



Location: Property generally located on northwest corner of Telluride Road and East 84th Avenue

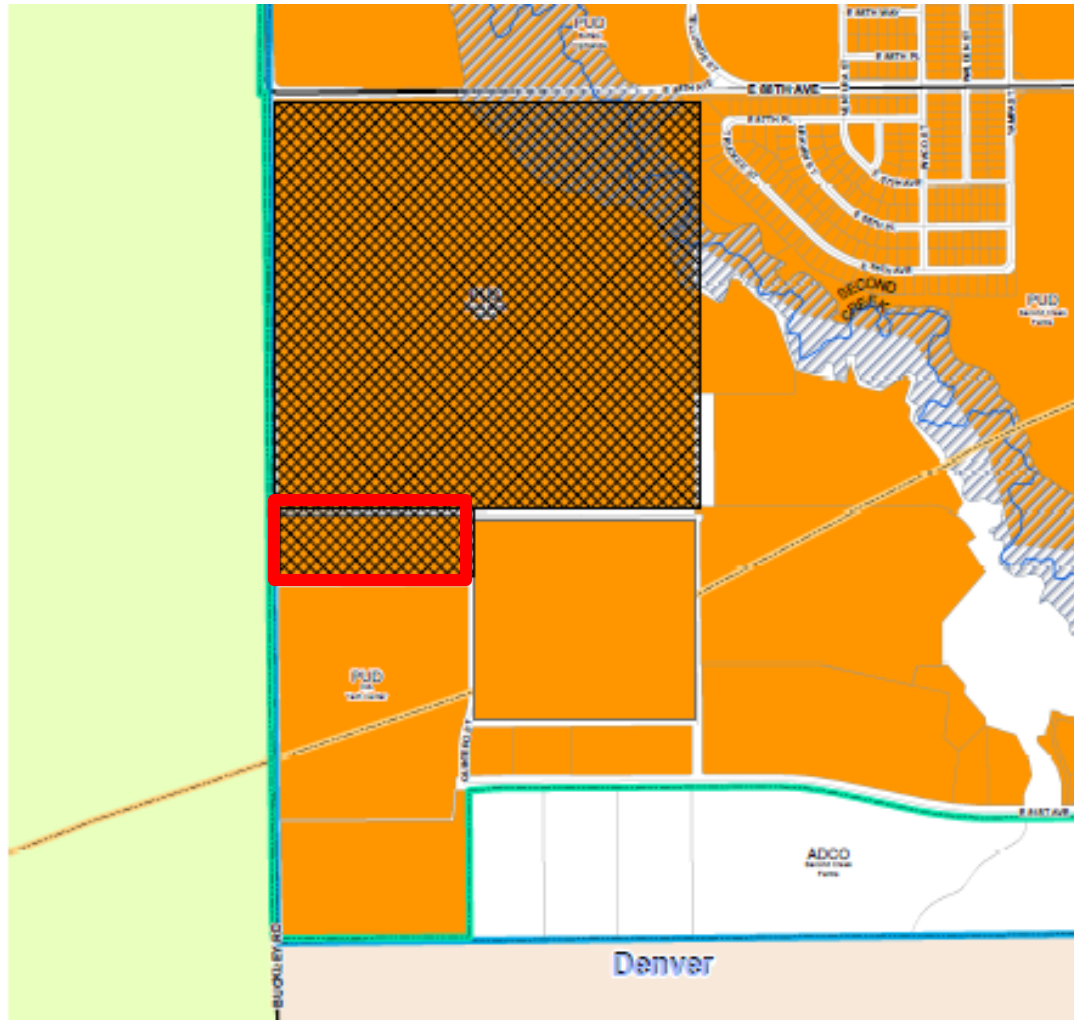
Applicant: Becknell Services, LLC

Request: Amend PUD (Planned Unit Development) Zone Document to include additional property within the Nexus North development

