMENT NO. 5 SUBDIVISION

Summary and Background Information:

The subject property is approximately 5.796 acres in size and is currently zoned Planned Unit Development (PUD) with commercial use designations. The applicant is proposing to replat Tract A into three (3) commercial lots and one (1) drainage lot. As part of this request, Lot 1 of the proposed replat will include the addition of a .764 acre portion of land in the 100-year floodplain that is currently under the ownership of the City of Commerce City, creating a total area for Lot 1 of 2.173 acres. The .764 acre site was originally dedicated to the city via case S-688-17, and will be officially conveyed to the applicant via resolution by City Council. The conveyance of land is necessary to permit vehicular access to the site and broader commercial development known as the Second Creek Village Marketplace. The conveyance of land will allow for the placement of an intersection at 106th Avenue and Chambers Road that will include a future traffic signal and access to the Reunion Village 8 to the west.

All proposed lots on this plat comply with the bulk standards and lot size requirements as outlined in the Second Creek Village PUD zone document and the Land Development Code (LDC). The development of Lot 1 will occur in accordance with provisional standards of the LDC and all other applicable federal regulations regarding floodplain improvements through the development plan process. This will require the applicant to complete the Conditional Letter of Map Revision/Letter of Map Revision (CLOMR/LOMR) application process with FEMA, and receive approval, in order to lift the parcel out of the floodplain and develop it accordingly. This process includes review by local, state, and federal agencies to ensure that the proposal will not negatively impact the overall floodplain boundaries, cause disruptions in streamflow, or lead to buildup in other areas of the floodplain. The applicant has begun the process for CLOMR/LOMR review and approval to develop a future commercial use on the site, though no official development plan review has begun.

Please see attached Planning Commission minutes for detailed background and discussion

Staff Responsible (Department Head): Jason Rogers, Community Development Director
Staff Member Presenting: Steve Timms, City Planner

Financial Impact: N/A
Funding Source: N/A

Planning Commission Recommendation:

On July 21, 2020 the Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the Subdivision request to City Council with a recommendation for approval, subject to the findings of fact.

Suggested Motion:

I move that the Planning Commission enter a finding that the requested Final Plat for the property located at the **NEC of Chambers Rd and 104th Ave** contained in case **S-752-20** meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat.