

LAND USE MAP QUESTIONNAIRE

pcs group

MAIL

PO Box 18287
Denver, CO 80218

LOCATION

200 Kalamath Street
Denver, CO 80223

CONNECT

(303) 531-4905
www.pcsgroupco.com

FTK: Land Use Plan Amendment

| A. General Property Information: | | |
|----------------------------------|---|---|
| 1. | Property Address or Parcel Identification Number (PIN): | Parcel #: 0172305217006, #: 0172305217007 #: 0172305217005, #: 0172305217004, #: 0172305217009 #: 0172305217003, #: 0172305217008, #: 0172305217002 |
| 2. | Applicant's Name: | Lokal Homes Tommy Pucciano |
| 3. | Property Owner's Name: | Buffalo Run Commercial Investors, LLC Russ Watterson |
| 4. | Current Zoning of the Subject Property: | Planned Development |

| B. Land Use Identification: | | | |
|-----------------------------|--|--------------------------------|---------------------------|
| Residential (Specify Type) | | Non-Residential (Specify Type) | |
| Existing Future Land Use | | Existing Future Land Use | Northern Range Commercial |
| Existing Use | | Existing Use | Vacant |
| Acres/Number of Units | | Acres/Square Feet | 13.8 Acres |
| Requested Future Land Use | | Requested Future Land Use | Mixed Commercial |
| Number of Proposed Units | | Maximum Square Footage | NA |
| Existing Zoning | | Existing Zoning | Planned Development |
| Proposed Zoning | | Proposed Zoning | Planned Development |

| | | |
|------------------------------------|-----------|---|
| Adjacent Future Land Uses | N: | Commercial |
| <i>(For example, "Commercial")</i> | E: | Residential |
| | W: | Commercial |
| | S: | Residential |
| Adjacent Land Uses | N: | Gas Station / Retail / Fast Casual Dining |
| <i>(For example, "School")</i> | E: | For Rent - Single Family Homes |
| | W: | Car Wash / Self Storage / Convenience Store |
| | S: | Fee Simple Single Family Homes |

FTK: Land Use Plan Amendment

| | |
|----|--|
| C. | Specific Details <i>(Be specific! Do not answer just ‘Yes’ or ‘No.’ Applicants should explain in detail the nature of the request and why the proposal is justified (e.g., how it meets the required approval criteria listed on page #3. Prior to being determined a complete application, clear justification statements <u>must accompany amendment requests</u>. If you have any questions, please ask for assistance.)</i> |
| 1. | What is the purpose of your proposed amendment? (Describe, in general terms, what the proposed amendment is intended to accomplish.) |

Site Location and Context

The subject site is located at the southeast corner of East 120th Avenue and Chambers Road in Commerce City. The property is bounded by:

- East 120th Avenue to the north,
- Jasper Street to the east,
- East 119th Avenue to the south, and
- Chambers Road to the west.

Surrounding land uses are a mix of established residential neighborhoods and commercial services:

- To the south, The Highlands at Buffalo Ranch, a fee-simple single-family for-rent community;
- To the east, Avilla Buffalo Run, a For Rent detached neighborhood;
- To the west, a 7-Eleven convenience store; and
- To the north, Santiago’s Mexican Restaurant, a fast-casual dining establishment.

The area already demonstrates a blend of residential and commercial uses, and the proposed designation provides a logical extension of this mixed pattern of development.

Market and Housing Considerations

The Denver metropolitan real estate market has experienced unprecedented change over the past decade. The median sale price of a home has more than doubled, while the supply of housing has not kept pace with demand. The region continues to struggle with both a shortage of housing inventory and a lack of diversity in housing types.

In particular, the supply of single-family attached homes has lagged due to litigation concerns involving construction defects, which discouraged builders from delivering this much-needed product. As a result, options for first-time buyers, young families, and downsizing households have been constrained, forcing many into more expensive detached products or into renting long-term.

By enabling single-family attached homes on this site, Commerce City can help reintroduce housing diversity to its market, provide attainable homeownership opportunities, and strengthen its appeal to a wider demographic.

Rationale for the Amendment

Consistency with Surrounding Development

- The existing context already blends residential neighborhoods with commercial uses. Proposing the property to Mixed Commercial will provide a compatible land use pattern and prevent the parcel from becoming an isolated commercial-only node.

Efficient Use of Infill Land

- This is an infill site located along two major corridors (Chambers Road and 120th Avenue), where infrastructure and services are already in place. Adding residential density in this location maximizes existing investments in roads, utilities, and community services.

Housing Choice and Attainability

- Amending the designation supports greater housing choice by allowing single-family attached homes that appeal to a broad range of households. This directly addresses regional concerns about housing affordability and diversity.