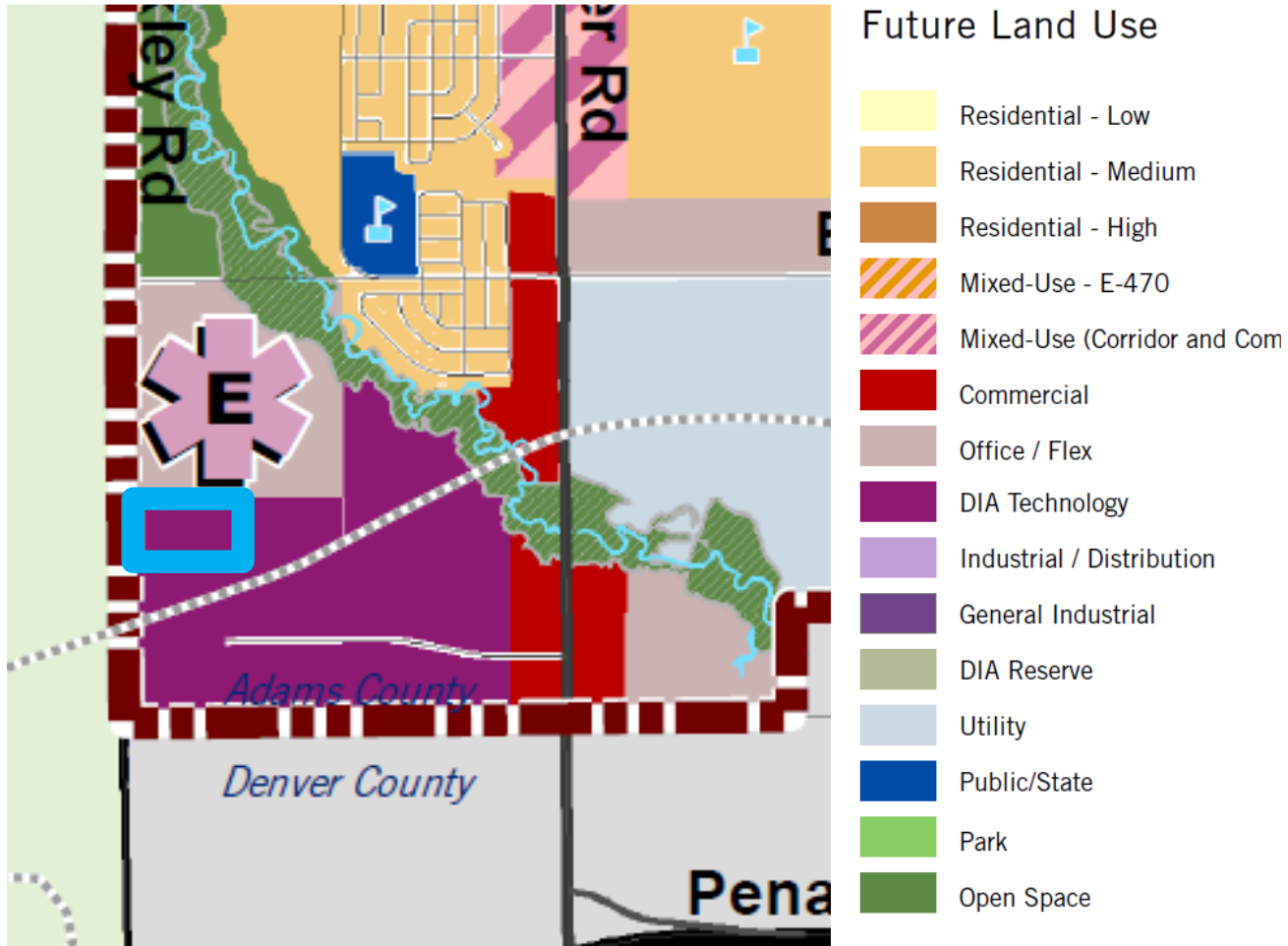
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Z-945-17-19-21

# Vicinity Map



# Comprehensive Plan



# Aerial



# Case History

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## Subject Property Case History:

AN-246-17, Z-896-11-12-16-17:

Subject property was annexed into Commerce City and zoned as part of the DIA Tech Center PUD.

## Nexus North Case History:

Z-945-17:

In April of 2018, the Planning Commission reviewed and provided feedback on a PUD Concept Schematic for Nexus North property.

Z-945-17-19:

In April of 2019, Council approved the Nexus North PUD Zone Document and PUD zoning designation for the newly annexed site.

