

### Request Summary

#### What is a Final Plat?

- Legal instrument to create boundaries for lot and tracts for development.
- Per the Land Development Code, a Final Plat is approved administratively, unless requested by City Council.
- A Final Plat does not impact zoning or the allowable uses within the zoning district.
- A Development Plan (or PUD Development Permit) contains all the details on how the site will look and function.

#### What is Planning Commission Role?

Recommend an action to City Council based on if the Final Plat meets all the requirements
of the Land Development Code and the underlying zoning.



#### Aerial







#### Vicinity/ Zoning Map





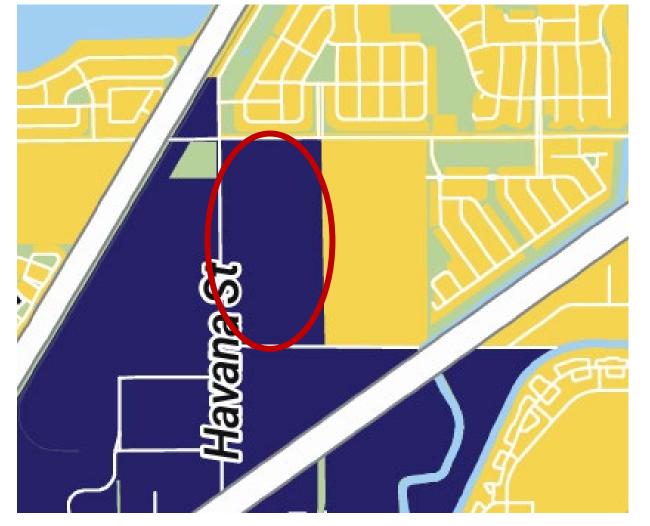


# Comprehensive Plan Character Area



8 Northern Neighborhoods







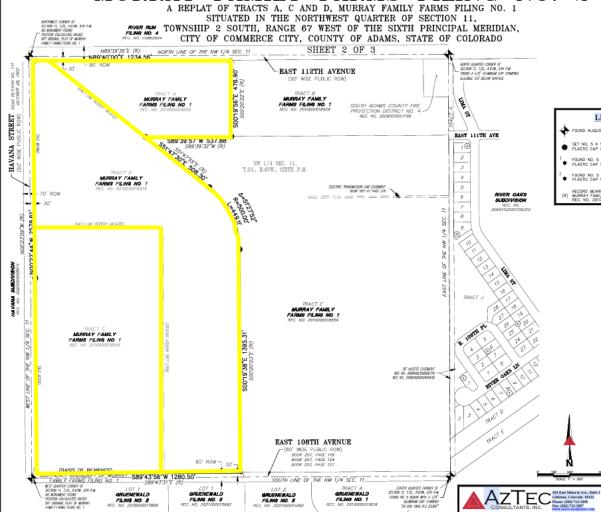
### Case Summary

- Location: South corner of East 112th Ave and Havana St, extending southward to East 108th Ave and eastward to Jamaica Dr
- Request: The final plat, if approved, will create a separate lot for Mr. Murray's farm. Three tracts currently exist. Proposal is to replat into five tracts and one lot.
- Site size: Approximately 72 acres
- Note: A tract cannot be further developed without becoming a lot via the subdivision process.



# Existing Configuration

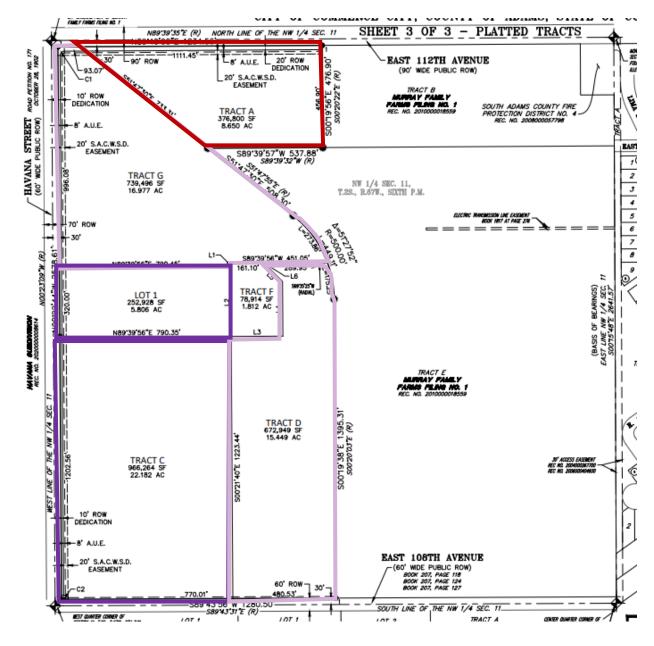
#### MURRAY FAMILY FARMS FILING NO. 2







# Proposed Configuration





### Project Analysis

- No new development at this time.
- No Development Agreement required at this time, because there are no changes proposed.
- Application complies with all subdivision criteria as defined in the Land Development Code.



