



Subdivision Report

Case #S24-0016

Planning Commission Date: November 5, 2025

City Council Date: December 15, 2025

GENERAL INFORMATION

PROJECT NAME	Murray Family Farms, Filing No. 2
LOCATION	Southeast corner of East 112 th and Havana Street, extending southward to East 108 th and eastward to the approximate location of Jamaica Drive
SITE SIZE	72 Acres
CURRENT ZONING	C-3 Regional Commercial, I-1 Light Intensity Industrial and I-2 Medium Intensity Industrial
APPLICANT	Norris Design for DRE KCS Murray Farms Land LLC
OWNER(S)	DRE KCS Murray Farms Land LLC
CASE PLANNER	Kathleen Taylor

REQUEST

The final plat, if approved, will create a separate lot for Mr. Murray's farm. Currently there are three tracts. A tract cannot be further developed without becoming a lot via the subdivision process. The proposal is to replat the property into five tracts and one lot.

BACKGROUND AND CASE HISTORY

The entire Murray Farms property encompasses a total of 153 acres and previously had multiple applications under review with the city, including two subdivisions, two zone changes and a development plan for multi-family residential. On April 15, 2024, Council Member Kim motioned that those two subdivisions be called up in advance. City Council discussed and voted to approve the motion. It was too early in the process to call them up at the time, but staff was aware that both of those subdivisions were to be reviewed the City Council.

On December 23, 2024, staff withdrew the previous subdivision applications as inactive and gave notice to the applicant. Pursuant to Section 21-3175 of the Land Development Code (LDC), "no further action on the application shall take place." On December 10, 2024, DRE KCS Murray Farms Land LLC applied for this subdivision plat, making it a "new application" for purposes of review under the provisions of the same section of the LDC. The current application was submitted by Murray Farms with the sole purpose to separate out Mr. Murray's farm on its own individual lot, leaving all other areas as undevelopable tracts.

The portion of Murray Farms as a part of this subdivision includes only the western half, currently known as Murray Family Farms, Filing No. 1, approximately 72 acres. This proposed final plat will be known as Murray Family Farms Filing No. 2. Approval will allow for one lot to be created for the existing farm, and will convert the remaining portion which is currently three tracts into five tracts. Further development of any tract would require an additional subdivision application to convert the tract into a lot, as well as a development plan. The city engineer has determined that a Development Agreement (DA) will not be required with this application, because there are no formal changes proposed at this time. The land will continue to function as it has been in the past. Further development will trigger a Development Agreement.

Additional Information

The existing zoning of the properties includes C-3 Regional Commercial, I-1 Light Intensity Industrial and I-2 Medium Intensity Industrial. No change to the zoning is proposed.

Public Comment

As a part of the review of a Final Plat, public notice is required prior to a plat being approved. When this notice was sent out staff received one public response sent via email which were questions rather than comments asking about the subject area. A copy of the aerial photo with the outlined area, as well as the current boundaries defining the tracts and the proposed boundaries of the lot and tracts were supplied to the community member. City Council subsequently requested that this plat go through the public hearing process. All public hearings are required to be publicly noticed. No additional comments have been received at this time.

PROJECT ANALYSIS

Site Overview

The requested final plat, Murray Family Farms Filing No. 2 is approximately 72 acres in size and is generally located at the southeast corner of East 112th Avenue and Havana Street, extending southward to East 108th Avenue and eastward to Jamaica Dr. The current use on the property is a farm. There are single family residential developments to the north and to the east, and industrial properties to the west.

Traffic Study

No traffic study was required with this application. There is a letter from LSC Transportation Consultants confirming that there will be no change to traffic patterns since there will be no new development. See attachment.

Development Agreement

A Development Agreement was not warranted since there are no changes to the existing use of the property. Any future subdivision would require a development agreement.

School District Impacts

There are no impacts with the subdivision since there are no changes to the existing land use.

Parks and Recreation Impacts

There are no impacts with this subdivision to necessitate a parks and recreation dedication or impacts fees, since the use of the land is not changing.