Balanced Corridor Development

- Retaining the Mixed Commercial designation ensures that neighborhood-serving commercial and retail can still be accommodated, while also creating a resident base to support those uses. This results in a more vibrant, sustainable corridor.

2. Describe the desired Comprehensive Plan map designation as it relates to the property.

Relationship to the Comprehensive Plan

The Commerce City Comprehensive Plan currently designates the subject property as Northern Range Commercial within the Economic Development Framework. This application proposes to amend the Economic Development Framework Map to reclassify the property as Mixed Commercial, and to modify the Residential Areas Framework Map to include the property within Greenfield Development.

The Comprehensive Plan envisions Mixed Commercial areas as corridors that integrate community-serving commercial, office, and higher-density residential uses. These areas are intended to leverage their high visibility and excellent access, while also fostering pedestrian connectivity between residential neighborhoods and commercial services. By encouraging walkable connections, the Plan seeks to reduce reliance on automobiles and create vibrant, sustainable mixed-use environments.

The proposal for this 13.8-acre site aligns directly with these goals. Incorporating a limited component of high-density residential housing while reserving approximately 50% of the land area for commercial uses ensures that the project both supports the corridor's economic role and introduces new housing opportunities that are well connected to services.

Rationale for the Map Designation Amendment

The request to amend the Comprehensive Plan is supported by the unique market conditions and

planning context of the 120th Avenue and Chambers Road intersection:

Trade Area Limitations

- The site plan, as currently allowed with exclusively commercial uses, has a relatively small trade area of approximately three-quarters of a mile. This modest market catchment significantly limits the ability to attract or sustain large-scale, stand-alone commercial development. By introducing flexibility through a Mixed Commercial designation, the property can be developed in a manner that is economically viable, aligned with current market conditions, and still support the City's broader goals for balanced and sustainable corridor development.

Pedestrian Connectivity and Corridor Character

- The addition of residential uses in proximity to neighborhood-serving retail creates a walkable environment where daily needs can be met without vehicle trips. Pedestrian connections between attached homes, commercial storefronts, and adjacent neighborhoods will strengthen the corridor's identity as a complete, mixed-use place, rather than a series of disconnected parcels.

Economic Resilience

- A diversified land use program—where residential and commercial reinforce one another—creates long-term stability for the corridor. Residents provide a built-in customer base for local businesses, while the continued presence of commercial and office space ensures employment, tax generation, and community services. This integrated approach reduces the risk of underutilized land or commercial vacancy and supports the resiliency of the 120th Avenue Corridor.

Flexible Mixed-Use Potential

- High-density residential is envisioned as a complementary use, located on some but not all of the site. The project's subsequent PD Zoning is anticipated to allow for both horizontal mixed use (residential on one portion, commercial on another) and vertical mixed use (residential over retail), depending on market demand. This flexibility increases the likelihood that the property will develop in a way that is both practical and consistent with the City's intent for Mixed Commercial areas.

3. Describe what type of development is envisioned for the property proposed for change:

This Comprehensive Plan Land Use Amendment requests to modify a portion of the City's Comprehensive Plan designation from Northern Range Commercial to Mixed Commercial in order to provide greater land use diversity and accommodate single-family attached dwellings within the site.

The amendment will strengthen the range of residential opportunities anticipated in this area while maintaining the commercial intent of the corridor. Although the current PD allows residential above ground-floor commercial within 50-foot-tall mixed-use buildings, such intensity is not contextually appropriate given the surrounding neighborhood character. This amendment provides a more balanced and compatible approach, introducing town homes at a scale that fits the surrounding community.

Proposed Development Program

The proposed builder, Lokal Homes, LLC, is under contract to purchase approximately 6.84 acres of the 14-acre site, located at the southeast corner of the 120th Avenue & Chambers Road intersection. Lokal Homes is among Colorado's largest private homebuilders, with more than 700 homes constructed in the Buffalo Run subdivision. Lokal intends to construct 97 for-sale townhomes on a portion of the site, adding attainable ownership opportunities to Commerce City's housing market.

The preliminary site plan anticipates:

- Five (5) three-plex buildings
- Thirteen (13) four-plex buildings
- Six (6) five-plex buildings

Total: 97 town home units

Each town home will be two or three stories in height with two garage spaces per dwelling unit (194 garage spaces total), supplemented by 37 on-street parking spaces integrated into the internal street network.

Site Access and Circulation

The property is an infill site, fully served by existing roadways on all sides, and bisected by internal circulation routes. Access is designed to:

- Provide a main full-movement entry off Jasper Street at 119½ Avenue,
- Utilize an existing right-in/right-out access on East 120th Avenue,
- Allow full-movement access from 119th Avenue, and
- Incorporate a right-in/right-out from Chambers Road.

