

Project Narrative | TTRes at Commerce City at Chambers Rd

Zone Change

10/29/2024

Introduction And Purpose

Thompson Thrift Development is a national leader in residential and retail development, construction, and management of upscale Class A Communities. Thompson Thrift is highly active in the Colorado Front Range with projects ranging from Fort Collins and Greeley south to Monument and Fountain. Their ultimate vision for this project is to develop, own and manage a multifamily development in the City of Commerce City.

The purpose of this Zone Change request is to change the zone district of the property from Agricultural (AG) District to Multi-Family Residential (R-3) District. The Zone Change request to R-3 includes the entire site, which consists of one parcel located south of E 104th Avenue and west of Chambers Road. The current address is 10225 Chambers Road. The applicant in a separate subdivision plat submittal will also dedicate ROW on Chambers Road and E. 102nd Avenue, and split the parcel into two lots per Sec. 21-6220

A. Sec. 21-3232 (5) Approval Criteria

- *Per Sec 21-3232 (5) an application may be approved if the zone change meets all of the following.*

(i) The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city;

Analysis: The zone change is consistent with the City's current Comprehensive Plan at time of submittal (adopted in 2010) and aligns with many of the guiding principles, goals and policies identified in the plan. The zone change is also consistent with the policies and goals of the 2045 Comprehensive Plan adopted in October of 2024. Please see Section B and C of this document for further analysis of adherence to both Comprehensive Plans.

(ii) The proposed zone district and allowed uses are compatible with proposed development, surrounding land uses and the natural environment;

Analysis: The requested Zone Change will be from AG – Agricultural to R-3 – Multifamily Residential District. The subsequent Development Plan is a multifamily residential development, which is compatible within the R-3 district.

The properties to the north and east of the subject site are zoned Planned Unit Development (PUD), these lands contain both multifamily residential and commercial uses. The commercial uses front the arterial roads, with multifamily residential set behind to support the commercial businesses and create a transition from higher density and more intense uses to less dense residential uses.



- The property directly to the west is zoned as AG- Agricultural, while the properties to the south of the subject site are zoned as R-1 Single-Family Detached Residential District. In the Commerce City Comprehensive Plan as stated above, it envisions more intense uses to front arterial roads which then transition to less intense uses. The proposed Zone Change will allow for a development plan that will help achieve this by creating a gradient of transitioning from high intensity uses that front arterial roads, (intersection of E. 104th Avenue and Chambers Road) to less intense (established) residential uses aligning with the goals and visions set forth in Commerce City's Long Range Planning Documents. Further, as proposed, the subsequent development plan will place residential next to existing residential while the extension of E. 102nd Ave will create an additional buffer between the existing residential uses and the proposed multifamily residential development.

The proposed R-3 zone change adheres to the goals and visions of the Comprehensive Plan regarding the natural environment, this area as further analyzed below in Section B and C is slated for development as part of the Future Land Use Map in the Comprehensive Plan (2010), as well as the Northern Neighborhoods Character Areas Map in the 2045 Comprehensive Plan. The proposed zone change is aligned with these goals and visions and will support other master planning documents by helping to envision infrastructure, connectivity, and economic development goals. With a mix of residential and commercial uses in the surrounding area, the R-3 zoning, and multifamily development will promote nearby businesses, public services, improve infrastructure and connections to foster connectivity and community.

(iii) The proposed zone district will have, or future development can provide, efficient and adequate provision of public services, including but not limited to, water, sewerage, streets, and drainage;

Analysis: The proposed zone district and future development can provide efficient and adequate public services, including water, sewerage, streets, and drainage. The project team has worked with and will continue to work with City staff and its stakeholders to design, develop, construct, and deliver efficient and adequate public infrastructure. The zone change will support the enhancement of existing and construction of new roads as determined in the City's Roadway Classification Plan by dedicating and connecting E. 102nd Avenue to Chambers Road, creating additional vehicle access and sidewalk connectivity. The zone change will also support improved and additional wet and dry utilities to support future development. The applicant will design and construct all applicable public services for its future development as depicted in the subsequent development plan.

