



Z-941-17-19-21

Applicant :Commerce City Urban Renewal Authority

Request: Amendment to PUD Zone Document

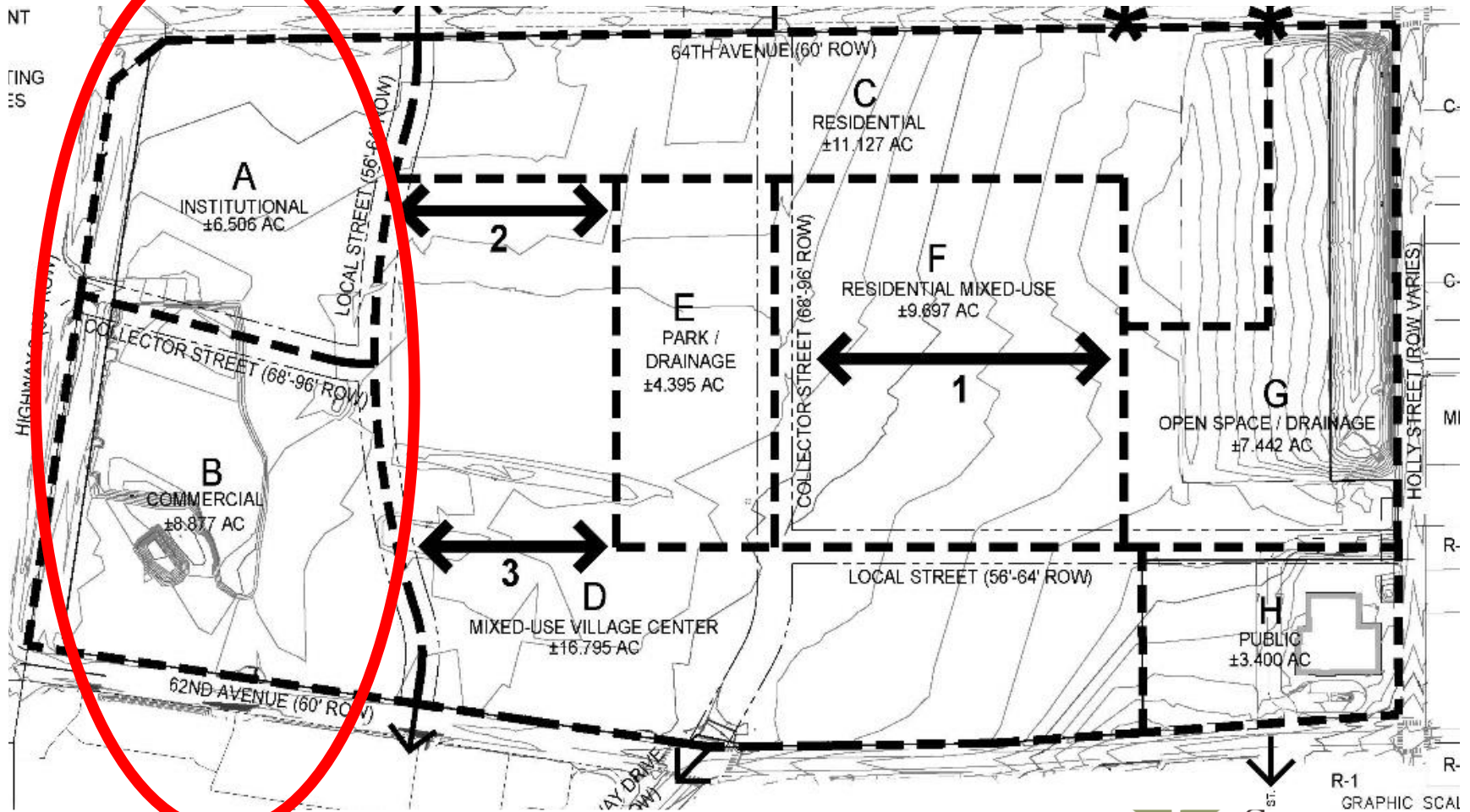
Location: Bound by E. 64th Avenue to the north, E. 62nd Avenue to the south,
Elm Street to the east, and Highways 2, 8, 85 to the west