This multi-point circulation network creates efficient traffic distribution, minimizes congestion at any one entry point, and integrates with the broader roadway network.

Landscape and Open Space Design:

The community incorporates a network of landscaped buffers and shared open spaces including:



- An activated landscape buffer along Jasper Street that provides separation from adjacent single-family homes while creating an identifiable entry sequence into the community.
- Interior to the site, many homes front onto green spaces or common "mews", which serve as shared yards with pedestrian walkways and passive amenity features.
- A passive park, is located at the northern end of the property

and framed by town homes, that also activates the community activity. The landscape palette will propose drought-tolerant, colorful species for water conservation and year-round visual interest. Shade trees create comfort in the summer months, while foundation plantings along buildings provide a pedestrian-scale landscape experience.

Architectural Character

The proposed architecture reflects a modern Colorado vernacular, scaled to fit within the surrounding neighborhood context:

- **Building Scale and Orientation:** Townhomes are designed at a human scale, with entries oriented toward landscaped mews and pedestrian areas.
- **Form and Detail:** Clean modern forms are complemented by recessed and projecting porches, fenestration variety, and material changes that create depth and visual interest.
- **Climate Responsiveness:** Overhangs and roof projections provide solar shading, snow protection, and passive energy benefits, making buildings well-adapted to Colorado's climate.
- **Community Identity:** Diversity in window placement, building articulation, and material use establishes a distinct neighborhood character while maintaining consistency across the development.

Consistency with Community Goals

This amendment balances commerce, housing, and design quality to achieve multiple City goals which:

- Provides the needed housing density to support the ongoing effort to attract a full-service, sit-down restaurant at the hard corner of 120th Avenue and Chambers Road. The landowner has engaged in extensive collaboration with the City's Economic Development Department and the City Manager's Office, under which the landowner will dedicate approximately one acre at the hard corner, and the City will provide incentives such as sales tax rebates, low-interest financing, fee waivers, and other economic tools to make a sit-down restaurant feasible at this location.
- Expands housing diversity with for-sale townhomes in a market dominated by detached single-family housing or rentals.
- Maintains the commercial vitality of the corridor while introducing residential density to support those businesses.
- Provides context-sensitive design that transitions appropriately between commercial and residential land uses.
- Enhances livability through open space networks, pedestrian-oriented design, and high-quality architecture.

| |
|--|
| 4. Describe the desired future zoning for the property: |
|--|

Relationship to Zoning and Anticipated PUD Amendment

The property is currently zoned Planned Unit Development (PUD) and is part of the Villages at Buffalo Run East. Should this Comprehensive Plan Land Use Amendment be approved, subsequent applications will include a PUD Amendment to bring the zoning document into alignment with the

updated land use framework.

The anticipated PUD Amendment would create two new parcels, C-3 and SFD-A-4, while modifying the development standards within the use charts to allow greater diversity and flexibility of uses. Specifically, the amendment would add Single Family Attached uses to the SFD-A-4 parcel of ground. The following uses to Parcel C-3 are anticipated to be proposed:

| | |
|--|--|
| PUBLIC PARKS AND PUBLIC RECREATION CENTERS / FACILITIES, PRIVATE PARKS AND PRIVATE OPEN SPACE | LODGING ESTABLISHMENTS |
| PUBLIC AND PRIVATE SCHOOLS | PUBLIC OR GOVERNMENT COMMUNICATION CENTERS AND RADIO AND TELEVISION BROADCASTING OFFICE |
| CHURCHES AND RELIGIOUS INSTITUTIONS | VETERINARY OFFICES OR CLINICS (EXCLUDING OUTDOOR KENNELING) |
| LIBRARIES | PUBLIC UTILITY INSTALLATIONS, EXCLUDING SUBSTATIONS |
| ARTS AND CULTURAL USES | HOSPITALS OR OTHER PUBLIC HEALTH FACILITIES |
| PRIVATE LODGES AND CLUBS | OUT PATIENT SURGICAL CENTER |
| PUBLIC AND PRIVATE GOLF COURSES AND RELATED USES | CAR POOL LOTS / PARK AND RIDE |
| COMMUNITY GARDEN AND SIMILAR CULTIVATION OF LAND, SUPPLEMENTARY TO THE PRIMARY RESIDENTIAL USE | PARKING STRUCTURES |
| HOME OCCUPATIONS (IN COMPLIANCE WITH THE COMMERCE CITY ZONING ORDINANCE | PUBLIC ADMINISTRATIVE OFFICES, GOVERNMENTALLY OWNED OR OPERATED BUILDINGS AND PUBLIC WELFARE INSTITUTIONS AND SOCIAL SERVICES |
| CHILD CARE CENTER | PUBLIC UTILITY OFFICES |
| BED AND BREAKFAST | PUBLIC UTILITY SUBSTATIONS |
| BUSINESS OR PROFESSIONAL OFFICE (INCLUDING MEDICAL / DENTAL OFFICE / CLINICS) | REPAIR SERVICES (NOT INCLUDING VEHICLES) (NO OUTDOOR STORAGE) |
| RETAIL BUSINESS STORES / COMMERCIAL USE | ACCESSORY USES AS SET FORTH IN SECTION 21-56 OF THE COMMERCE CITY MUNICIPAL CODE. |
| RESTAURANTS, EATING AND DRINKING ESTABLISHMENTS, EXCLUDING DRIVE IN TYPE LIQUOR STORE | NON-RESIDENTIAL ACCESSORY USES AS SET FORTH IN SECTION 21-236 OF THE COMMERCE CITY MUNICIPAL CODE |
| BANKS AND FINANCIAL INSTITUTIONS (INCLUDING ATMS) | AUTOMOBILE WASHING FACILITY |
| CALL CENTER, NON-PROFIT MEMBERSHIP CLUB AND GENERAL OFFICE | FUEL SALES, INCLUDING CAR WASH AND SMALL CONVENIENCE STORE |
| PERSONAL SERVICES (INCLUDING INSTRUCTION SERVICES AND STUDIO) | MOTOR VEHICULAR DEALER / SALES, NEW AND USED AUTOMOBILES, LIMITED TO SERVICES OF 3,500 GVW, AUTOMOBILE SALES NEW AND USED IN OPERATING CONDITIONS, LIMITED TO VEHICLES UP TO 15,000GW, NOT INCLUDING JUNK MOTOR VEHICLES LIMITED TO 100, AND AUTOMOBILE SERVICE AND REPAIR |
| BOWLING, BILLIARDS, MOVIE THEATERS AND SIMILAR USES | |
| SMALL THEATERS, THEATERS AND AMUSEMENT ESTABLISHMENTS (INDOOR) | |
| AMUSEMENT ESTABLISHMENTS, INDOOR ONLY (I.E. BOWLING ALLEY, ARCADES, ETC) | |

This PUD Amendment expands upon the flexibility already envisioned in the existing PUD, which currently allows for vertically integrated residential uses above ground-floor commercial. The modifications would:

- Establish a threshold restricting the maximum number of residential units within Parcel SFD-A-4 to ensure a balanced mix of uses.
- Request a modification to the maximum Floor Area Ratio (FAR) to facilitate vertically integrated mixed-use projects, already contemplated under the existing PUD.
- Update setback requirements to accommodate alley-loaded townhomes, consistent with the product type proposed by Lokal Homes.

These revisions validate that the site can support context-sensitive residential development while maintaining opportunities for commercial uses envisioned in the Comprehensive Plan.

Transition, Compatibility, and Housing Diversity



MAIL

PO Box 18287
Denver, CO 80218

LOCATION

200 Kalamath Street
Denver, CO 80223

CONNECT

(303) 531-4905
www.pcsgroupco.com

The addition of the proposed uses and associated development standards will:

- Create a logical transition of density from the more intense commercial frontage along East 120th Avenue to the lower-density single-family homes located to the east and south.
- Provide a more balanced commercial-to-residential ratio, consistent with the Comprehensive Plan's criteria for Mixed Commercial areas.
- Introduce town homes as another residential choice that diversify the housing options within the Villages at Buffalo Run, offering attainable ownership opportunities and filling a gap between detached single-family homes and multi-family rental products.
- Support future neighborhood-serving businesses by providing a resident customer base within walking distance of commercial uses.

| | |
|----|---|
| 5. | How will your proposal affect transportation, services, and facilities? (Describe how the property is currently served, or is planned to be served, by roads and other applicable transportation systems like bus, bicycle, or pedestrian (attach copies of documents from service providers regarding available or planned services, if any). |
|----|---|

The proposed site is an infill property with established roads around its perimeter as well as bisecting through the property, and the parcel of land is easily accessed by all four surrounding roads. However, the site plan has been designed to have the main full movement access off Japer Street from 119th Street. A Right in Right Out off East 120th Avenue is existing as well as full movement turn on 119th Avenue and Right in Right out off Chambers Road.

Since this is an infill parcel, there are utilities available within the surrounding roadways.