(iv) The proposed zone district will have, or future development can provide, efficient and adequate provision of public uses including but not limited to, parks, schools, and open space;

- Analysis: The proposed zone district and future development can provide efficient and adequate public uses. The proposed future development will provide over 26% open space across the site with common space amenity/gathering spaces within the development that provide a chance for residents to gather and interact with each other, building a strong sense of community, recreate, and play. The parcel directly to the north is an open space property owned by the Public Service



Company of Colorado and is identified as a Greenways trail link in the City's Prairieways Action Plan. With an approved Zone Change and development plan additional pedestrian infrastructure improvements will take place along the property boundary creating missing connections along Chambers Road and E. 102nd Ave that can ultimately link to planned trail networks when constructed. The parcel is currently reserved as "utility" in the Future Land Use Map. The project team will continue to work with the City and Adams County School District to pay all applicable Development Impact Fees in accordance with the LDC Article IX.

(v) There is a community need for the zoning district in the proposed location, given need to provide or maintain a proper mix of uses both within the city and the immediate area of the proposed use; and

Analysis: Goal LU 3.2 of the Comprehensive Plan (2010) encourages a mix of housing types, retail, and public uses. The Comprehensive Plan has set out goals and a vision to increase the mix of uses and bolster commercial uses along arterials with residential uses set behind. The 2045 Comprehensive Plan also states that as the Northern Neighborhoods Character Area, "continues to develop, they should include a mix of housing products."

Previous development in the area has begun to envision both the Future Land Use Map and Northern Neighborhoods Character Area's goals set forth in the Comprehensive Plans, the proposed zone change will continue this. The proximity to services, restaurants, and schools aligns with multi-family uses. Multi-family uses have higher densities which means an increase in demand for commercial uses and being within a short distance ensures convenience and accessibility for residents to support the commercial. Commercial and residential uses coexisting in this area foster social and economic viability and create a sense of place and quality of life for both current and future residents. With the future growth of Commerce City and the immediate area, housing needs will increase over time which will lead to the need for more dense housing to make efficient use of the available land.

The proposed future development will provide additional housing types, price points, and housing diversity to the area supporting commercial uses along the major arterial corridors to further maintain a proper mix of uses both within the City and the immediate area. Please see additional consistency with the Comprehensive Plan analysis in Section B and C below.

(vi) The area for which zone change is requested has changed or is changing to such a degree that it is in the public interest to allow a new use or density.

Analysis: According to the Comprehensive Plan, the Northern Range Area has historically been utilized for agricultural and farming operations. Starting in the 1990's the area became more viable for development due to the development of DIA and E-470. Over the past decade, this area has experienced a boom in housing development and the growth of commercial centers. With these facts in mind, it is apparent that the Agricultural Zoning in this area isn't as desirable as it once was. With major arterial roads and established commercial uses and existing multifamily to support said commercial nearby the area has developed in accordance with the City of Commerce City's Future Land Use Map.



The 2010 Comprehensive Plan anticipated that this property would become high density residential to support the Community Commercial Center at the crossroads of Chambers Road and E. 104th Avenue. The R-3 Zoning will allow for a higher density residential product (multifamily) that will be situated next to a compatible use of existing residential and act as a buffer to the more intense commercial uses to the north.

While the 2045 Comprehensive Plan recommends to, “promote high density infill and redevelopment within established neighborhoods to provide greater housing choices.” (pg. 141) It goes on recommending to, “support multifamily development ... along underperforming commercial corridors to help activate the area and provide housing near corridor amenities.” (pg. 141).

The proposed zone change is a continuation of these goals set forth in adopted long range planning documents. The future development will allow for a residential development that will promote commercial centers and be designed and constructed with public infrastructure that will fill in “gaps” in the existing networks while proposing a compatible residential use that is aligned with both the Future Land Use Map and Northern Neighborhood Character Area Map. Please see additional consistency with the Comprehensive Plan analysis in Section B and C below.



B. Consistency with Comprehensive Plan C3 Vision (2010)

- *The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city.*

PLEASE NOTE: The Zone Change application was submitted to the City of Commerce City on April 4th, 2024. The analysis in Section B contemplates the zone change and its consistencies with that adopted plan. The zone change is consistent with the City's Comprehensive Plan (adopted in 2010) and aligns with many of the guiding principles, goals and policies identified in the plan. Examples of (some) goals that this project emulates are explained below:

Goal LU 1.1 – Growth and Future Land Use Plan Consistency – *To implement this Plan, ensure future development is consistent with the Future Land Use Plan and map. The map provides a guide for 2035-projected growth, builds on previous plans, and reserves land for commercial and employment uses to ensure a future balanced mix of uses.*

