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PREPARED BY

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PREPARED FOR

Lokal Homes
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Land Use Amendment

The Villages at Buffalo Run East

Commerce City, Colorado

COVER LETTER



October 6, 2025

City of Commerce City
Nic Berry
City Planner
nberry@c3gov.com | O: 303-289-8137
7190 Colorado Blvd. Suite 600 | Commerce City, CO 80022

Re: The Villages at Buffalo Run East, Land Use Plan Amendment

Dear Nic,

Please accept this letter as the required narrative for the proposed Land Use Plan Amendment to the Commerce City 2045 Comprehensive Plan for The Villages at Buffalo Run East. This proposal follows the City's Municipal Code and the application follows the applicable procedures and approval criteria set forth in the Land Development Code.

The Colorado real estate market has changed dramatically over the past 20 years. We believe this application creates a viable justification for the proposed request given our experience with the underlying property, along with our understanding of the characteristics and nuances of the 120th & Chambers intersection and its limited trade area.

As you may be aware, the landowner has been actively collaborating with City Manager Jason Rogers and the Economic Development team (Garrett Anderson, Brian Phetteplace, and Jason Denison) to position the property to attract a full-service, sit-down restaurant at the hard corner of 120th Avenue and Chambers Road. To make such a use economically feasible and commercially attractive, the City has indicated a willingness to provide incentives, while the landowner has proposed to donate the land necessary to secure the right tenant. Specifically, a recognizable sit down restaurant at this location could act as a catalyst for broader commercial development along the 120th Avenue corridor, supporting both City goals and private investment.

Importantly, approval of this Comprehensive Plan Amendment is the first step in realizing this vision. The proposed designation of Mixed Commercial will both expand the residential base through townhomes and preserve appropriate commercial acreage, creating the conditions necessary to attract and sustain a full-service restaurant.

Please find the following explanation and associated narrative that expands upon this request. Thank you for your consideration.

Sincerely,

Paul Shoukas
PCS Group, Inc.