Z-945-17-19-20

In January of 2020, Council approved an amendment to allow for the modification of planning area sizes within the Nexus North PUD to allow for a 750,000 sf or larger building in PA -1.

# Request

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- Amend the Nexus North PUD Zone Document to include twelve additional acres of land into the development.



# NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.  
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY  
SHEET 4 OF 7



**Consilium Design**

LAND PLANNING AND  
LANDSCAPE ARCHITECTURE

2755 SOUTH LOCUST ST,  
SUITE 236  
DENVER, CO 80222  
TEL 303.224.9520  
FAX 303.224.9524  
www.consiliumdesign.com

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NEXUS NORTH OWNER, LLC  
2750 E. 146TH ST, SUITE 200  
CARMEL, IN 46033  
P: 317-669-6000

PUD ZONE DOCUMENT

NEXUS NORTH AT DIA  
COMMERCE CITY, CO

**SUBMITTAL / REVISIONS:**  
CITY SUBMITTAL • June 12, 2018  
RESUBMITTAL PER COMMENTS • Oct. 8, 2018  
RESUBMITTAL PER COMMENTS • Dec. 21, 2018  
RESUBMITTAL PER COMMENTS • Feb. 25, 2019  
AMENDMENT Δ • Sept. 27, 2019  
AMENDMENT Δ • Jan. 05, 2021

