

THE VILLAGE AT BUFFALO RUN EAST

Commerce City, CO

PLANNING COMMISSION / 11.05.2025

CITY COUNCIL / 12.15.2025

PROJECT TEAM

Lokal Homes

Builder



Land Planning and Landscape Architecture

Buffalo Run Commercial Investors, Inc

Developer

Core Civil Engineering

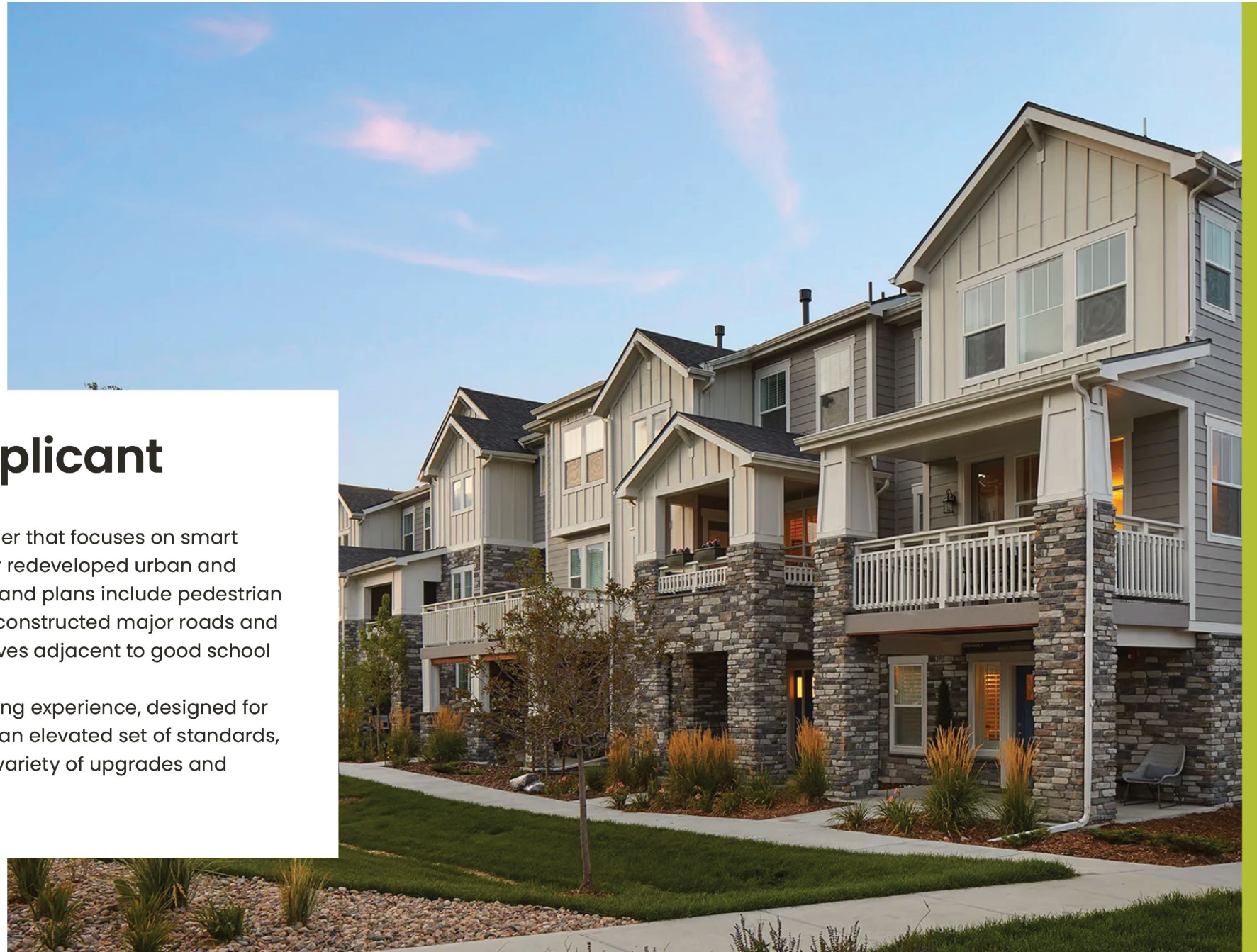
Civil Engineering

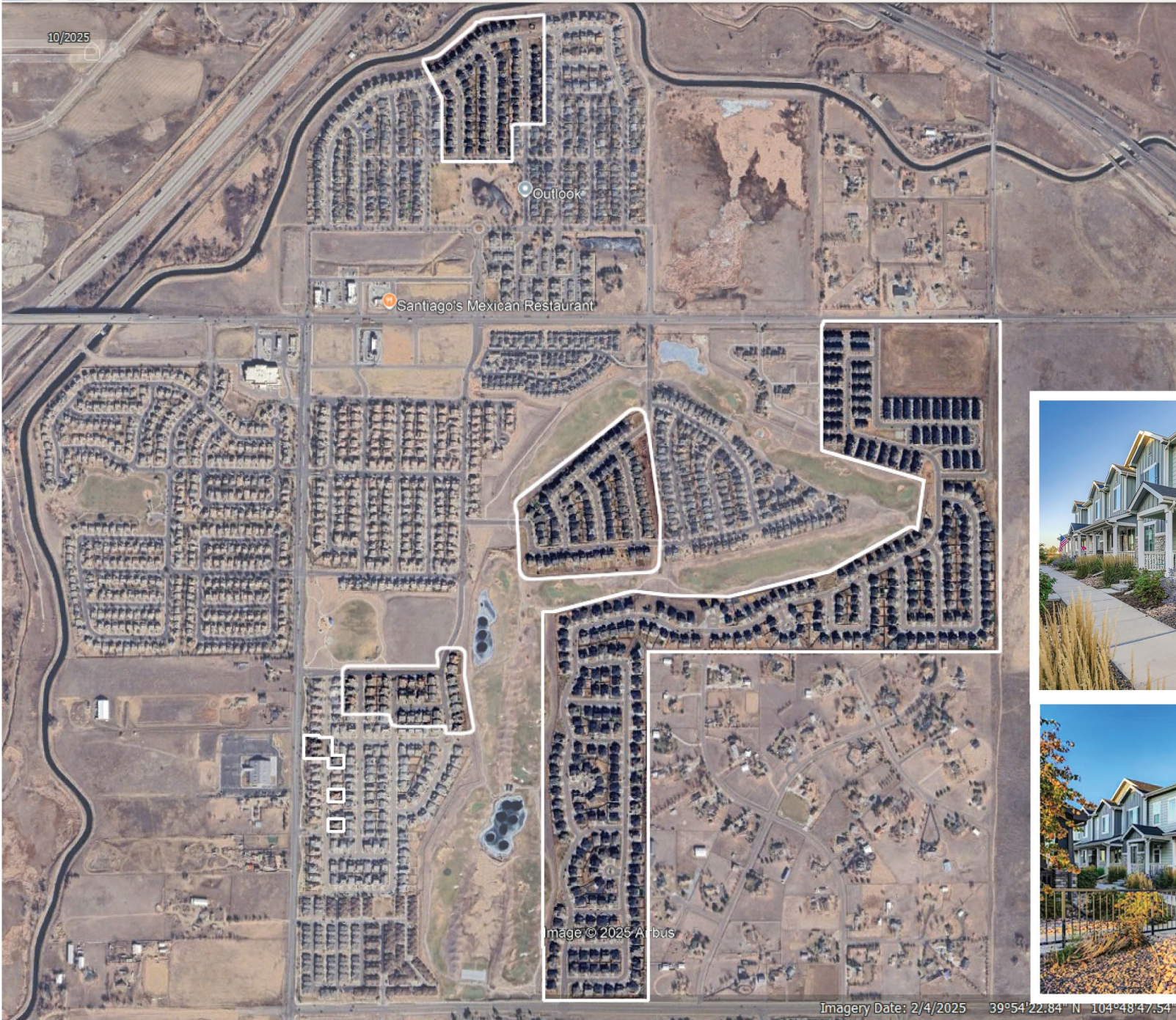


about the applicant

Lokal Homes: A local home builder that focuses on smart growth by building within infill or redeveloped urban and suburban sites. Their proposed land plans include pedestrian amenities, proximity to already constructed major roads and highways, and position themselves adjacent to good school districts.