- 119th Avenue – Existing Sanitary Sewer, Fiber Optic, and Storm Sewer
- Jasper Road – Existing Sanitary Sewer, Storm Sewer, Water
- 120th Avenue – Existing Sanitary Sewer, Storm Sewer, Water and Fiber Optic

Furthermore, 120th Avenue is currently being designed to provide multi modal access with a wider detached sidewalk to accommodate bikes and pedestrians. This detached walk runs in an East/West direction connecting residential neighborhoods with commercial areas creating multiple transportation options for pedestrians.

| | |
|----|--|
| 6. | How will your proposal affect any utility service systems? (Describe how the property is, or is planned to be, served by sewer and water (attach copies of documents from service providers regarding available or planned services, if any). |
|----|--|

As mentioned previously, the current property is an infill parcel which has existing utilities currently installed around the perimeter of the site and to interior of the site. The property is already served by the various utility providers as described below:

The utility providers are as follows:

- Gas and Electric – Xcel Energy

- Fiber Optic – Century Link
- Water and Sanitary – South Adams County Water and San District
- Storm – City of Commerce City
- Irrigation – S. Adams County
- Fire – South Metro Fire District

7. If your proposal would create pressure to change the designations of other properties, describe how these changes would be in the best interest of the neighborhood, city, and region:

As noted previously, the subject property is an infill parcel, surrounded by a mix of established commercial and residential development. The proposed change in land use designation from Northern Range Commercial to Mixed Commercial will provide a logical transition of density and uses, while benefiting the surrounding neighborhood.

The site’s linear configuration lends itself to a tiered land use pattern. By amending the Comprehensive Plan, the property can more appropriately transition:

- From commercial frontage along East 120th Avenue and Chambers Road,
- To single-family attached townhomes in the middle of the site, and
- Finally, to existing single-family detached neighborhoods to the east and south.

This transition reduces the overall intensity of land use between arterial roadways and established residential areas, providing a buffer that is more compatible than the commercial uses currently permitted under the PUD.

Balance of Commercial and Residential Uses

The proposed amendment does not eliminate the commercial character of the site and creates a better balance between commercial and residential uses, consistent with the Comprehensive Plan’s intent for Mixed Commercial areas.

- The subject parcel totals approximately 14 acres. After utilizing 6.84 acres for the Lokal townhome project, approximately 7 acres will continue to remain for commercial uses.
- Retaining a commercial component while adding residential density ensures that neighborhood-serving businesses have a viable customer base, which is essential given the site’s limited trade area between two larger regional commercial nodes: East 104th Avenue and Prairie Center.

Market Considerations and Development Feasibility

The 120th and Chambers intersection has been slow to develop commercially, in large part due to the lack of nearby residential density to support retail and service uses. Adding town homes strengthens the local market base, making commercial development more feasible and sustainable in the long term.

Without this amendment, the parcel could develop under the current PUD standards with up to 50-foot-tall commercial or mixed-use buildings and a variety of high-intensity uses such as liquor

stores, hotels, motels, or conditional uses like mini-storage. Such uses would be less compatible with the existing single-family context. However, the proposed town homes represent a more compatible, and context-sensitive outcome for the community.

Design Compatibility and Buffering

The town homes will integrate high-quality architecture and materials, creating a visually appealing buffer between existing single-family neighborhoods and the commercial corridor.

- Homes to the south (Highlands at Buffalo Ranch) and east (Avilla Buffalo Run) will transition into the proposed townhome neighborhood before reaching the more intense commercial uses along Chambers Road and 120th Avenue.
- A proportionately sized outdoor space and landscaped buffers will provide further separation, while enhancing passive amenities and community identity.
- Town homes will create a human-scaled streetscape that respects adjacent residential development while still supporting corridor vitality.

Traffic and Access Considerations

Should the Comprehensive plan be approved, the subsequent proposed PUD Amendment will also result in less traffic impact than a purely commercial build-out. Commercial centers typically generate higher peak-hour trips, while town homes distribute trips more evenly throughout the day.

The site benefits from two existing commercial driveways along East 120th Avenue that will continue to serve the retained commercial component. Also, residential access points are located separately, ensuring that vehicular circulation for residents and businesses remains distinct and efficient.

| |
|---|
| 8. How will your proposal benefit the community? |
|---|

The proposed amendment represents an optimum condition by combining residential town homes with a retained commercial component. This balance delivers tangible benefits to the community, surrounding neighborhoods, and the City as a whole.

Residential Benefits – Housing Diversity and Attainability

- The proposed town homes provide a much-needed housing type not currently well represented in the Buffalo Run and Reunion neighborhoods.
- These homes will offer attainable, for-sale housing options for individuals who work in Commerce City, including teachers, firefighters, police officers, and other City employees, giving them the opportunity to live near where they work.

- By expanding housing diversity, the project supports the Comprehensive Plan’s call for complete and connected neighborhoods with a range of housing choices.

Commercial Benefits – Sustaining Services and Revenue

- Approximately 7 acres of the 14-acre site will be retained for commercial uses, ensuring that local retail and service needs continue to be met.
- This size is more consistent with the trade area served by the intersection and avoids oversizing the commercial land supply.
- Residents and surrounding neighborhoods will enjoy the convenience of nearby retail and services, while the City benefits from ongoing sales tax revenue that sustains public services.