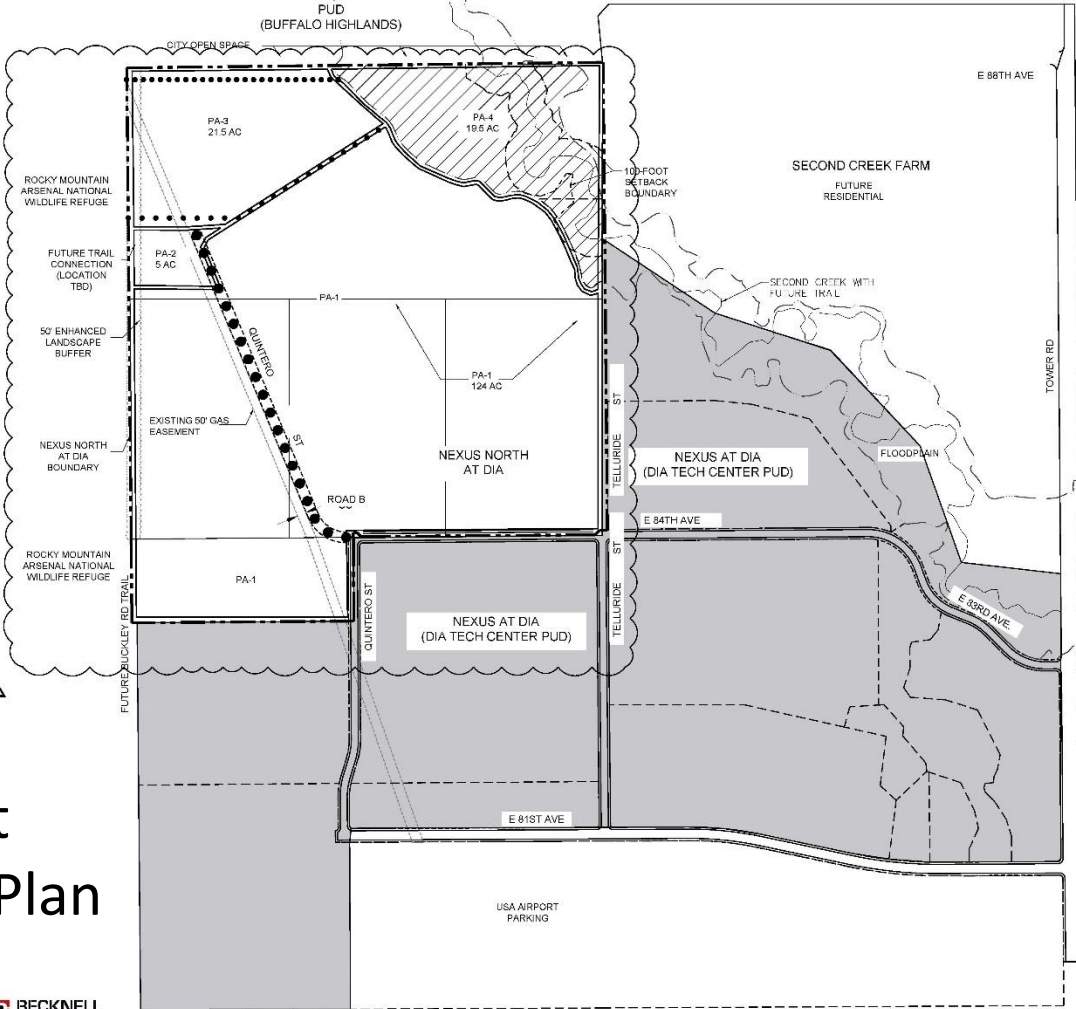
LAND USE SCHEMATIC

4 of 7

PUD Zone  
Document  
Land Use Plan

**LEGEND:**

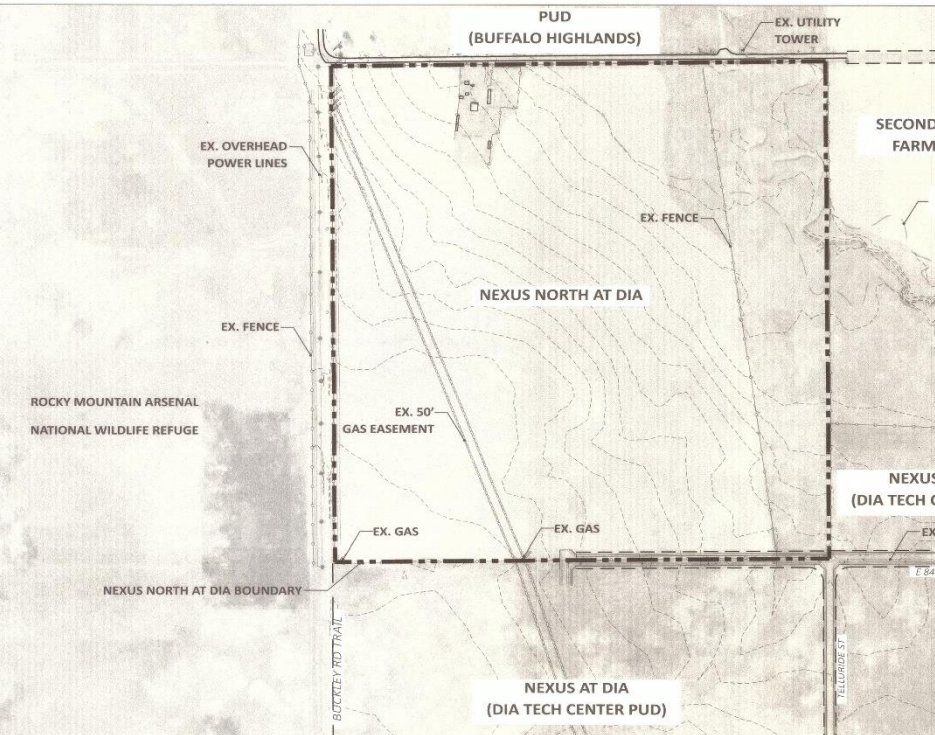
- NEXUS NORTH AT DIA BOUNDARY
- FLOODPLAIN/OPEN SPACE
- ZONING AREA BOUNDARY
- NEXUS AT DIA
- 50' ENHANCED LANDSCAPE AND VIEW PRESERVATION
- EXISTING PARCEL BOUNDARY
- FLOODPLAIN LINE
- CONCEPTUAL ROAD LOCATION (FINAL ALIGNMENT TBD)
- CONCEPTUAL PEDESTRIAN TRAIL (FINAL ALIGNMENT TBD)
- APPROXIMATE 100-FT SETBACK FROM SECOND CREEK TOP OF BANK
- ROUTE OF TRAIL