They strive to deliver a better living experience, designed for the Colorado lifestyle, and offer an elevated set of standards, where a new home has a large variety of upgrades and options included.





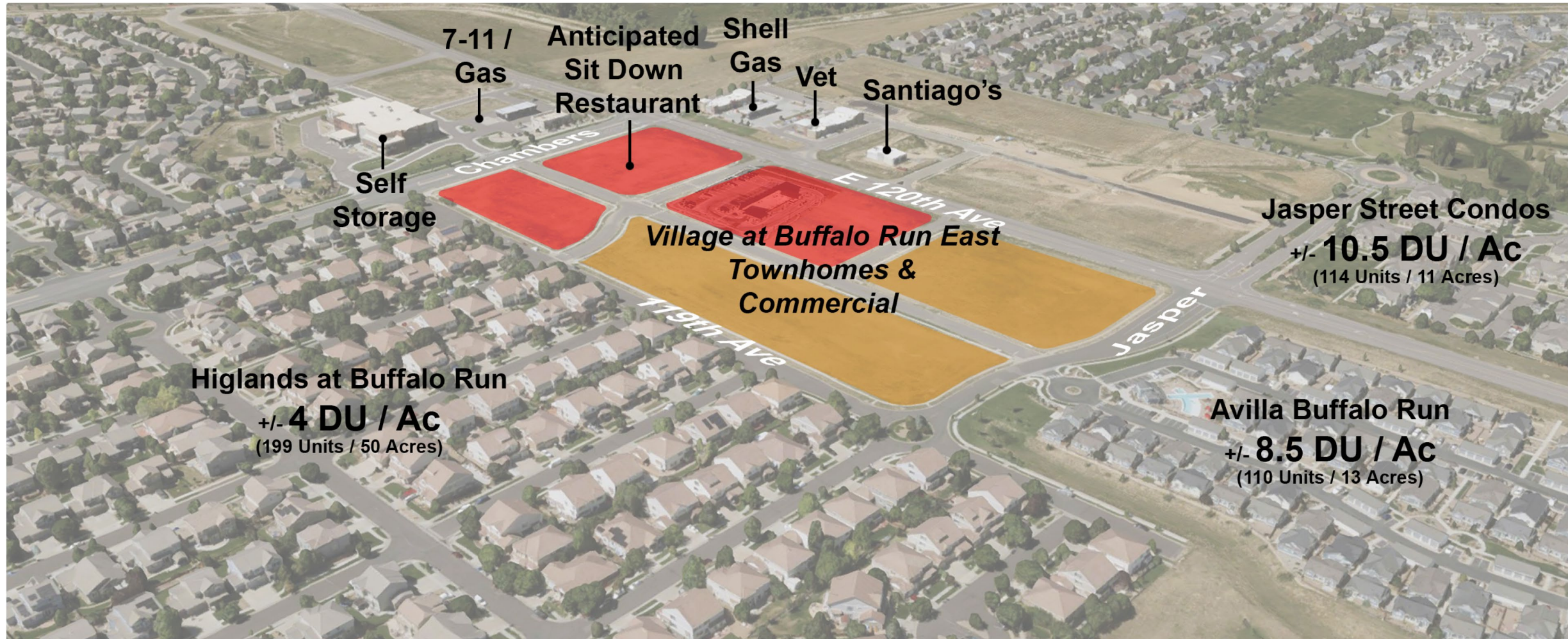


Neighborhood Meeting – October 9th

context / existing land use

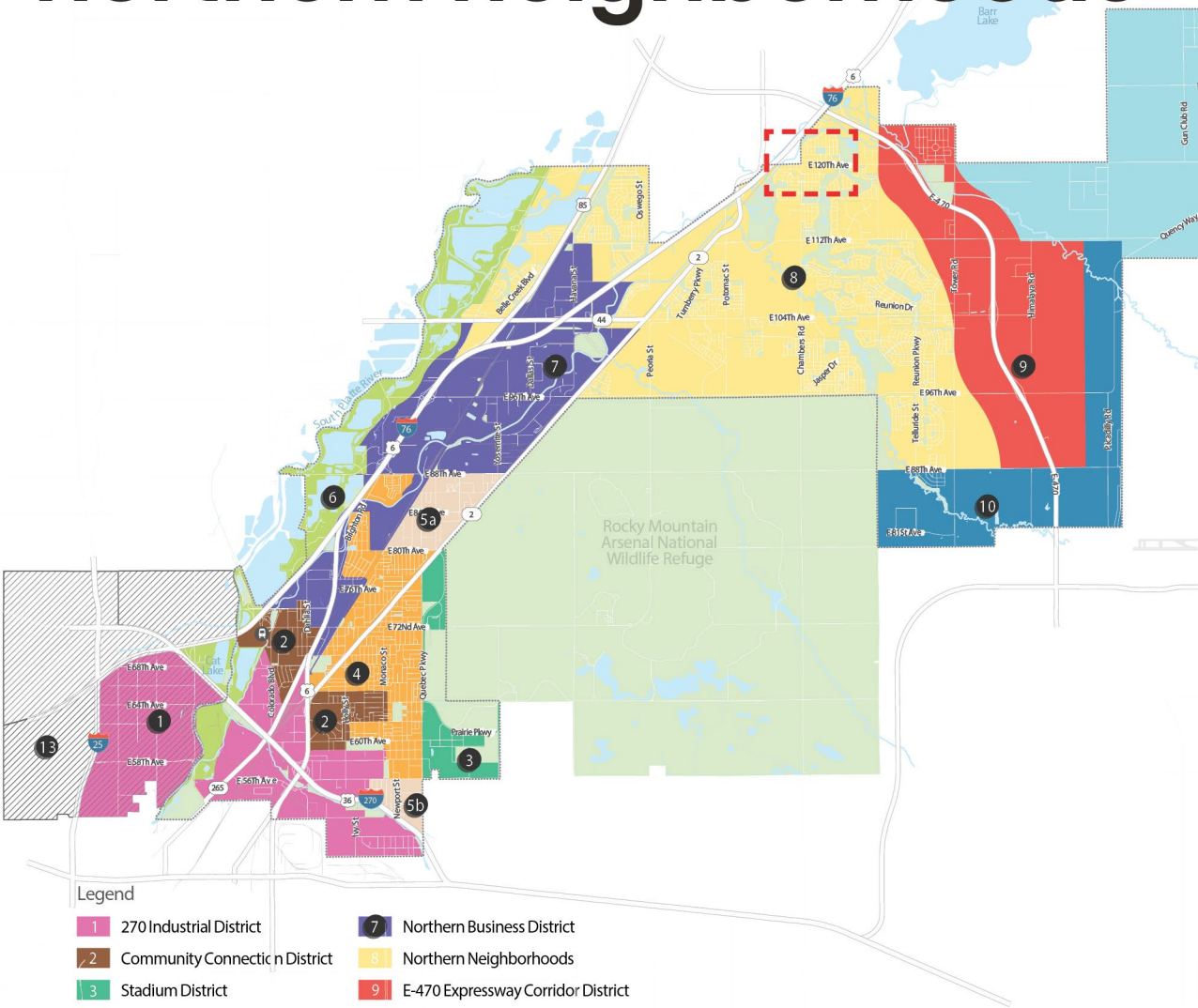


Compatibility



comp plan – character areas

northern neighborhoods



Legend

- 1