Corridor Realities – Market and Trade Area Considerations

- East 120th Avenue serves as a regional thoroughfare for travelers connecting to E-470 and Highway 85, but traffic volumes and market dynamics do not support large-scale national retail.
- The limited trade area depth and insufficient residential density mean the corner is unlikely to attract major national retailers if held strictly as a 14-acre commercial parcel.
- By introducing residential density on a portion of the property, the project creates a local customer base to sustain appropriately scaled neighborhood-serving businesses.

9. How does your proposal support the goals, objectives, and policies of the Comprehensive Plan?

The proposed Comprehensive Plan Land Use Amendment from Northern Range Commercial to Mixed Commercial represents a balanced, context-sensitive refinement of the City’s land use framework. By changing the comprehensive plan designation and introducing 97 for-sale town homes while retaining 7 acres of commercial uses, the project delivers the “best of both worlds” – adding much-needed housing diversity while preserving opportunities for neighborhood-serving retail and services.

This amendment directly advances the City’s housing and neighborhood goals by providing a “missing middle” product type that is more attainable than detached homes and complements nearby rental apartments. Town homes broadening access to homeownership while aligning with Commerce City’s commitment to housing variety and affordability. The project further strengthens neighborhood character with high-quality architecture, integrated open spaces, and pedestrian-oriented design that promotes walkability, and community identity.

The amendment upholds the intent of the Mixed Commercial designation by maintaining commercial frontage proportionate to the site’s limited trade area. Residential density within the site creates a built-in customer base to support neighborhood-scale services, improving the long-term viability of the corridor. The transition from arterial commercial frontage to attached housing to adjacent single-family neighborhoods ensures compatibility, reduces potential land use

conflicts, and establishes a logical density gradient.

Overall, the proposal represents a balanced and sustainable approach that:

- Supports the City’s population growth with greater housing choice,
- Preserves and strengthens corridor commercial opportunities,
- Enhances neighborhood design and livability, and
- Advances the City’s long-term vision for vibrant, complete, and connected communities.

This amendment reflects both the policy direction of the Comprehensive Plan and the realities of market demand at this location, ensuring the 120th & Chambers intersection develops in a way that is beneficial to Commerce City, its neighborhoods, and its residents.

CHARACTER AREAS (LAND USE)

GOAL 1: Strive for a balanced mix of land uses across the City as represented in the Character Areas Plan and map.

1. Provide neighborhood-level services within residential areas, as appropriate.
2. Provide opportunities at key nodes and intersections with land for business, retail, and industrial needs.

Response:

This amendment achieves a balanced mix by combining residential town homes with retained commercial acreage. Approximately 7 acres will remain available for neighborhood-serving retail and service uses, which is proportionate to the site’s trade area and consistent with the Character Areas Plan. Locating residential on the balance of the parcel introduces the needed density to support those neighborhood services while ensuring compatibility with adjacent single-family neighborhoods.

HOUSING AND NEIGHBORHOODS

GOAL 1: Promote a full range of housing options for residents of all ages, incomes, physical abilities, and lifestyles.

1. – 7. (support greater housing choices, affordable housing, senior housing, illusionary tools, PPPs, land banking, missing middle)

Response:

The proposal directly advances this goal by introducing 97 for-sale town homes, a “missing middle” housing type not widely available in the Buffalo Run/Reunion area. Town homes are attainable for first-time buyers, workforce employees, and downsizing households, expanding housing choice and affordability. Furthermore, the project creates appropriate buffering and separation between higher-intensity corridors and existing residential neighborhoods, thereby advancing the intent of this goal in terms of compatibility.

GOAL 2: Work to limit and decrease homelessness within Commerce City.

1. – 3. (resources, vulnerabilities, affordable housing)

Response:

While this amendment does not directly provide housing for people experiencing homelessness, it supports housing attainability and accessibility by expanding the range of housing choices in the City. By increasing ownership opportunities, the proposal indirectly addresses housing vulnerabilities that contribute to housing insecurity.

GOAL 3: Support existing neighborhoods with appropriate maintenance and infrastructure improvements.

1. – 3. (preservation, lighting, walkability, traffic flow, safe mobile home parks)

Response:

The project strengthens surrounding neighborhoods by creating a transition from arterial commercial frontage to existing detached homes, reducing land use conflicts. The proposed pedestrian-oriented design, including landscaped mews and internal open spaces, will enhance walkability and safety for residents, supporting the City’s broader neighborhood quality objectives.

GOAL 4: Build new neighborhoods with diverse housing, strong design, and ample open space and amenities that are welcoming to all.

