



City Council Communication

AGENDA DATE: July 21, 2025

LEGISTAR ITEM #: Res 2025-092

PRESENTER: Nathan Chavez
Development

DEPARTMENT: Community

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Public Hearing
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REQUEST

Resolution 2025-092, if approved, will grant a temporary construction easement allowing LGI Homes to construct a south bound right-hand turn lane on Tower Road onto East 88th Avenue, associated with the Second Creek Farm townhomes project Final Plat development agreement.

BACKGROUND

LGI Homes is developing a 110-unit townhome development on 9.89 acres on the north side East 88th Avenue between Tower Road and Yampa Street via a PUD Development Permit (Z-747-D-542-25) and Final Plat (S-450-05-19-23-25). As part of the proposed development, the City of Commerce City is requesting improvements to Tower Road in the form of a right-hand turn lane onto East 88th Avenue. Specifically, some of the roadway improvements associated with this right-hand turn lane are within unincorporated Adams County, City of Commerce City owned land and not City of Commerce City right-of-way. Because of this a temporary construction easement is required which will allow the applicant and their construction contractors to build the required improvements on City property as well as, restore the sidewalks/multi-use paths which may be removed due to the proposed improvements.

The roadway improvements are needed to improve traffic flow from Tower Road into the existing and planned Second Creek Farm neighborhoods as well as, other developments connected to East 88th Avenue. By requiring the developer to construct the improvements in conjunction with their development, it will likely result in cost savings if the City were to do this improvement on its own due to the efficiencies of utilizing the developer's already mobilized contractors.

CITY COUNCIL COMMUNICATION CONTINUED

The Final Plat (S-450-05-19-23-25) is going through the administrative posting period with potential for call up to the public hearing process by City Council occurring on Monday July 21st and Monday July 28th.

Finally, the applicant for the Second Creek Farm townhome project submitted for an infrastructure permit through Adams County to perform work within the Adams County right-of-way and United Power has no issue with the proposed improvements as it relates to their nearby facilities.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Upon issuance of a development infrastructure permit.	Final Acceptance of the infrastructure
Years and Months of Contract	Number of Times Renewable
No specific date, but upon completion and final acceptance of the improvements.	n/a

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	<p>The 2045 Comprehensive Plan Connected Corridors chapter identifies Tower Road as the most important arterial corridor on the east side of Commerce City and that the City should further improve Tower Road which including traffic management.</p> <p>In addition, the proposed temporary construction easement meets the following goals from the 2045 Comprehensive Plan: 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 and Goal 1.1: Ensure land use decisions are coordinated with transportation considerations.</p>		

CITY COUNCIL COMMUNICATION CONTINUED

	<p>C3 Vision Transportation Plan Goal T2.3 – Relieve Traffic and Improve Safety. Review of the PUD Development Permit #Z-747-D-542-25 by City staff warranted the need for a right-hand turn lane on southbound Tower Road due to the increased traffic volume from the 110 proposed residential units. The proposed temporary construction easement will relieve traffic and improve safety by allowing for the construction of a right-hand turn-lane at a signalized intersection. This turn-lane will decrease congestion by providing a dedicated turn lane as opposed to having only the far-right traffic lane as the turn lane. Charter Section 4.14, gives the City the authority to transfer property rights.</p>
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AVAILABLE ACTIONS

- Available Action #1. Approve Resolution 2025-092, which will approve a temporary construction easement.
- Available Action #2. Do not approve Resolution 2025-092, but it will result in the roadway improvements not being constructed.

STAFF RECOMMENDATION

Staff recommends approval Resolution 2025-092