270 Industrial District
- 2

Community Connection District
- 3

Stadium District
- 4

Central Neighborhoods
- 5a

Fusion District (Irondale)
- 5b

Fusion District (South Rose Hill)
- 6

South Platte District
- 7

Northern Business District
- 8

Northern Neighborhoods
- 9

E-470 Expressway Corridor District
- 10

DEN Gateway District
- 11

Innovation District
- 12

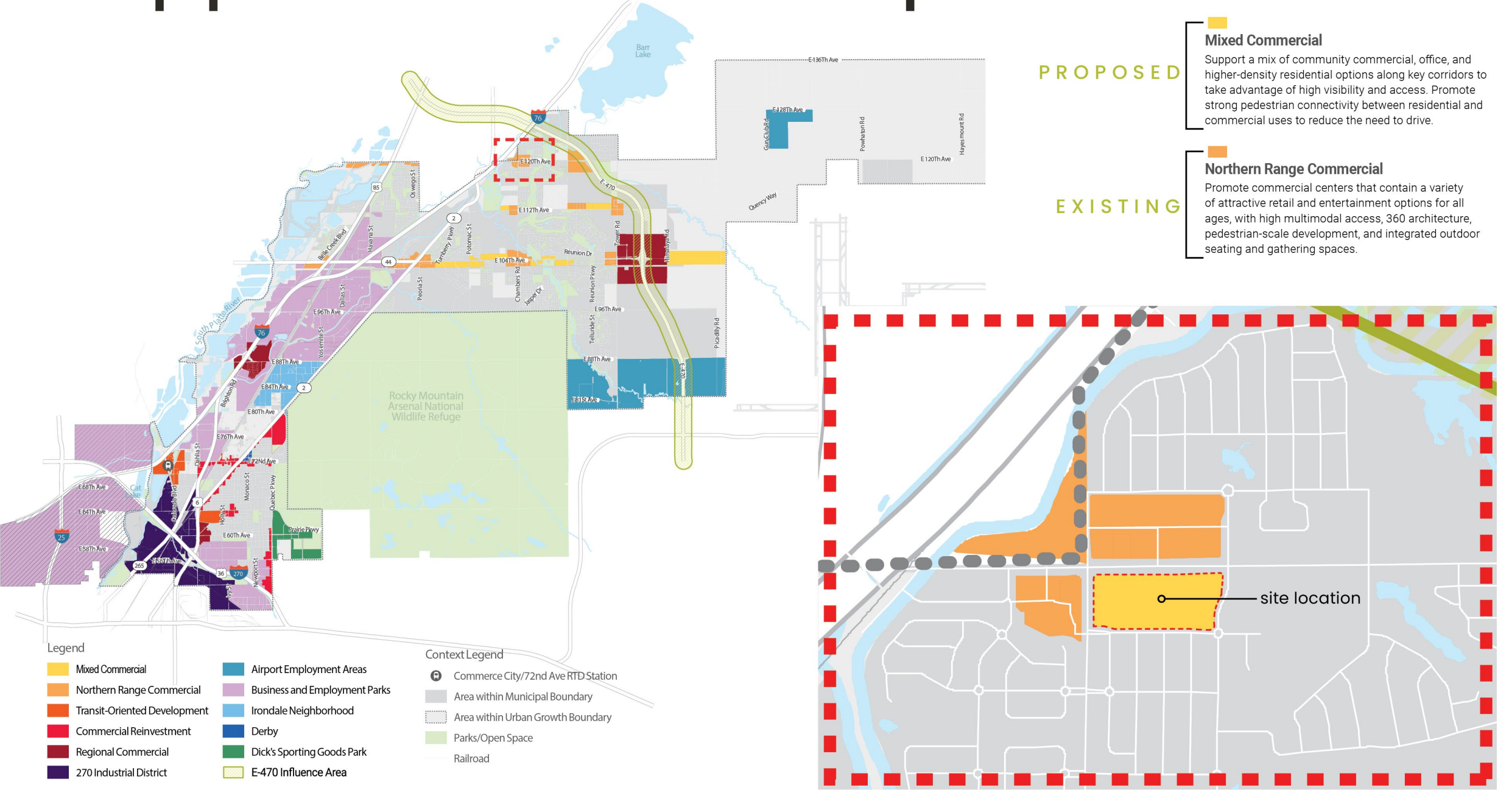
North Airport District
- Future Growth Areas