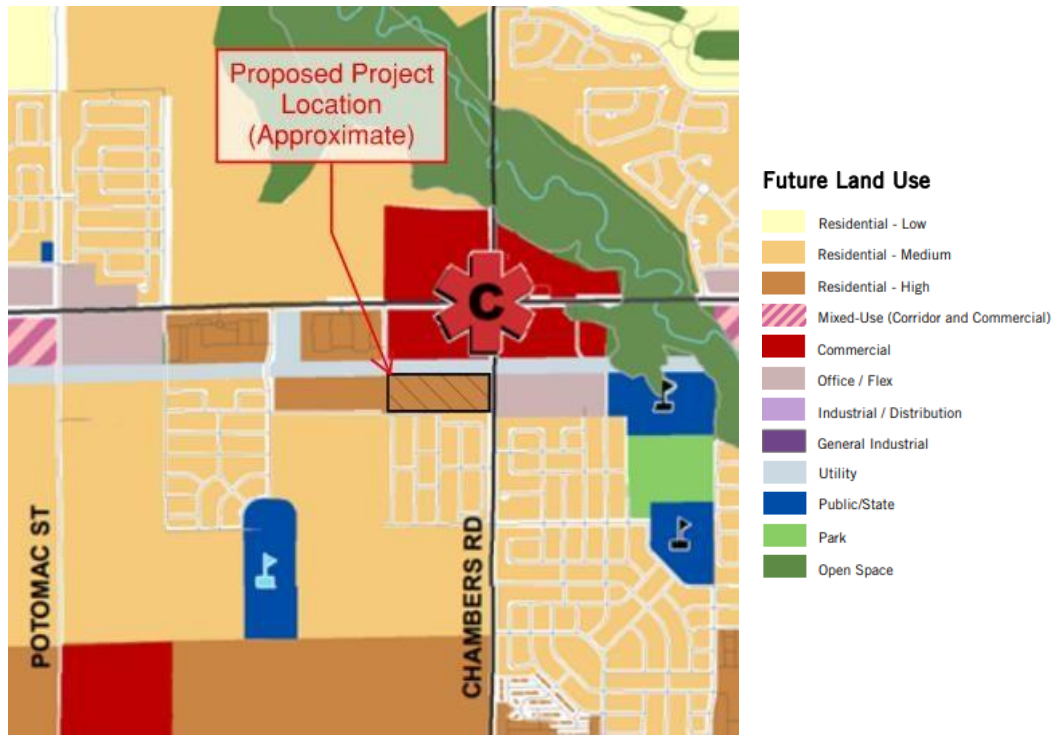
Analysis: The Comprehensive Plan envisions a City that maintains “a balanced mix of land uses citywide and within Strategic Planning Areas” (p.50). The Future Land Use Plan and map is a guide for 2035-projected growth, which shows the subject property as Residential-High which correlates with the request to rezone the property to R-3 (Multi-Family Residential District). The Residential-High category allows for higher-density residential and is generally located near commercial centers and along major corridors. A higher density for this property makes sense being close to the commercial center to the north, schools to the east of Chambers Road and the proximity to two major highways (I-76 and E-470). There is also open space directly to the north of the site that is owned by Public Service Company of Colorado (Xcel Energy) and has been reserved as a utility in the Future Land Use Map. The neighborhoods around the site are made up of residential homes, so the addition of a proposed multi-family residential development site would help balance the mix of land uses in the area and would further act as a transition from single family residential to the commercial uses along E 104th Ave. The image of the Future Land Use Plan Map (taken from the Comprehensive Plan) below helps to visualize the mix of uses envisioned for the area and serves as the guide for rezoning:



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Goal LU 3.2 – Traditional Mix of Uses in Neighborhoods – *Encourage neighborhoods that include a traditional mix of housing types, retail services and public uses.*

Analysis: The intent of this goal is to “encourage neighborhoods that include a traditional mix of housing types, retail services, and public uses” (p.52). The immediate area that makes up this neighborhood currently has single-family, retail, and public uses with minimal multi-family housing. To adhere to the Comprehensive Plan and support its goals a rezone of the subject property to R-3, to support the proposed multi-family development, will not only improve the traditional mix of housing types as outlined in the Comprehensive Plan but will also support the nearby commercial businesses with patrons and potential workforce.

Goal LU 3.6 – Northern Range Neighborhoods Strengthened – *Strengthen existing and future Northern Range neighborhoods by promoting nearby commercial centers, strong architectural design, connections from neighborhoods to commercial and recreation areas, and compatible and complementary uses along the E-470 corridor.*

Analysis: As stated within the Comprehensive Plan, the development of Denver International Airport (DIA) and E-470 led to the Northern Range Area becoming more attractive for development and thus leading to the increased development of residential uses over time. The rezoning of this property strengthens the neighborhood by promoting the nearby commercial centers, and the ultimate development plan proposes to provide an attractive architectural design that will foster a neighborhood where the community will live, work, and play.