Case Summary

- Address: SE Corner E. 64th Ave. and US 85/Highway 2
- Site Size: Approximately 15.5 acres
- Request: Amend the PUD to allow additional uses in Parcels A and B
- Current zoning: Planned Unit Development (PUD)
- Future land use: Commercial/Mixed Use



Site Context



Aerial



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Case History

- When greyhound racing ended in 2008, visitors and activity in the historic heart of Commerce City slowed
- The Commerce City Urban Renewal Authority purchased the property in August 2011
- Demolition of existing structures was completed in 2013
- PUD Rezoning approved by City Council in 2017
- Property platted in 2020
- Construction is currently underway



Request

- Amend PUD to update the uses in the commercial and institutional parcels A and B
- Provide the flexibility to maximize the use of the land
- Provide the best design and layout possible



Request





- What this request is:
 1. Update the zoning for parcels A and B only
 2. Modernize the allowed uses
 3. Allow market flexibility with parcels
- What this request is not:
 1. Changes zoning of residential areas of site
 2. Changes ownership from CCURA
 3. Approve any specific development or proposal for Parcels A or B
 4. Remove the institutional/educational component

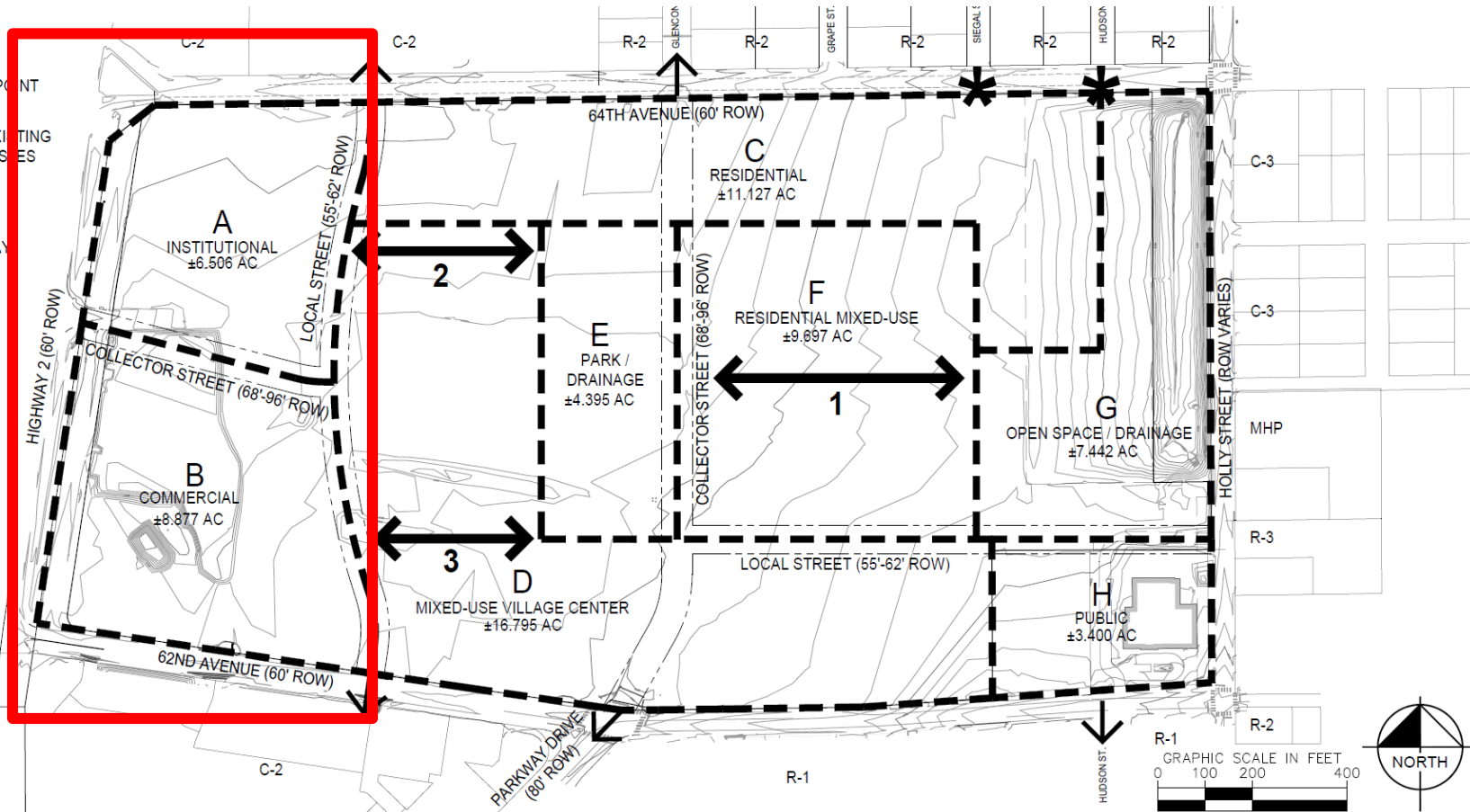


PUD Contents – Planning Areas

Sheet 4: Planning Areas

SYMBOL KEY:

-  POTENTIAL ENTRY POINT
-  CONNECTION TO EXISTING STREETS / DRIVE AISLES
-  PLANNING AREA
-  PRIMARY GREENWAY



Proposed Amendment

- The allowed land uses for parcels A and B are being expanded
- Parcel A will include additional commercial uses
 - hotel
 - stand alone retail development
 - vertical mixed use
 - conference or convention space/public meeting space
- Parcel B will add institutional uses
 - vocational training centers/community college etc.
 - conference or convention space



Proposed Amendment

- Amendment #1 consists of 2 sheets
- Replaces sheet 1 - the cover page
 - updated title and signature block
- Replaces sheet 6 - the land use table, with sheet 2 of the amendment
 - includes an updated land use table