1. – 5. (buffer DIA, proximity to E-470, Neighborhood Village Concept, parks, high-quality design)

Response:

This amendment directly advances this goal. The Lokal Homes town home project includes high-quality modern design, a pocket park, and landscaped green mews that serve as neighborhood gathering and recreation spaces. The plan incorporates drought-tolerant landscaping, shade trees, and pedestrian-scale architecture. Together, these elements establish a distinct and attractive new neighborhood while providing the housing diversity envisioned in the Comprehensive Plan.

GOAL 6: Create a sense of community in all of Commerce City’s neighborhoods.

1. – 4. (walkable neighborhoods, neighborhood plans, neighborhood-serving retail/office, unique character)

Response:

The proposed amendment fosters a strong sense of community by integrating walkable design features, such as landscaped mews, pedestrian pathways, and an internal passive park. The retained commercial acreage ensures that future residents will have access to neighborhood-serving retail and services, supporting day-to-day convenience within walking distance. The architecture and site planning establish a unique neighborhood identity that complements Commerce City’s character. Providing for-sale townhomes, the proposal encourages long-term investment within the Villages at Buffalo Run, and pride of ownership, which are consistent with the City’s intent to create sustainable, well-maintained neighborhoods

GOAL 7: Ensure that all City residents have the opportunity to obtain safe, healthy, and affordable housing.

1. – 6. (fair housing, provisions for housing needs, inter-jurisdictional cooperation, health/safety, Housing Authority, integration of affordable housing)

Response:

This proposal contributes to housing diversity and affordability by providing for-sale townhomes that fill a gap between detached single-family homes and multifamily rentals. The design emphasizes safe and healthy living through quality construction, solar-oriented building forms, and pedestrian-friendly site planning. The project supports the City's long-term efforts to integrate a variety of housing opportunities throughout Commerce City rather than clustering them in isolated areas.

| | |
|--|--|
| 10. | Is your proposal based upon changing social values, new planning concepts, or other social or economic conditions that have changed since adoption of the Comprehensive Plan or any subsequent amendments? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If 'Yes,' describe what new information or changed circumstances should be considered: | |

This proposal has been initiated in response to recent economic and social dynamics that continue to reshape both the housing and commercial markets in Commerce City and the Denver metropolitan area. While the Comprehensive Plan provides a long-range vision, market conditions are not static. Over the past several years, factors such as the COVID-19 pandemic, escalating housing prices, rising interest rates, inflation, and shifts in consumer spending have impacted how land develops, households make housing choices, and retailers and restaurants evaluate commercial locations.

Given these realities, the requested Comprehensive Plan Amendment is proposed as a refinement to this area which responds to market conditions while still following the City's broader vision. The proposal evaluates that the property at 120th Avenue and Chambers Road evolves in a way that balances housing diversity, neighborhood-serving commercial opportunities, and long-term economic viability.

The East 120th Avenue Corridor is located between two major commercial corridors, namely, the East 104th Corridor to the South, and the Prairie Center to the North. The E. 104th Avenue Corridor was the first to develop in the Northern Range of the City, and has tended to attract almost all of the retail development to date in the Northern Range. The E. 104th Avenue corridor has a baseline of residential density to support the retail uses which have located along that corridor. During the period of our ownership of our 14 acre Property (which spans back to the 1980's), the chief objection we've received from potential commercial users has been that the E. 120th Avenue corridor and its associated trade area does not present with favorable demographics to support their business. As a result, most commercial users who have considered the site state specifically that they would rather be on the E. 104th Avenue Corridor.

The Prairie Center has a similar magnet effect for commercial users, and has attracted many

potential users in that direction.

The E. 120th Avenue corridor, and specifically, the 120th & Chambers Intersection, simply does not have the residential density, or a sufficiently deep trade area to support uses by national retailers. The one quality which does draw interest to the E. 120th Avenue corridor is its function as a regional thoroughfare for travelers going to and from E-470 and Hwy 85. However, this has been slow to develop. As a result, all existing development on the 120th & Chambers Intersection has been gas and convenience (7-11 and Shell Stations), convenience restaurants (Santiagos), and self-storage. As noted below, a day care user, and high-end car wash have been built recently. These are the kinds of businesses which benefit from the traffic counts along E. 120th Avenue, and the users who have determined to locate here, even with the more robust trade areas to the North and South. Our existing PUD allows, as a use-by-right, the uses listed above.

Greater potential to attract larger, national retailers, big box users, national brand restaurants, specialty grocer and standard grocery uses exists for the E. 120th Ave. and Buckley Road (Tower Rd.) intersection, located approx. 1 mile to the East of 120th & Chambers Intersection (and abutting E-470), as part of the BCI project. Fittingly, large retail and commercial areas are planned for the 120th and Buckley (Tower Rd) intersection. With increased residential density, these uses will locate in this future larger-scale, regional commercial location.

