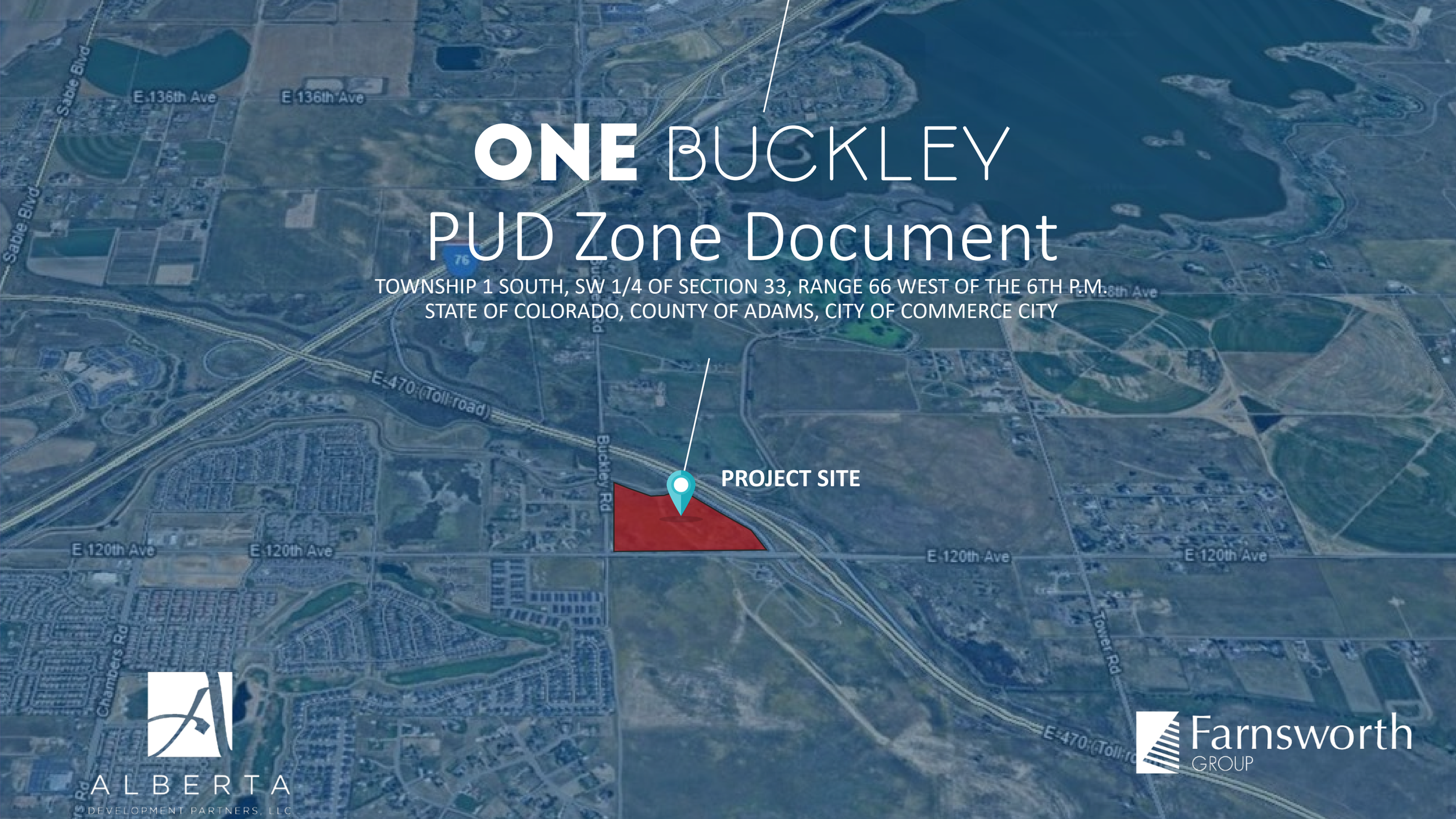
ONE BUCKLEY
PUD Zone Document

TOWNSHIP 1 SOUTH, SW 1/4 OF SECTION 33, RANGE 66 WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY



ALBERTA
DEVELOPMENT PARTNERS, LLC

Farnsworth
GROUP

BRIGHTON
6.5 MILES

BARR LAKE
3 MILES

INTERSTATE 76
1.5 MILES

85
3.5 MILES

DIA
11.5 MILES

DENVER
18 MILES

BUFFALO RUN
GOLF COURSE
2 MILES

Commerce CITY
CIVIC CENTER
11 MILES

AURORA
17 MILES

Project Location

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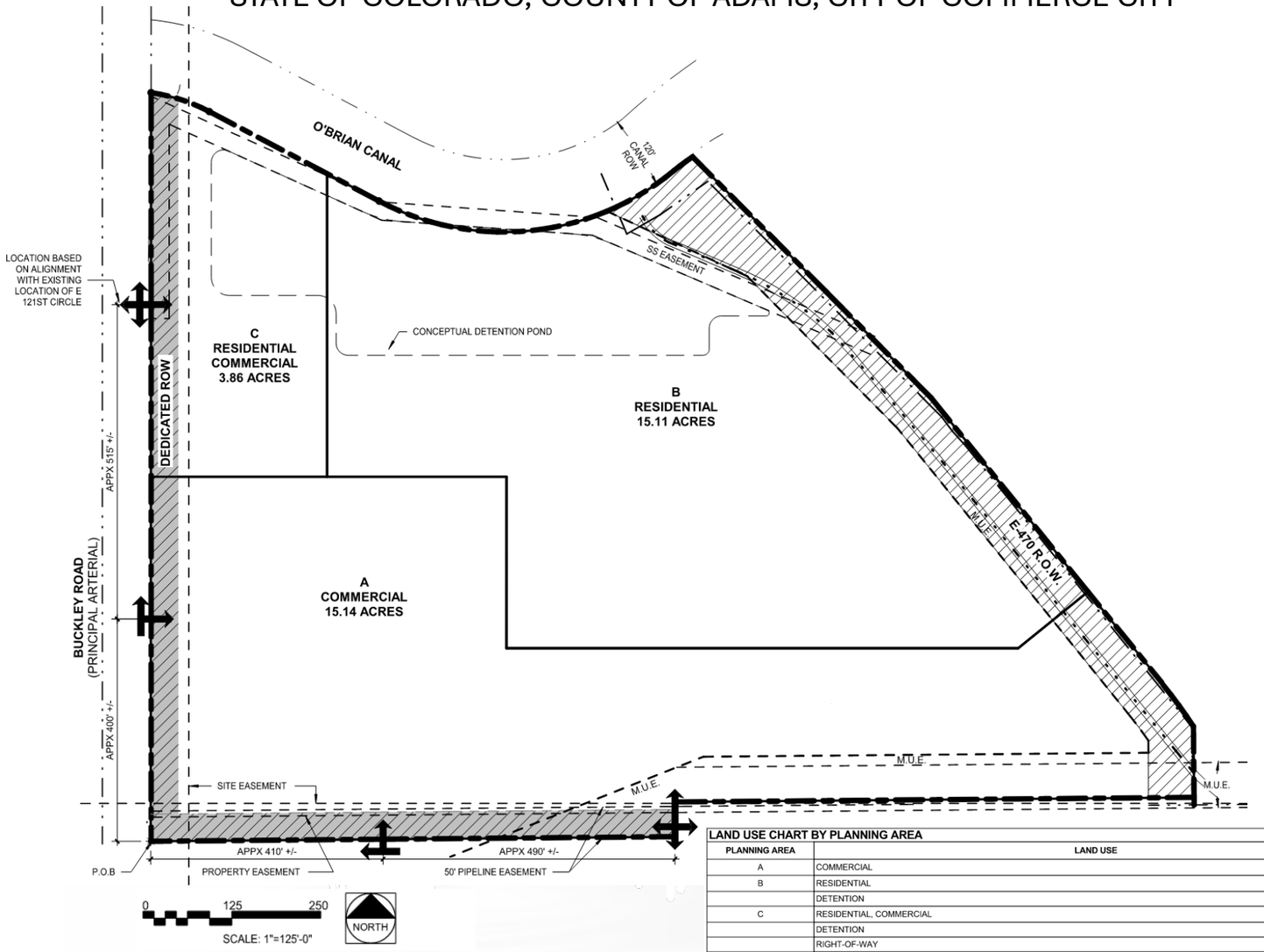

DEDICATED RIGHT OF WAY

RIGHT OF WAY

ACCESS POINT
(FINAL LOCATION TO BE DETERMINED AT FINAL PLAT, SIGNALIZATION TO BE DETERMINED BY FINAL VARIANCE)

PROPERTY LINE

RIGHT-OF-WAY CENTERLINE

PLANNING AREA BOUNDARY

CONCEPTUAL PEDESTRIAN TRAIL

EASEMENT

LAND USE CHART BY PLANNING AREA

PLANNING AREA	LAND USE	ACRES	% ACRES
A	COMMERCIAL	15.14	44.3%
B	RESIDENTIAL	15.11	44.2%
	DETENTION	2.97	
C	RESIDENTIAL, COMMERCIAL	3.86	11.3%
	DETENTION	.94	
	RIGHT-OF-WAY	2.13	
	E470 RIGHT-OF-WAY	2.54	
	TOTAL (GROSS)	34.11	100%
	TOTAL (NET - MINUS E470 RIGHT OF WAY)	31.57	92.6%

Project Goals

• To integrate the residential and commercial uses through parks and amenity zones allowing pedestrians to take advantage of the connectivity and greenspace throughout the site.