### Public Comment

• No public comments were received. Just a question to clarify the location.



### **Approval Criteria**

Approval Criteria. An application may be approved if:

<u>Criteria (a):</u> The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;

No zone changes are proposed with this application. Therefore, it can be found that this application meets **Criteria** (a).

<u>Criteria (b):</u> The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;

No tract or lot can occupy more than one zone. All proposed tract and/or lot lines will follow the existing zoning boundaries. Any possible non-conformities that might exist in terms of setbacks from structures to lot lines will remain. Therefore, it can be found that this application meets **Criteria** (b).



### Approval Criteria<sub>(2)</sub>

Approval Criteria. An application may be approved if:

Commerce

<u>Criteria (c):</u> There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;

Through the City of Commerce City's review process, the various Development Review Team agencies including the South Adams County Water and Sanitation District, South Adams County Fire Department, Farmers Reservoir and Irrigation Company, Colorado Department of Transportation, Mile High Flood District, United Power, Xcel Energy, and City of Commerce City Geographic Information Services Division, Planning Division, Public Works Department, and Engineering Review Division found that there is no evidence to suggest that the proposed final plat will violate any state, federal, or local laws, regulations, or requirements. Therefore, it can be found that this application meets **Criteria (c)**.



# Approval Criteria<sub>(3)</sub>

Approval Criteria. An application may be approved if:

Commerce

<u>Criteria (d):</u> The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of this land development code;

The proposed layout is logical in that it follows existing zone boundaries and allows for the Murray Farm to have its own lot. Access will be possible from East 112<sup>th</sup> Avenue, Havana St, and East 108<sup>th</sup> Avenue, depending on the tract or lot frontage. In order for Tract F to develop, it will ultimately need to take access from an internal roadway. Therefore, it can be found that this application meets **Criteria** (d).

### Approval Criteria<sub>(4)</sub>

Approval Criteria. An application may be approved if:

Commerce

<u>Criteria (e):</u> The subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible:

By dividing the property as proposed, it will make it easier for future development to occur, because the existing farm will have its own lot. All future development will require a development plan, preceded by a subdivision to convert the any tract into a lot. At that time drainage, traffic and related infrastructure will be analyzed by city staff to determine what public improvements will ultimately be necessary. A Development Agreement will be required at that time. Through the City's review process, staff found that the proposed final plat complies with the Land Development Code. Therefore, it can be found that this application meets **Criteria (e)**.



# Approval Criteria<sub>(5)</sub>

Approval Criteria. An application may be approved if:

#### <u>Criteria (f):</u> The subdivision:

- (i) Will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city; or
- (ii) Any adverse effect has been or will be mitigated to the maximum extent feasible;

Since there are no changes proposed to the property's current functions, approval of this subdivision will not result in substantial or undue adverse effects on adjacent properties. No improvements to infrastructure will be required at this time. It will be required upon future development. Therefore, it can be found that this application meets **Criteria** (f)(i).



## Approval Criteria<sub>(6)</sub>

Approval Criteria. An application may be approved if:

Criteria (g): Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;

All future development will need to demonstrate that adequate and sufficient public safety, transportation, facilities and public services, schools, parks and related services/infrastructure are available upon further development of the property. Therefore, it can be found that this application meets **Criteria** (g).



## Approval Criteria<sub>(7)</sub>

Approval Criteria. An application may be approved if: \*\*

Criteria (h):A development agreement between the city and the applicant

has been executed and addresses the construction of all required public

improvements; and

No development is occurring with this plat. Therefore, a development agreement will not be required at this time, because no change to existing land uses is proposed. Therefore, it can be found that this application meets **Criteria (h).** 

<u>Criteria (i):</u> As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

No phasing is proposed by this plat. Therefore, it can be found that criteria i is not applicable.



# Planning Commission Recommendation

- The Planning Commission held a public hearing on November 18, 2025.
- There were no public comments at the hearing.
- The Planning Commission voted 4-0 to recommend approval of the Murray Family Farms, Filing No. 2.

#### **Staff Recommendation:**

Approval