Overall Analysis

The proposed final plat was reviewed by the Development Review Team (DRT) members including Planning, Engineering, Public Works, Economic Development, and other City Departments, as well as outside agencies such as the South Adams County Fire Department and South Adams County Water and Sanitation District. The proposed final plat was reviewed against all applicable standards and regulations. Staff has determined that all the proposed lots meet all the relevant City standards from the Land Development Code and Engineering Standards. There are no outstanding comments or concerns.

FINAL PLAT APPROVAL CRITERIA

A decision for this case must be based on the following criteria from Sec. 21-3241 of the Land Development Code:

Criteria (a): 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).***

Criteria (b): 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).***

Criteria (c): 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, which included three submittals, 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 (S24-0016) will violate any state, federal, or local laws, regulations, or requirements. *Therefore, it can be found that this application **meets Criteria (c).***

Criteria (d): 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 112th Avenue, Havana St, and East 108th 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).***

Criteria (e): 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).***

Criteria (f): 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).***

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).***

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)**.*

Criteria (i): 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.*

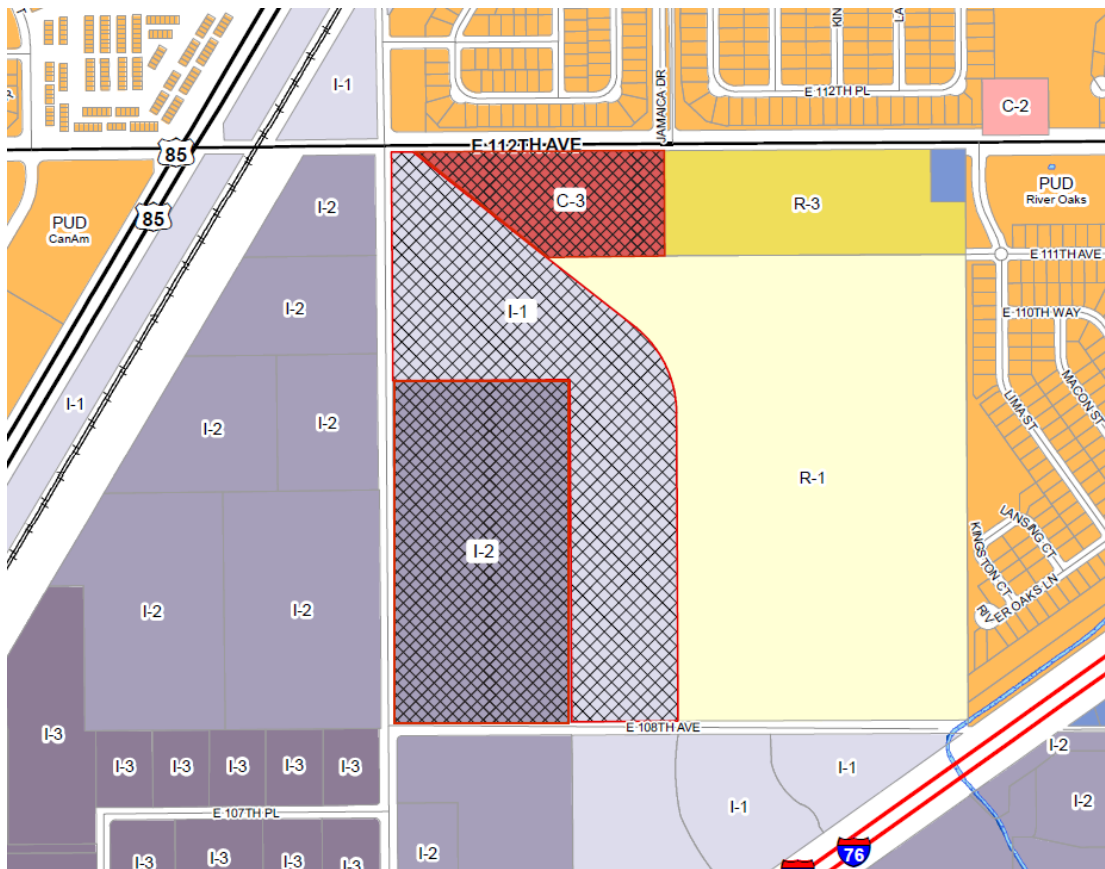
CONSIDERATIONS FOR DISCUSSION

1. A final plat does not dictate allowable uses.
2. Approval will allow a lot for Mr. Murray.
3. A Development Agreement will be required with any future development.