 - changes highlighted



Proposed Amendment

- No other sheets are being altered
 - Those regulations and sheets remain in effect
- The following will remain as originally approved:
 - bulk standards
 - parking standards
 - street cross sections
 - open space requirements
 - design standards



Conceptual Design

MASTER DEVELOPMENT SUMMARY

CONCEPTUAL PROGRAM DATA:

Multi-Use Institutional: +/- 60,000 SF (30,000 SF, Two Levels)

Required Vehicular Parking: +/- 150 Stalls (1/400 SF)

Potential Conference Center: +/- 24,000 SF

Required Vehicular Parking: +/- 480 Stalls (1/50 GSF)

Hotel: +/- 122 Keys (Four Levels)

Required Vehicular Parking: +/- 125 Stalls (Developer directed)

Retail: +/- 43,000 SF (Inline, Pad)

Required Vehicular Parking: +/- 144 Stalls (1/300 SF)

Office: +/- 10,000 SF (Second Level of retail bar north of Hotel)

Required Vehicular Parking: +/- 25 Stalls (1/400 SF)

Total Vehicular Parking Required: +/- 924 Stalls
Total Vehicular Parking Provided: +/- 1672 Stalls (Includes on-street Parking)



Planning Commission Analysis

- Based on the applicants request, the Planning Commission believes the rezoning is justified.
- The PUD zoning amendment is consistent with the future land use for the property and Comprehensive Plan goals.
- Will allow for the ongoing redevelopment of the property with expansion of commercial and public uses in the area.
- Will allow additional market options as the development of parcels A and B become reality.



PUD Amendment Approval Criteria

- The proposed PUD Zone Document Amendment meets the approval criteria in Section 21-3251 of the Land Development Code.



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	✓	188 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	✓	3 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

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



PC Recommendation

- On June 1, 2021, the Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the zone change request to City Council with a recommendation for **approval**, subject to the findings of fact.





Staff is available to answer any questions.