character area

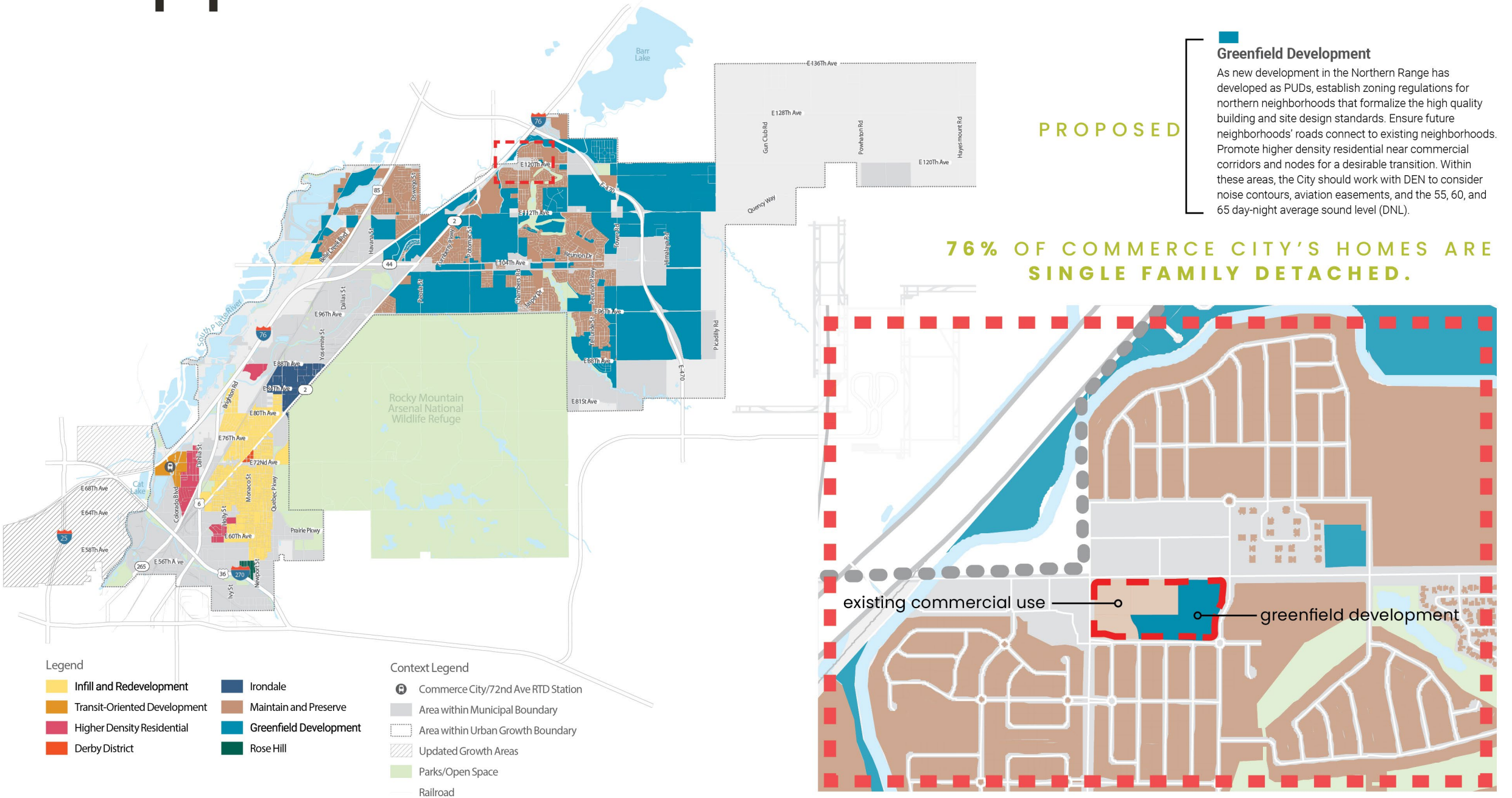
| character area | Agricultural Uses | Attached Homes/Duplexes/Townhomes | Single Family Homes | Multifamily Residential | Large Lot Residential | Commercial (Retail), Entertainment and Services | Office | Flex Spaces | Technology and Research | Airport Logistics | Industrial | Warehousing and Distribution Logistics | Utility | Public Gathering Spaces | Parks and Open Spaces |
|--------------------------------------|-------------------|-----------------------------------|---------------------|-------------------------|-----------------------|---|--------|-------------|-------------------------|-------------------|------------|--|---------|-------------------------|-----------------------|
| 1 270 Industrial District | | | | | | | | | | | | | | | |
| 2 Community Connection District | | | | | | | | | | | | | | | |
| 3 Stadium District | | | | | | | | | | | | | | | |
| 4 Central Neighborhoods | | | | | | | | | | | | | | | |
| 5a 5b Fusion District | | | | | | | | | | | | | | | |
| 6 South Platte District | | | | | | | | | | | | | | | |
| 7 Northern Business District | | | | | | | | | | | | | | | |
| 8 Northern Neighborhoods | | | | | | | | | | | | | | | |
| 9 E-470 Expressway Corridor District | | | | | | | | | | | | | | | |
| 10 DEN Gateway District | | | | | | | | | | | | | | | |
| 11 Innovation District | | | | | | | | | | | | | | | |
| 12 North Airport District | | | | | | | | | | | | | | | |

- Primary Land Uses are more prominent and play a pivotal role in characterizing that placetype.
- Secondary Land Uses are less prevalent and serve to support the primary land use.

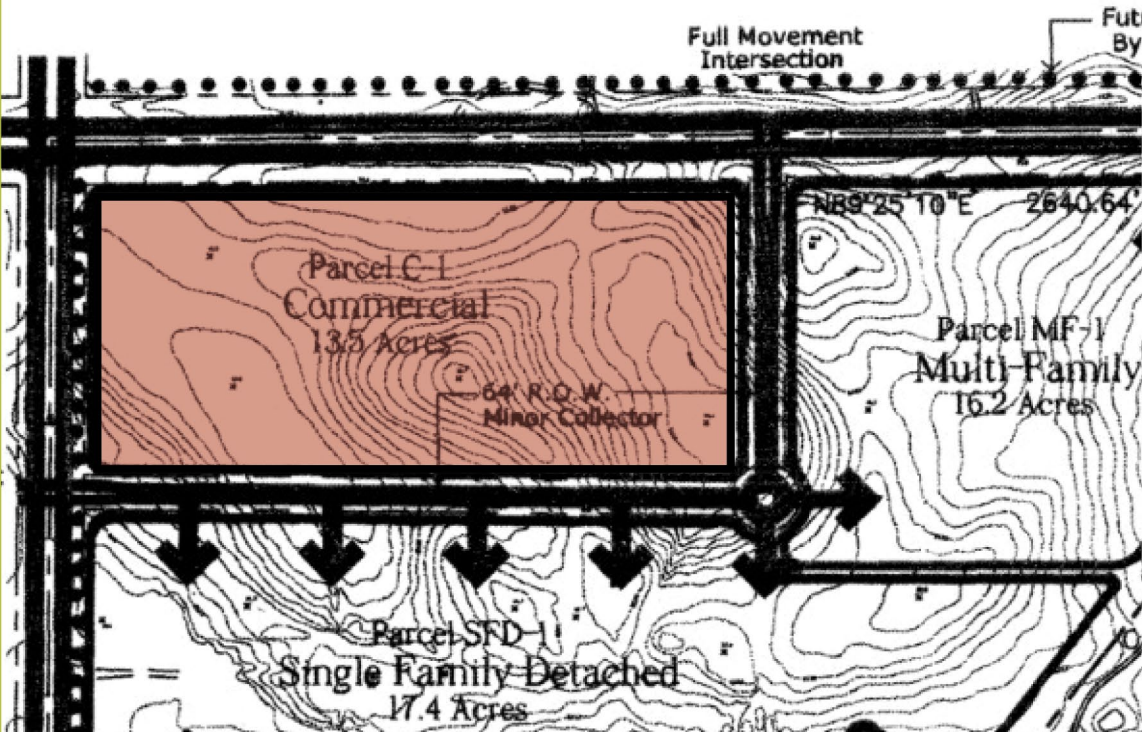
comp plan - economic development



comp plan – residential area framework



existing PUD Amendment



The Villages at Buffalo Run East, PUD Zone Document
A Portion of the West Half and the Northeast Quarter of Section 5, Township 3 South, Range 66 West
of the Sixth Principal Meridian, City of Commerce City, County of Adams, State of Colorado