In an effort to be proactive and help attract the types of users the City desires, the intent of this Comprehensive Plan Amendment—as well as subsequent applications—is to pursue a partnership with the City. At a high level, this would involve offering the land at the hard corner of Chambers Road and East 120th Avenue at no cost, while the City provides targeted economic incentives to attract a full-service, sit-down restaurant at this prominent intersection. The landowner has engaged in extensive discussions with the City Manager and the City’s Economic Development Department to establish a collaboration involving the dedication of the hard-corner parcel by the landowner and the offering of incentives by the City. To date, three potential sit-down restaurants have been presented for this purpose. This strategy would improve the financial feasibility of such a use at this location and serve as a catalyst for additional complementary commercial tenants. The Prairie Center has demonstrated a similar “magnet effect” in attracting quality commercial users, and this partnership aims to replicate that success at 120th Avenue and Chambers Road.

| | |
|-------------------|--|
| 11. | How will your proposal affect the following elements of the Comprehensive Plan? (Describe both positive and negative impacts and any measures you are taking to mitigate negative impacts): |
| ➤ Housing: | |

The proposed amendment provides an additional type of housing serving a range of current and future residents and incomes in neighborhoods where people want to live. The proposed Comprehensive Plan Amendment allows for a variety of attached housing, creating a diversity of price points for future residents. A subsequent PUD amendment establishes bulk and dimension standards which allows greater flexibility in project design in return for quality development. This is demonstrated by the multi-modal options available, convenient local commercial services adjacent to the property, and will be further exemplified in the creative site planning approach dictated by subsequent site plan submittals.

➤ **Parks:**

The original approved PUD contemplated over 2,500 dwelling units within the community. Accordingly, a Development Agreement was drafted and executed that established the required amounts of open space, school dedications, and parkland based on an assumption of 2,607 units that have been satisfied. As time has progressed, the Buffalo Run neighborhood is now nearing build-out, with approximately 1,600 platted units constructed or approved on the property. The Development Agreement remains in effect and continues to govern the project, ensuring that all previously established obligations related to open space, parks, and school dedications remain despite the decrease in platted lots.

While this proposed amendment includes on-site green space in the form of a passive pocket park, landscaped mews, and pedestrian connections, it is also part of the larger Buffalo Run community, which already provides an array of active and passive open space amenities established through previous PD requirements. These existing amenities ensure residents of this new neighborhood will benefit from an integrated network of parks, trails, and recreational opportunities beyond the project boundaries. The amendment supports the City's intent for new neighborhoods to include diverse housing alongside high-quality amenities and access to open space.

The subsequent PD Amendment creates an opportunity for a diverse housing and a high-quality residential development which allows greater flexibility in project design in return for greater development quality. This is shown in the creative site planning approach dictated by where alley loaded single family attached homes share front yard green courts (or landscape courtyards) creating unique pedestrian scale green spaces for residents to enjoy.

The anticipated site plan and associated internal pedestrian trail system, and the connectivity to East 120th Avenue Multi-Modal sidewalk as well as the proximity to other Local and Community Commercial Centers will provide an opportunity for future residents and adjacent communities (to the West, and South) to hike, bike, roller-blade or take a leisurely walk. The internal pedestrian system is also seen as an alternative means of transportation for bicyclists as it connects through the outer suburban neighborhoods of the Metro area and onto the Second Creek Trail system.

➤ **Environmental Features:**

The parcel of ground is void of any notable natural or environmental features as its location as an infill property adjacent to a major arterial roadway precludes it to be conducive to any wildlife habitat. However, this Comprehensive Land Use Plan Amendment is an infill parcel which utilizes a compact development pattern and site plan encouraging smart growth by taking advantage of existing surrounding infrastructure. The site plan follows the surrounding urban patterns directly West of the community and utilizes existing water, sanitary sewer, storm sewer, gas and electricity that is already in place. Proposing this type of infill urban development in a location that has already established surrounding development helps preserve natural lands in rural Adams County to be used for more agricultural and scenic uses with lower density development.

12. How does the proposed amendment meet a definable public need?

The proposal creates a more balanced set of uses and transitions density that was not previously contemplated. The combination of commercial and residential uses, creates a balance of housing to job growth while strengthening the success of a Local Commercial Center. Proposed higher density residential uses adjacent to a Local Commercial Center will create mixed a use environment and a symbiotic relationship. Residents will conveniently support small businesses and commercial tenants as these parcels of ground develop into restaurants, pet stores, banks, automotive care, or pharmacies with the Comprehensive Plan Amendment.