POTENTIAL MOTIONS

1. Approval
 - i. I move that the Planning Commission enter a finding that the requested **Murray Family Farms, Filing No. 2 Final Plat** contained in case **S24-0016** meets the criteria of the Land Development Code and based upon such finding, recommend approval of the **Final Plat** to City Council.
2. Approval with conditions
 - i. I move that the Planning Commission enter a finding that the requested **Murray Family Farms, Filing No. 2 Final Plat** contained in case **S24-0016** meets the criteria of the Land Development Code and based upon such finding, recommend approval of the **Final Plat** to City Council with the following conditions:
 1. [Insert Condition]
3. Denial
 - i. I move that the Planning Commission enter a finding that the requested **Murray Family Farms, Filing No. 2** contained in case **S24-0016** fails to meet the criteria of the Land Development Code and based upon such finding, recommend denial of the **Final Plat** to City Council.

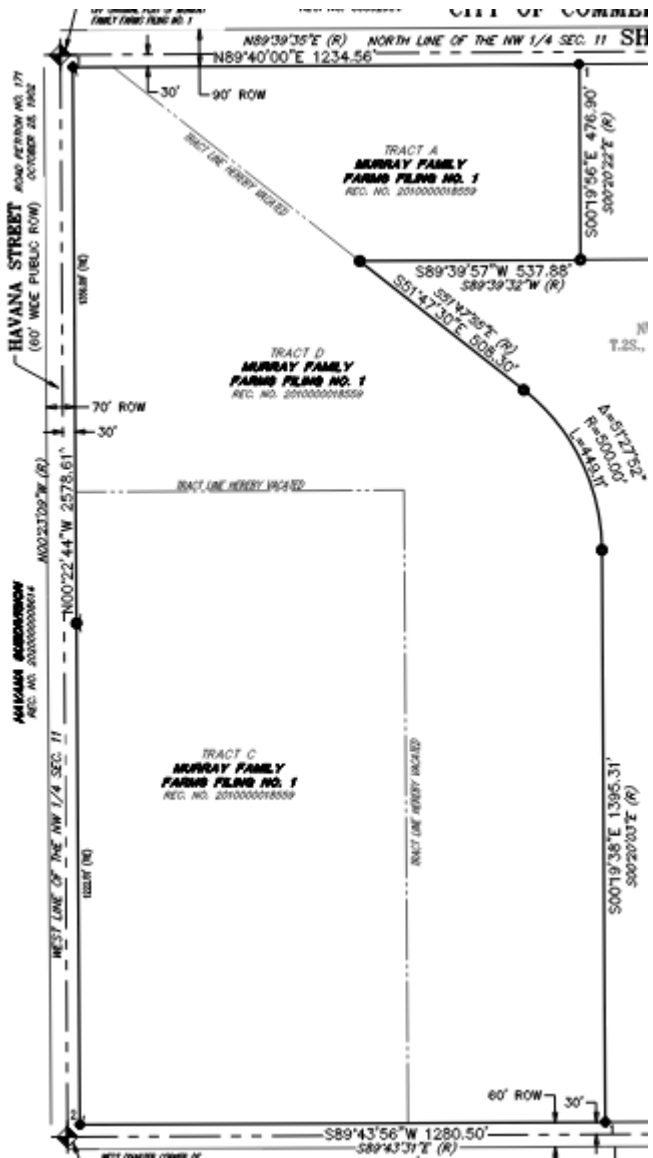
Zoning Map



Aerial Map



Plat Diagram – Current Tract Boundaries



Plat Diagram – Proposed Tract/Lot Boundaries