Sheet 4 of 8
Residential Land Use Development Standards

Technical Data:

| Use | Gross Acres | Min/Max DU/AC | Min/Max FAR | Dwelling Units | % of Project by Acres |
|--|-------------|-------------------------------------|-------------|-----------------|-----------------------|
| Single Family Detached | | | | | |
| Parcels SFD 1 & 2 5,500sf Minimum Lot Size 6,000sf Minimum Lot Size Adj. Golf Course | 40.7 | 3.5 to 6 | | 138 to 235 | 11 |
| Parcels SFD 3 & 4 6,000sf Minimum Lot Size 7,000sf Minimum Lot Size Adj. Golf Course | 44.3 | 3.5 to 5.5 | | 156 to 243 | 11 |
| Parcels SFD 5, 6, 7, 8 & 9 6,000sf Minimum Lot Size 50% of Lots Adj. to Golf Course to be 10,000sf Min. 10,000sf Minimum Lot Size Adj. Columbine Ranch | 84.5 | 2 to 4 | | 169 to 338 | 24 |
| Single Family Detached/Attached (1) | | | | | |
| Parcels SFD-A 1 & 2 Detached Attached | 44.6 | 4 to 8 7 to 12 | | 178 to 535 | 13 |
| Multi-Family Parcels MF-1 and 2 Townhomes (4) Apartments/Condominiums | 39.1 | 7 to 12 21 | | 273 to 821 | 11 |
| Mixed Use (2) (3) | | | | | |
| Parcel MU-1 6,000sf Minimum Lot Size Single Family Detached (3) 4,200sf Minimum Lot Size Single Family Detached (4) Single Family Attached (4) Multi-Family Commercial | 18.7 | 3.5 to 6 4 to 8 7 to 12 21 | .15 to .30 | 65 to 392 | 5 |
| Commercial Parcel C-1 and C-2 | 31.3 | | .15 to .30 | | 9 |
| School/Park Site Parcel ES-1 | 14.0 | | | | 4 |
| Open Space Trail, Pocket Park, and Golf Course View Corridors | 17.9 | | | | 5 |
| R.O.W. Loss | 22.5 | | | | 7 |
| Totals | 357.6 ac | 2.7 to 7.2 du/ac | | 979 to 2,564 du | 100% |

- (1) Detached option to offer some elements traditional to Lifestyle products. Examples include yard maintenance, first level master bedroom, limited fencing, etc.
(2) Maximize vertical integration of residential and commercial use by placing residential over commercial where possible.
(3) No greater than 35 percent of the acreage in the mixed use parcel (MU-1) may be developed under the Development Standards of SFD-4.
(4) Shall be developed under the SFD/A Development Standards.

Non Residential Land Use Development Standards

| Parcel: | C-1 (4) | C-2 (4) | MU-1 (4) |
|---------------------|---------------------------------|---------------------------------|---------------------------------|
| Min. Lot Size | 25,000sf | 15,000sf | 15,000sf |
| Corner Lot | 8,000sf | 8,000sf | 8,000sf |
| Min. F.A.R. | .15 | .15 | .15 |
| Max. Height (2) (3) | 50' | 50' | 50' |
| Front Setback | 10' | 10' | 10' |
| Side Setback (1) | 5' | 5' | 5' |
| Rear Setback | 10' | 10' | 10' |
| Rear Arterial | 30' | 30' | 30' |
| Landscape | City of Commerce City Standards | City of Commerce City Standards | City of Commerce City Standards |
| Parking | City of Commerce City Standards | City of Commerce City Standards | City of Commerce City Standards |

- Outdoor storage for Commercial parcels shall be limited to retail display only and should not include storage associated with inventory of products.
(1) Side setbacks on corner lots shall be 10 feet adjacent to the public right of way.
(2) Maximum height above grade for non-residential and multi-family structures, for a distance of 50 feet from the property line closest to the golf course, shall be 35 feet from the highest point to the average grade.
(3) Building heights shall conform to the requirements set forth in section 21-43 (f)(3) Commerce City zoning ordinance.
(4) Residential use shall be allowed as a component of commercial buildings above the ground floor.

| | Single Family Detached | Single Family Detached | Single Family Detached | Single Family Detached/Attached | Multi-Family |
|---------------------------|---------------------------------|---------------------------------|---------------------------------------|---------------------------------|---------------------------------|
| Parcel: | SFD-1 SFD-2 | SFD-3 SFD-4 MU-1 | SFD-5 SFD-6 SFD-7 SFD-8 SFD-9 | SFD-A-1 SFD-A-2 MU-1, MF-1,2 | MF-1 MF-2 MU-1 |
| Parcel Standards | | | | | |
| Min. Lot Size | 5,500 6,000 adj. to GC | 6,000 7,000 adj. to GC | 8,000 (7) 10,000 adj. Columbine | 4,200 Detached Attached (3) | N/A |
| Min. Dwelling Size | 1200 | 1200 | 1400 | SFA SFD 1080 1200 | N/A |
| One Story | 1600 | 1600 | 2200 | 1200 1600 | |
| Two Story | | | 2500 adj. Columbine | | |
| Parking Required | 2 SP/Unit | 2 SP/Unit | 2 SP/Unit | 2 SP/Unit | 2 SP/Unit |
| Height | 35' | 35' | 35' | 35' | 50' (2) |
| Floor Area Min. | N/A | N/A | N/A | N/A | 600 (5) |
| Landscape | City of Commerce City Standards | City of Commerce City Standards | City of Commerce City Standards | City of Commerce City Standards | City of Commerce City Standards |
| Primary Use | | | | | |
| Front Setback | 10' | 10' | 10' | SFD 10' SFA 10' | 10' |
| Side Setback | 5' | 5' | 5' (4) | SFD 5' | 20' |
| Rear Setback | 20' | 20' | 20' | SFD 20' SFA 20' | 20' |
| Side on Street Setback | 10' | 10' | 10' | SFD 10' SFA 10' | 25' |
| Exception (from arterial) | | | | | |
| Front Setback | N/A | N/A | N/A | N/A | 30' |
| Side Setback | 25' | 25' | 25' | 25' | 25' |
| Rear Setback | 25' | 25' | 25' | 25' | 25' |
| Accessory Use (1) | | | | | |
| Height | 15' | 15' | 15' | 15' | 15' |
| Front Setback | N/A | N/A | N/A | N/A | N/A |
| Side Setback | 5' | 5' | 5' | 5' | 5' |
| Rear Setback (non garage) | 5' | 5' | 5' | 5' | 5' |
| Side of Street Set back | 10' | 10' | 10' | 10' | 10' |
| Exception (from arterial) | | | | | |
| Front Setback | N/A | N/A | N/A | N/A | N/A |
| Side Setback | 15' | 15' | 15' | 15' | 15' |
| Rear Setback | 15' | 15' | 15' | 15' | 15' |

- (1) Accessory structures shall be allowed only in rear yards. No accessory structures shall be allowed on residential properties abutting the golf course.
(2) Maximum height for multi-family structures shall be 50 feet with exception of the initial unit abutting golf course shall be 36 feet.
(3) Single Family Attached "Lifestyle" in SFD-A1, SFD-A2, MU-1, shall be of a cluster, townhome, or zero lot line type. Final design and lot size shall be determined at the PUD permit stage.
(4) 7.5' minimum adjacent to the golf course and the Columbine Ranch development.
(5) The minimum floor area is restricted to 10% of the total number of multi-family units. The remaining 90% of multi-family units shall require approval at the PUD Permit Stage.
(6) See General Note 22, Sheet 7 of 8 for golf course setbacks.
(7) Lots abutting the edge of Buffalo Run Golf Course shall be a mix of 50% lots of at least 10,000 square feet in size and 50% of at least 8000 square feet.

Definitions

- A. Single family detached shall mean a free standing building, sharing no common walls or lotlines with another structure, designed exclusively for occupancy by one (1) family.
B. Single family attached shall mean a building designed exclusively for occupancy by two or more families living independently of each other, but sharing a common wall with one or more living units generally defined as townhomes, duplexes or cluster housing product.
C. Multi-family shall mean a building, or portion thereof, designed for occupancy by three (3) or more families living independently of one another, generally defined as condominiums or apartments.