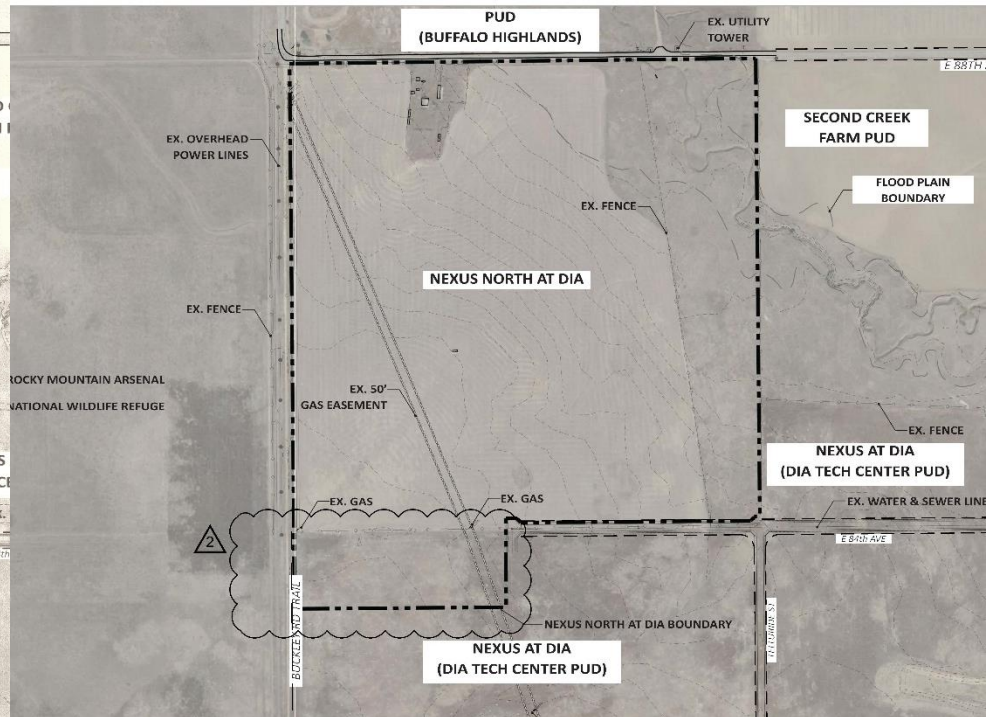
ENGINEER:  
BECKNELL INDUSTRIAL  
CONTACT: MATT GARVER  
1320 EAST BURLINGTON AVENUE  
LA GRANGE, ILLINOIS 60525  
PHONE: 708.443.9100



# Current and Proposed Boundary



Current



Proposed



# Proposed Amendment

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- Sheet 1 – Cover Sheet – Updated legal description and land area total
- Sheet 2 – Project and Design Intent – No changes other than overall land area
- Sheet 3 – Existing Conditions – Expansion of project boundary
- Sheet 4 – Land Use Plan – Expansion of project boundary
- Sheet 5 – Land Use Table – Updated planning area acreages
- Sheet 6 – Allowable Use – No changes
- Sheet 7 – Street Cross Sections – No changes

# PC Analysis

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- Include 12 additional acres in Nexus North
  - Subject property is currently vacant
  - Zoned as part of DIA Tech Center PUD - PA 10
  - Comprehensive Plan Designation of DIA Technology
- Nexus North Zoning – PA 1 is similar
- Complies with Comprehensive Plan Designation
- Will allow for property to be combined with vacant land to the north in Nexus North for increased development potential

# PC Analysis

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- The proposed amendment does not change any of the approved uses, bulk standards, or design standards for the Nexus North project
  - The design standards for Nexus North are slightly more restrictive compared to the DIA Tech Center
  - Will result in a higher aesthetic for the development of the subject property
- No other changes are proposed to the PUD other than adding the additional property



# Required Public Notification

(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 500 feet	✓	11 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel
Placard/Sign on Property	At least one sign on subject property	✓	1 Signs Posted

*All public notification met the requirements of Resolution 2020-30 to provide notice that the meeting may be conducted electronically; advance registration for testifying is required; and information for participation is provided in the published agenda.*



# Public Comment

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- As of this date, staff has received no requests for additional information.



# PC Recommendation

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- On April 6, the Planning Commission voted 5-0 to forward this request to City Council with a **favorable** recommendation.





**City staff and the applicant are available to answer questions.**