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Goal HN 2.1 – Variety of Housing Types and Mixed-Uses within Neighborhoods – *Encourage new neighborhoods that contain a mix of housing types, ranging from single-family detached, attached, townhomes, apartments, lofts, and housing for special needs (e.g. seniors). Site plans should include a mix of lot sizes, development densities, as well as housing types and styles, with high-density and multi-family housing near collector and arterial streets, transit, and services.*

Analysis: This goal emphasizes the necessity to “increase housing types to meet current and future needs” (p.115). In the Northern Range, and immediate area the housing stock is primarily single-family and owner-occupied. R-3 zoning in this area would increase the overall stock of housing types and provide opportunities to have additional for-rent products. The trajectory of growth in Commerce City historically shows an increase in the population, therefore increasing the demand for housing. A higher density site allows for efficient land use by accommodating more people within a smaller footprint as well as fostering economic viability in the long-term. As proposed this project will feature five (5) different and unique building types with a mix of products/styles, and price points to further the goals set forth in the Comprehensive Plan. The proposed Zone Change is near a commercial hub of services and two arterial streets (104th and Chambers Rd) with established transit nearby further adhering to the goals and vision set forth in the Comprehensive Plan.

Goal T 1.2 – Coordinated Land Use/Transportation Planning – *Future land use patterns will consist of a balance mix of uses with higher density in centers and along corridors, which also will increase potential for transit use, bicycling, and walkability. Such a pattern will lower vehicle miles traveled, reduce congestion on the road network, and lower greenhouse gas emissions.*

Analysis: Commerce City is a multi-modal City that boasts a mix of uses based on strategic development of both uses and infrastructure. The proposed zone change to R-3 will further this effort. The ultimate development plan that follows allows for an increase in the potential for transit usage, bicycling, and walkability. Proposing a higher density zone district on this site, situated along two arterial street corridors with established public transit stops within 1000 feet and access to amenities not only balances the mix of uses but helps to increase walkability and encourages other modes of transportation. With development comes an upgrade in infrastructure including but not limited to bike lanes, sidewalks, and potential roadway improvements. The proposed residential development would allow for enhanced public infrastructure and foster connectivity in the area. Multi-modal infrastructure is linked to reduced congestion on the road network and lower greenhouse gas emissions, which is dictated in the Comprehensive Plan as a priority. This project will also construct along its property boundary, E. 102nd Avenue to connect to Chambers Road as contemplated in the Transportation Master Plan creating additional multi-modal connections and eliminating gaps in the roadway network.



Goal T 2.1 – Connected Street Network – *Identify and reserve rights-of-way for connected streets in future development areas, to balance resident and non-resident use of the street system. The Transportation Plan will identify street connections and address barriers.*

Analysis: Rezoning the site from Agriculture to R-3 will allow for a residential development as contemplated by the Future Land Use map. As mentioned above, E. 102nd Avenue will be constructed along the property boundary to the west ultimately connecting to Chambers Road as envisioned in the Transportation Master Plan. Currently, an isolated portion of E. 102nd Avenue exists between Altura Street and Fraser Street. It is also understood and anticipated that additional development to the west of this project will also construct E. 102nd Avenue from its current termination point west to Altura Street, this zone change would further that effort and construct E. 102nd Avenue through to Chambers Road. Without a rezone, the connection to Chambers Road would not be possible and the vision of the Transportation Master Plan could not be achieved. The additional street and sidewalk associated with E. 102nd Avenue will be constructed to City standards and contribute to the effective grid network to provide safe and accessible access for multiple modes as envisioned in the Comprehensive Plan.

Goal SW 2.1 – Walkability focus – *Focus Walkability improvements in transitional neighborhoods and new developments around schools, commercial areas, senior housing, high density housing, transit stops, parks, and other public facilities.*

Analysis: With the proposed rezone to residential, walkability is a priority within the vision of future development to connect people to the commercial center to the north, nature to the south and schools to the east. Pedestrian circulation and connections will be proposed within the development plan and to larger networks nearby. Aligning with the Comprehensive Plan's goal to "Promote regular physical activity by providing safe, convenient opportunities for recreation..." (p.154).