File No.
P4b Map No. 3424
Reception No. 2024 7743

DATE: Aug. 1, 2000
REVISIONS: Jan. 16, 2001
March 08, 2001
March 19, 2001
March 21, 2001
May 08, 2001
May 29, 2001
Aug 08, 2001
Aug. 08, 2001

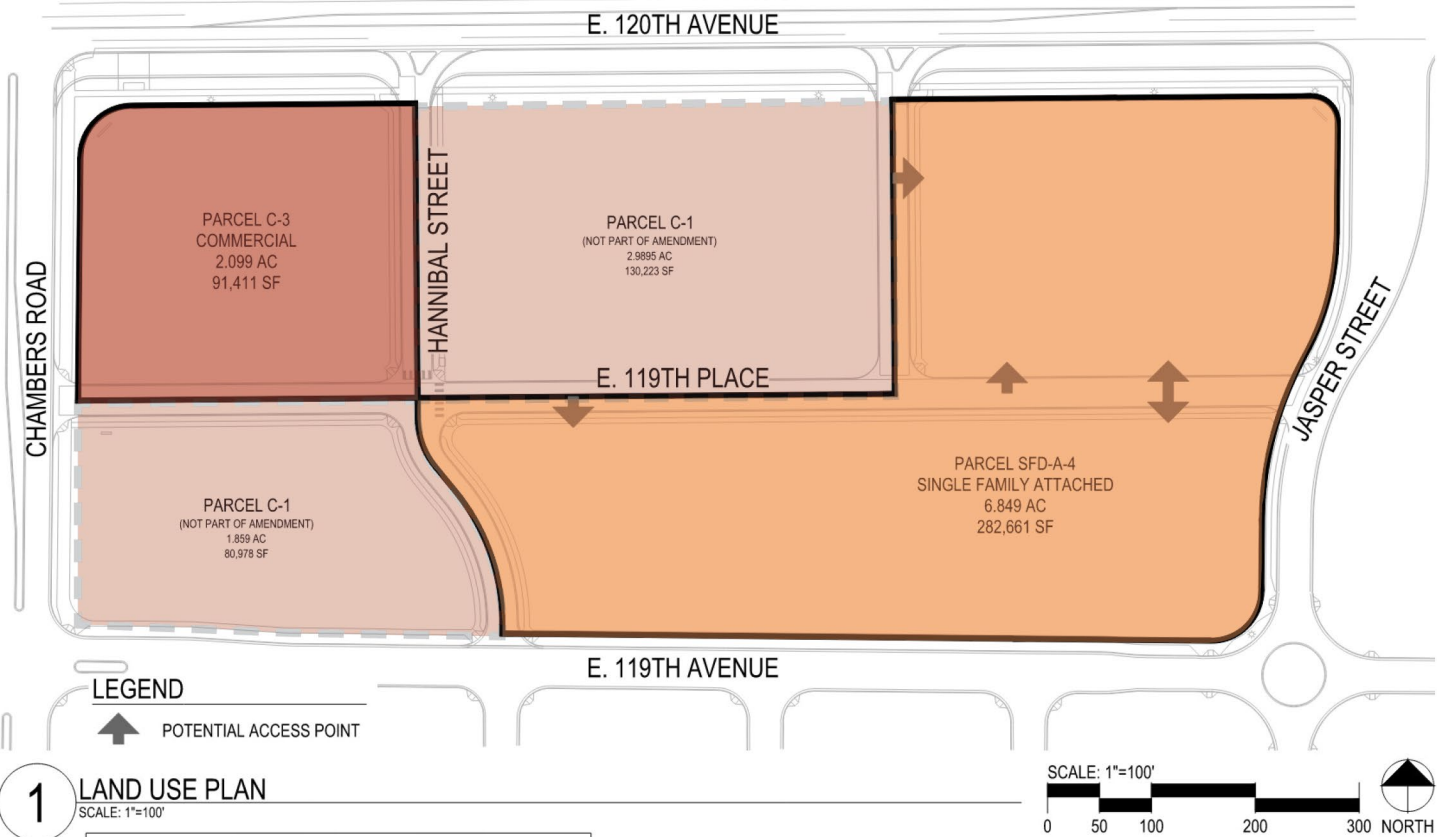


proposed PUD Amendment

| TECHNICAL DATA | | |
|---|-------------|-----------------------|
| USE | GROSS ACRES | % OF PROJECT BY ACRES |
| SINGLE FAMILY DETACHED / ATTACHED PARCEL SFD-A-4 | 6.8490 | 49.64 |
| COMMERCIAL PARCEL C-3 | 2.0990 | 15.22 |
| COMMERCIAL PARCEL C-1 | 4.8485 | 35.14 |
| TOTAL1 | 13.7965 | 100.00 |

| NON RESIDENTIAL | |
|------------------|---------------------------------|
| PARCEL | C-3 (1) |
| MIN. LOT SIZE | 8,000 SF |
| MIN. F.A.R. | 0.05 |
| MAX. HEIGHT | 50' |
| FRONT SETBACK | 10' |
| SIDE SETBACK (2) | 5' |
| REAR SETBACK | 10' |
| OPEN SPACE | 10% |
| LANDSCAPE | CITY OF COMMERCE CITY STANDARDS |
| PARKING | CITY OF COMMERCE CITY STANDARDS |