• The commercial development will provide neighborhood convenience, retail, office and varied dining opportunities.

• The residential development will seek to provide multiple products, for sale and for rent, with trail and park amenity spaces to connect with the greater community.

• Architectural character of the development will employ an enhanced palette of quality materials articulated with textured elements, pedestrian scaled detailing, and a contemporary color scheme accented with natural elements.

***Images shown for illustrative purposes only and are not reflective of actual development at One Buckley

Core Design Values

- Create a diverse, mixed use neighborhood development that creates a strong sense of place and a destination for the surrounding area.
- Create a walkable outdoor experience that extends the hours of activities and provides the community with a central gathering space that offers a variety of activities for everyone to enjoy.
- Create a development that has strong connectivity to the surrounding neighborhood and meets the Commerce City standards to create a new benchmark for development.

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Approval Criteria

The PUD zone document is consistent with the policies and goals of the Comprehensive Plan, any applicable adopted area plan, or community plan of the City, or reflects conditions that have changed since the adoption of the Comprehensive Plan;

Response

The goal of this One Buckley PUD is to bring the existing Cutler Farms PUD up to the newer standard set by the Comprehensive Plan, while also incorporating features that will intend to exceed the Comprehensive Plan.

Approval Criteria

The PUD zone document is consistent with any previously reviewed PUD concept schematic;

Response

The existing Cutler Farms PUD was established prior to the C3 ComprehensivePlan.

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Approval Criteria

i. Addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes set out in section 21-4370 (PUD Zone District) and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments; or

Response

By providing both commercial and residential uses within the site, the mix of uses is intended to make a unified community, which wouldn't be feasible under standard zoning. It will enable the applicant to deliver a vibrant project to the community that includes a series of pathways and greenspaces that will link the three zones (Commercial, Residential, and Mixed Use), creating a walkable and accessible community for all ages and abilities.

Approval Criteria

ii. The PUD is required to avoid completely prohibiting a legal, permitted business use within the City;

Response

Not Applicable to this PUD Zone Document

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Approval Criteria

The PUD complies with all applicable City standards not otherwise modified or waived by the City;

Response

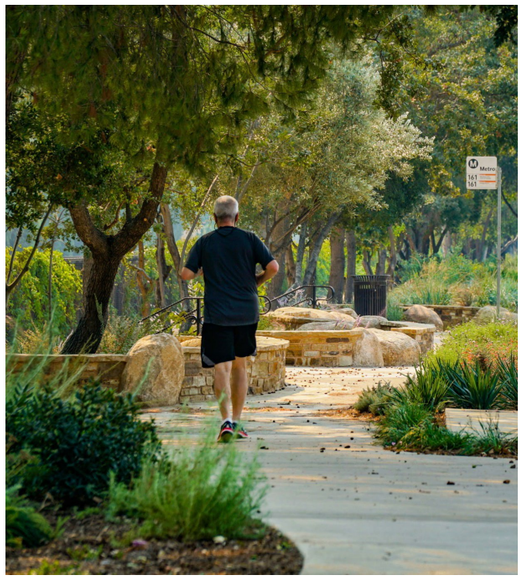
This One Buckley PUD is not intended to waive the City Standards, but are setting standards which did not exist within the Cutler Farms PUD

Approval Criteria

The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;

Response

The One Buckley PUD and its associated Traffic Variance Plan created a connection to the existing neighborhood at 121st Circle. The southern connection onto 120th Avenue will eventually connect to the development to the south. There is a proposed regional trail running north to south on the east side of the site that may establish connections to future developments.



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Approval Criteria

To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;

Response

This development was coordinated with existing neighboring communities for access. We have considered future growth of the region for access and traffic mitigation.

Approval Criteria

Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development;

Response

Proposed public safety, transportation, and utility facilities will come on-line as individual users submit for their individual development permits within the One Buckley PUD

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Approval Criteria

As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and

Response

Phasing will occur in a logical and cost-efficient manner based on infrastructure extension and market conditions. The project is expected to be built in phases as conditions dictate. Construction within this development will conform to or exceed the Commerce City design standards, latest edition as currently adopted or amended. Public utilities are permitted in all zone districts and shall be underground.

Approval Criteria

The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.

Response

The current Cutler Farms PUD had only one stated use, commercial. The One Buckley PUD includes multiple uses, Commercial to the south, residential to the northeast, and vertical mixed use to the northwest. By combining multiple uses we are creating a unified community experience that enhances the previous approved Cutler Farms PUD.

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