Goal AD 5.1 – People-Friendly Gathering Places – *Encourage design of outdoor spaces in commercial, mixed-use, and civic areas to encourage people-gathering and interaction to build a stronger community; instill civic pride and provide a sense of place for residents, workers, and visitors to the city.*

Analysis: Multi-family residential developments act as micro-communities within the larger City community. A Zone change would support a development plan for a multi-family residential project. The project will include amenities and gathering spaces within the development that provide a chance for residents to gather and interact with each other, building a strong sense of community. This furthers the goals set forth in the Comprehensive Plan to, "encourage people-gathering and interaction to build a stronger community" (p.181).



C. Consistency with Commerce City 2045 Comprehensive Plan

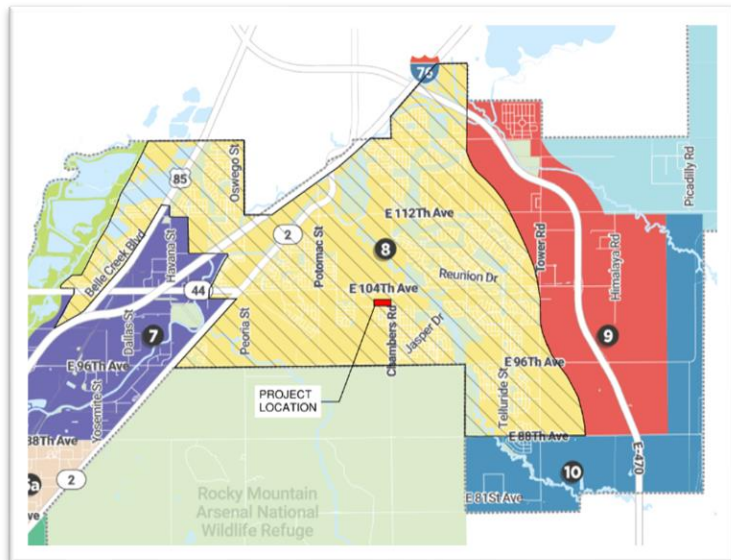
- *The proposed zone district and allowed uses are consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city.*

PLEASE NOTE: The Zone Change application was submitted to the City of Commerce City on April 4th, 2024. However, Commerce City did adopt a new Comprehensive Plan in October of 2024, The analysis below in Section C contemplates the zone change application and its consistencies with that 2045 Comprehensive Plan. The zone change request is consistent with the City’s 2045 Comprehensive Plan and aligns with many of the guiding principles, goals and policies identified in the plan. Examples of (some) goals that this project emulates are explained below:

Northern Neighborhood Character Area

- The Zone Change is in the Northern Neighborhoods Character Area which is defined as residential areas characterized by a mix of single-family detached housing and clusters of attached homes. It goes on to state that the Northern Neighborhoods will continue to provide significant opportunities for the City’s residential growth and expansion. As it does, the Northern Neighborhoods should include a mix of housing products. The 2045 Comprehensive Plan supports multi-family residential in the Northern Neighborhoods near collectors and arterial roads. The Zone Change is to support a development of a new multi-family residential development placed on Chambers Road (Multimodal Arterial) and E. 102nd Avenue (Minor Collector) which provides additional housing types and products to the immediate area fully envisioning the Northern Neighborhoods Character Area.

Legend	
1 270 Industrial District	7 Northern Business District
2 Community Connection District	8 Northern Neighborhoods
3 Stadium District	9 E-470 Expressway Corridor Distr
4 Central Neighborhoods	10 DIA Gateway District
5 Fusion District (Irondale)	11 Innovation District
5b Fusion District (South Rose Hill)	12 North Airport District
6 South Platte District	13 Future Growth Areas



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

- Northern Neighborhoods Character Area supports Multi-Family Residential near arterial roads. The subsequent Development plan proposes a Multi-Family Residential development on Chambers Road and just south of E. 104th Ave, which are both classified as arterial roads. Further, the Northern Neighborhoods Character Area encourages that as it continues to develop, the Northern Neighborhoods should include a mix of housing products. Adding multi-family residential stock to the immediate area that features predominantly existing detached single-family residential helps to create a mix of housing products, prices, and opportunities for the community.

Character Area Goal 6 – Prioritize infill projects as well as redevelopment within the city to minimize the need for additional infrastructure improvements.

- This Zone Change proposal, is to allow a subsequent Development Plan which contemplates an infill multi-family residential project aligned with the goals in the 2045 Comprehensive Plan.