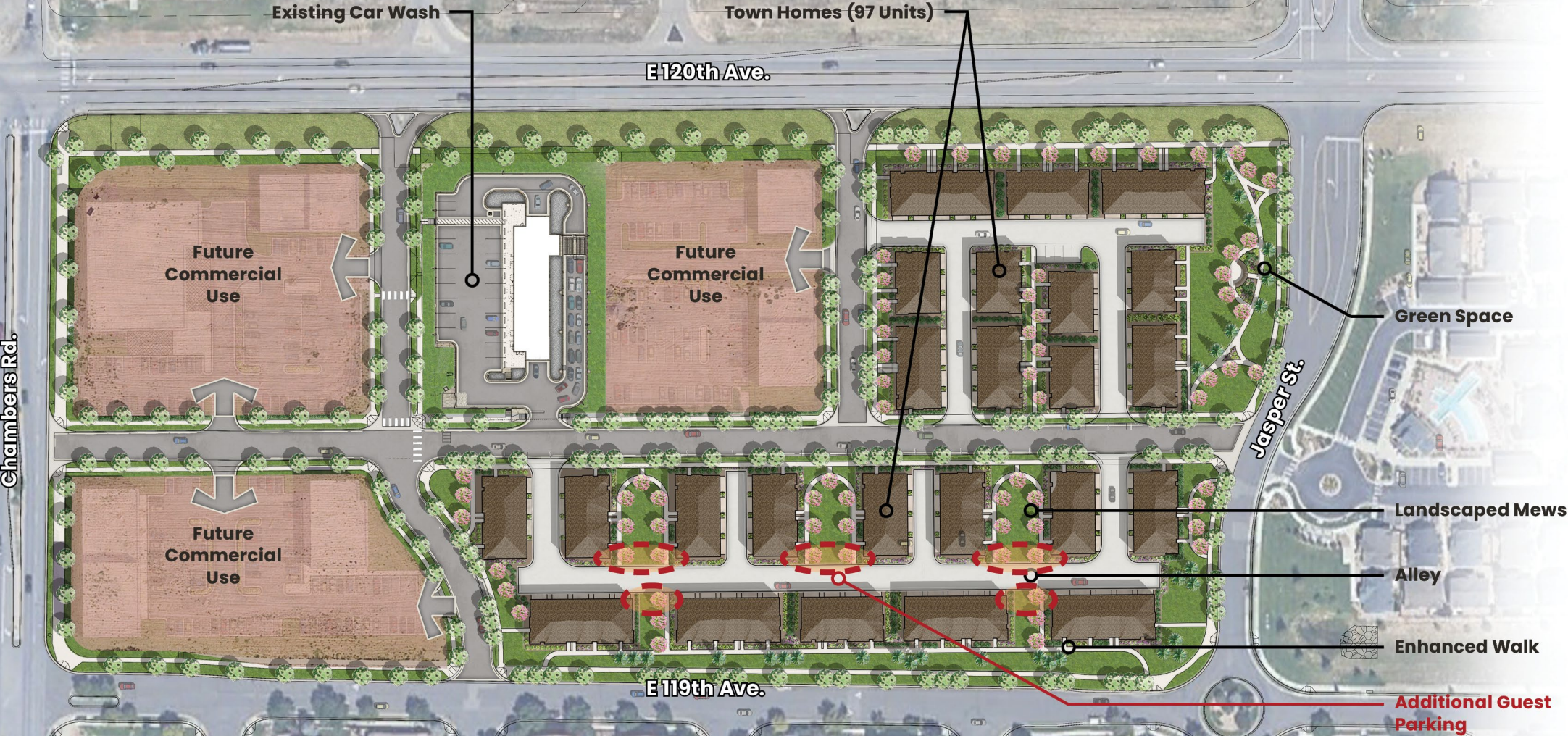
- (1) RESIDENTIAL USE SHALL BE ALLOWED AS A COMPONENT OF COMMERCIAL BUILDINGS ABOVE THE GROUND FLOOR.
(2) SIDE SETBACKS ON CORNER LOTS SHALL BE 10 FEET TO THE PUBLIC RIGHT OF WAY.
(3) OUTDOOR DISPLAYS SHOULD CONFORM TO THE STANDARDS IN SECTION 21-5252.



LAND USE DEVELOPMENT STANDARDS

| RESIDENTIAL | | |
|-------------------|---------------------------------|-------------------------------------|
| PARCEL | | SFD-A-4 (SINGLE FAMILY ATTACHED) |
| PARCEL STANDARDS | | |
| | MIN. LOT SIZE | 1,100 SF ATTACHED AND ALLEY LOADED |
| | MIN/MAX DU/AC | 10 TO 20 |
| | MIN/MAX UNITS | 68 - 136 |
| | MIN. DWELLING SIZE | |
| | ONE STORY | 1,080 SF |
| | TWO STORY | 1,200 SF |
| | THREE STORY | 1,450 SF |
| | PARKING REQUIRED | 2 SPACES / UNIT |
| | HEIGHT | 50 FEET |
| | FLOOR AREA MIN. | N/A |
| | OPEN SPACE | 15% |
| | LANDSCAPE | CITY OF COMMERCE CITY STANDARDS |
| PRIMARY USE | | |
| | FRONT SETBACK | 10', ALLEY LOADED 5' |
| | SIDE SETBACK | 5', ALLEY LOADED-5' (3) |
| | REAR SETBACK | 20', ALLEY LOADED 0' |
| | SIDE ON STREET SETBACK | 10', ALLEY LOADED 5' (2) |
| | COURTYARD SETBACK (5) | MIN. 25' |
| EXCEPTION | | |
| (FROM ARTERIAL) | FRONT SETBACK | 0' |
| | SIDE SETBACK | 25' |
| | REAR SETBACK | 25' |
| ACCESSORY USE (4) | | |
| | HEIGHT | 15' |
| | FRONT SETBACK | NA |
| | SIDE SETBACK | 5' |
| | REAR SETBACK (NON GARAGE) | 5' |
| | REAR SETBACK | 5' |
| | SIDE OF STREET SETBACK | 10' |
| EXCEPTION | | |
| (FROM ARTERIAL) | FRONT SETBACK | NA |
| | SIDE SETBACK | 15' |
| | REAR SETBACK | 15' |
| LANDSCAPE | CITY OF COMMERCE CITY STANDARDS | |
| PARKING | 2 SPACES PER DWELLING UNIT | |

site plan



site renderings



site renderings



site renderings



Approval Criteria

COMPREHENSIVE PLAN AMENDMENT

The following criteria are analyzed to execute a comprehensive plan amendment.

SEC 21-2110 – AMENDMENTS

- ✓ (a) Is consistent with the overall intent of the comprehensive plan;
- ✓ (b) Is consistent with the purposes set forth in section 21-2100 above;
- ✓ (c) Is necessary or desirable because of changing social values, new planning concepts, or other social or economic conditions;
- ✓ (d) Will not have a negative effect on the immediate area;
- ✓ (e) Will not have a negative effect on the future development of the area; and
- ✓ (f) Will promote the public health, safety, and general welfare of the people of the city.



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Supplemental Information

Table 5 – Trip Generation Summary

| ITE CODELAND USESIZE | | | | TOTAL TRIPS GENERATED | | | | | | |
|--|--------------------------------|-----|-----|-----------------------|--------------|------|-------|--------------|------|-------|
| | | | | 24 HOUR | AM PEAK HOUR | | | PM PEAK HOUR | | |
| | | | | | ENTER | EXIT | TOTAL | ENTER | EXIT | TOTAL |
| Site Development - Previously Approved * | | | | | | | | | | |
| 565 | Day Care | 8.0 | KSF | 634 | 54 | 48 | 102 | 50 | 56 | 106 |
| 817 | Nursery | 3.9 | KSF | 140 | 3 | 2 | 5 | 7 | 8 | 15 |
| 912 | Bank | 4.0 | KSF | 986 | 28 | 22 | 50 | 91 | 91 | 182 |
| 934 | Fast Food Restaurant | 4.1 | KSF | 2,020 | 112 | 108 | 220 | 74 | 69 | 143 |
| Previously Assumed Total: | | | | 3,780 | 197 | 180 | 377 | 222 | 224 | 446 |
| Site Development - Proposed | | | | | | | | | | |
| 220 | Multifamily Housing (Low-Rise) | 104 | DU | 701 | 10 | 32 | 42 | 33 | 20 | 53 |
| Proposed Total: | | | | 701 | 10 | 32 | 42 | 33 | 20 | 53 |
| Difference Total: | | | | -3,079 | -187 | -148 | -335 | -189 | -204 | -393 |

Key: * = Trip generation rates from ITE's Trip Generation Manual, 7th Edition.

Note: All data and calculations above are subject to being rounded to nearest value.