Health and Environmental Sustainability Goal 3 – Encourage water conservation efforts with drought-friendly plant material, irrigation systems, and water conservation innovations.

- The applicant has worked with and will continue to work with the City's Energy, Equity and Environment Division on the subsequent Development Plan to ensure that drought-friendly plant materials and irrigation systems are prioritized and provided.

Housing and Neighborhoods Goal 1– Promote a full range of housing options for residents of all ages, incomes, physical abilities, and lifestyles.

- The 2045 Comprehensive Plans' vision is to support greater housing choices, and a variety of housing types. The Plan looks to target the "missing-middle" stating goals to;
 - Support greater housing choices and neighborhood amenities for all City residents.
 - The Zone Change will support a multi-family development which adds additional housing choices and types in the Northern Neighborhoods Character Area which currently features a majority of detached single-family homes.
 - Promote a variety of housing types to increase affordable housing options
 - The Zone Change will allow an additional housing type of multi-family in an area that predominately features detached single-family homes. This helps to create additional price points and opportunities for current and future residents.
 - Increase the range of missing middle housing options with multiple units compatible in scale and form with detached single-family homes and located in a walkable neighborhood.
 - The Zone Change application supports a Development Plan which aims to bring new multi-family residential units increasing the range of missing middle housing options, with planned and proposed infrastructure and connectivity



improvements, the Zone change will support a walkable neighborhood with an increased range of missing middle housing options.

Housing and Neighborhoods Goal 4– Build new neighborhoods with diverse housing, strong design, and ample open space and amenities that are welcoming to all.

- The Zone Change will allow for a new multi-family neighborhood that will diversify the housing options while delivering an upscale Class A multi-family community that champions high quality design and architecture while providing additional amenities and open space percentages which exceed code requirements.

Housing and Neighborhoods Goal 6– Create a sense of community in all of Commerce City's neighborhoods

- The 2045 Comprehensive Plan envisions walkable neighborhoods with access to amenities and developments that support surrounding uses. The Zone Change application is to support a residential development that, as proposed, will provide additional roadway and pedestrian connections eliminating gaps to further the goal of walkable communities that allow access to surrounding amenities, and commercial and civic uses.

Transportation And Mobility Goal 1 –Create and maintain a well-connected and safe transportation network that includes auto, bicycle, pedestrian, and transit options, maximizing mobility and supporting the City's growth.

- The 2045 Comprehensive Plan sets goals to improve multi-modal connectivity and allow for alternative transportation options. As proposed the Zone Change will support a subsequent Development Plan which proposes to build upon existing roadway and pedestrian networks with new infrastructure and filling in connectivity “gaps” to established transit options for current and future residents. The development aims to extend E. 102nd Avenue as envisioned in the City's Roadway Classification Plan, which creates new and future opportunities to create a well-connected and safe transportation network with multi-modal options.

Transportation And Mobility Goal 3– Expand and improve transit services and related options throughout the community.

- The applicant has sent the Zone Change and subsequent Development Plan to City stakeholders including the Regional Transportation District (RTD) to review and provide comments. Received comments by RTD stated that they had no comments on the applications but asked to be a future referral agency with future submittals. The applicant will continue to include City staff and RTD in future submittals. Additionally, the Development Plan aims to provide additional enhanced sidewalks along Chambers Road and to eliminate gaps and connectivity to transit services with the extension of E. 102nd Avenue from its current termination point.



Transportation And Mobility Goal 5– Encourage and support efforts to increase bicycle and pedestrian connectivity throughout the City.

- The 2045 Comprehensive Plan sets the goal to improve pedestrian and bicycle safety along major roadways. The Zone Change will allow for a development that as proposed features an enhanced detached walk along the entire eastern property boundary facing Chambers Road, a connection which currently does not exist. Additionally, the development proposes the extension of E. 102nd Avenue connecting to Chambers Road as contemplated in the City’s Roadway Classifications Plan, this will result in the construction of new sidewalks that will directly increase bicycle and pedestrian connectivity.

Parks, Open Space, And Natural Environment Goal 3– Focus on increased recreational opportunities for all.

- As proposed the Zone Change supports a Development Plan which features 26% open space which is above the code required minimum (15%). That open space features “year round development-supporting” amenities that encourage community gathering and both active and passive recreational opportunities.

Parks, Open Space, And Natural Environment Goal 3– Grow and maintain the City’s connected system of multi-use trails and open space.

- The project proposes additional sidewalks and connections to expand the existing pedestrian network to support the vision set forth in the 2045 Comprehensive Plan