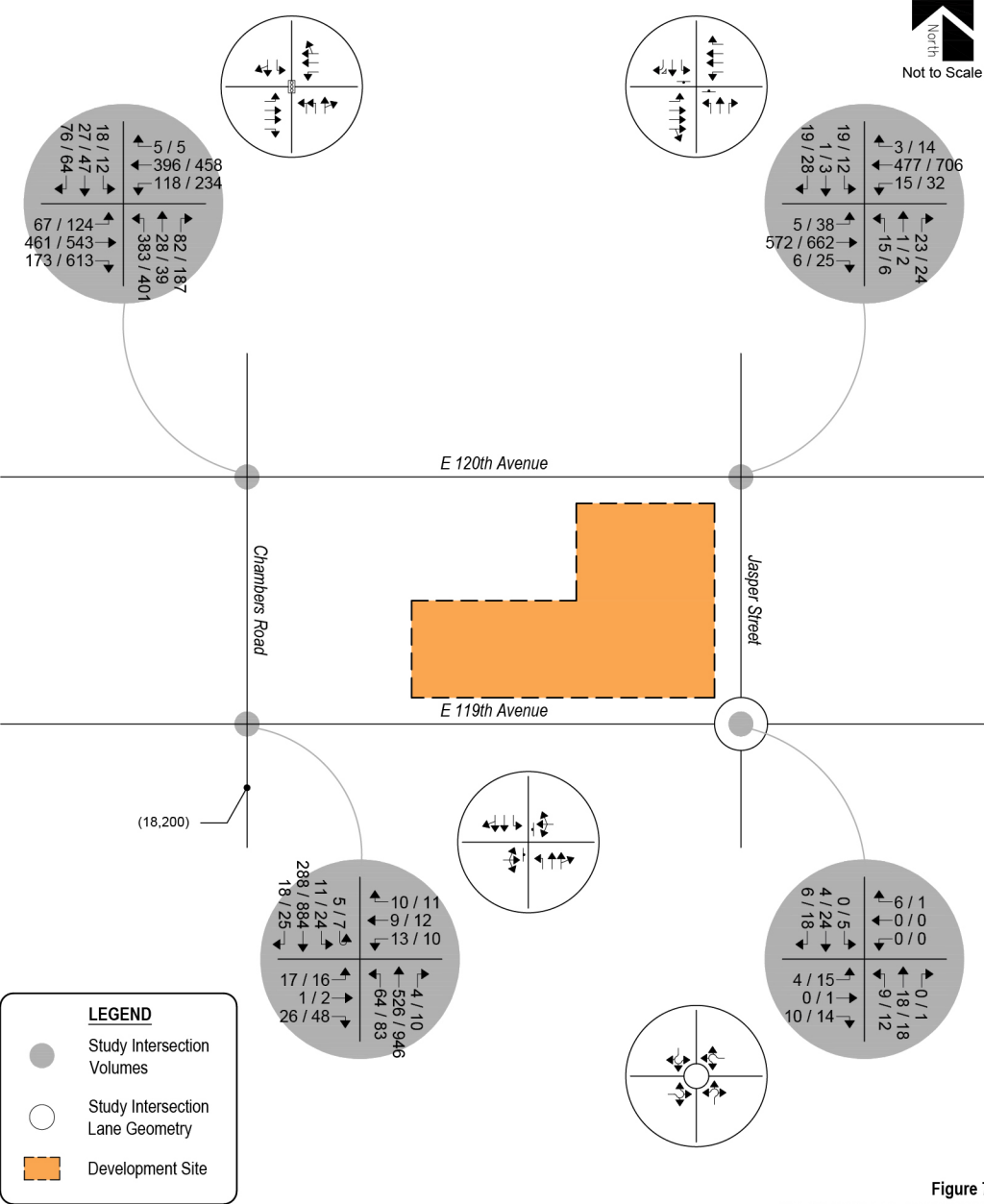


Figure 7
TOTAL TRAFFIC - YEAR 2027
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic

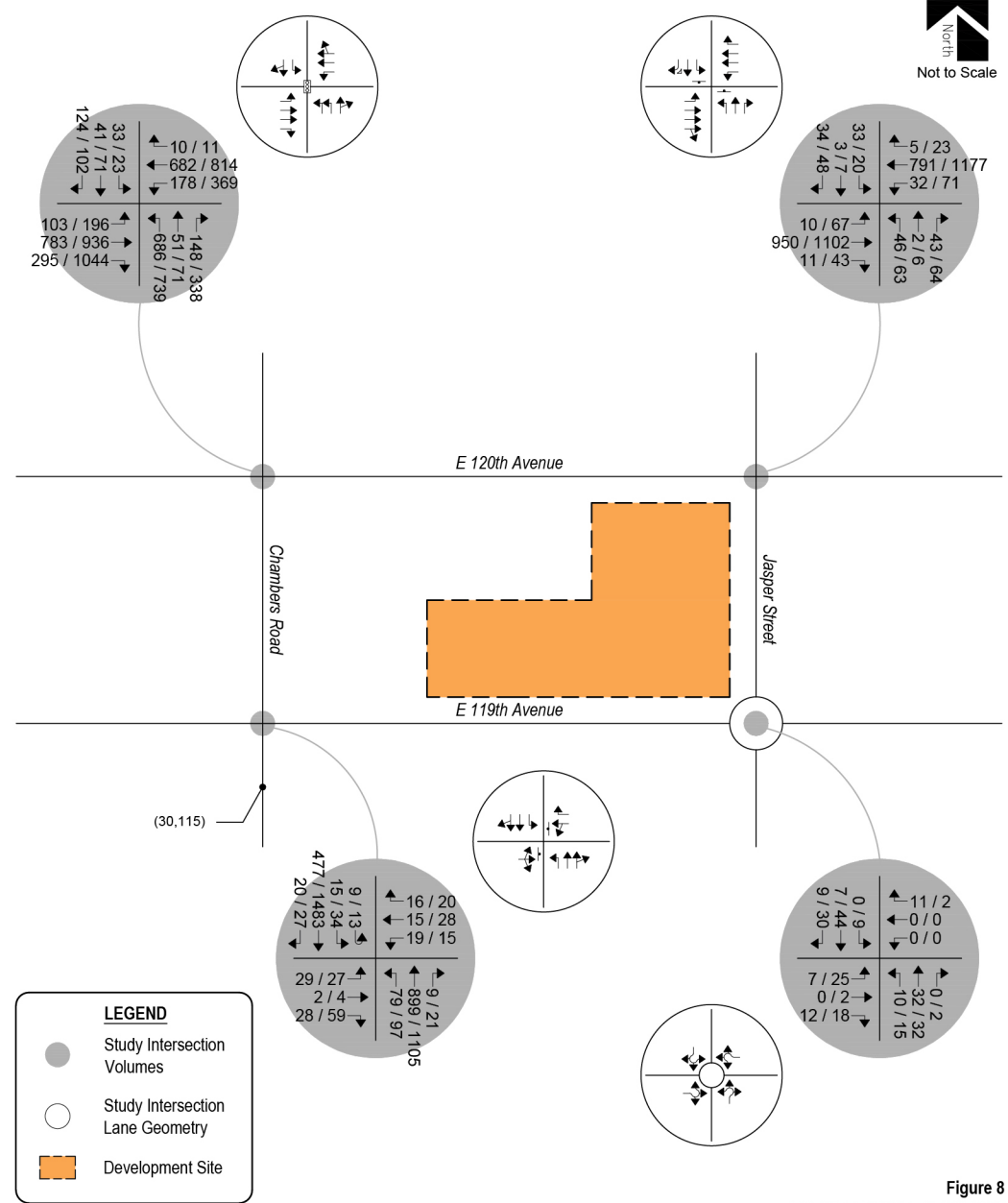


Figure 8
TOTAL TRAFFIC - YEAR 2045
Volumes & Intersection Geometry
AM / PM Peak Hour
(ADT) : Average Daily Traffic