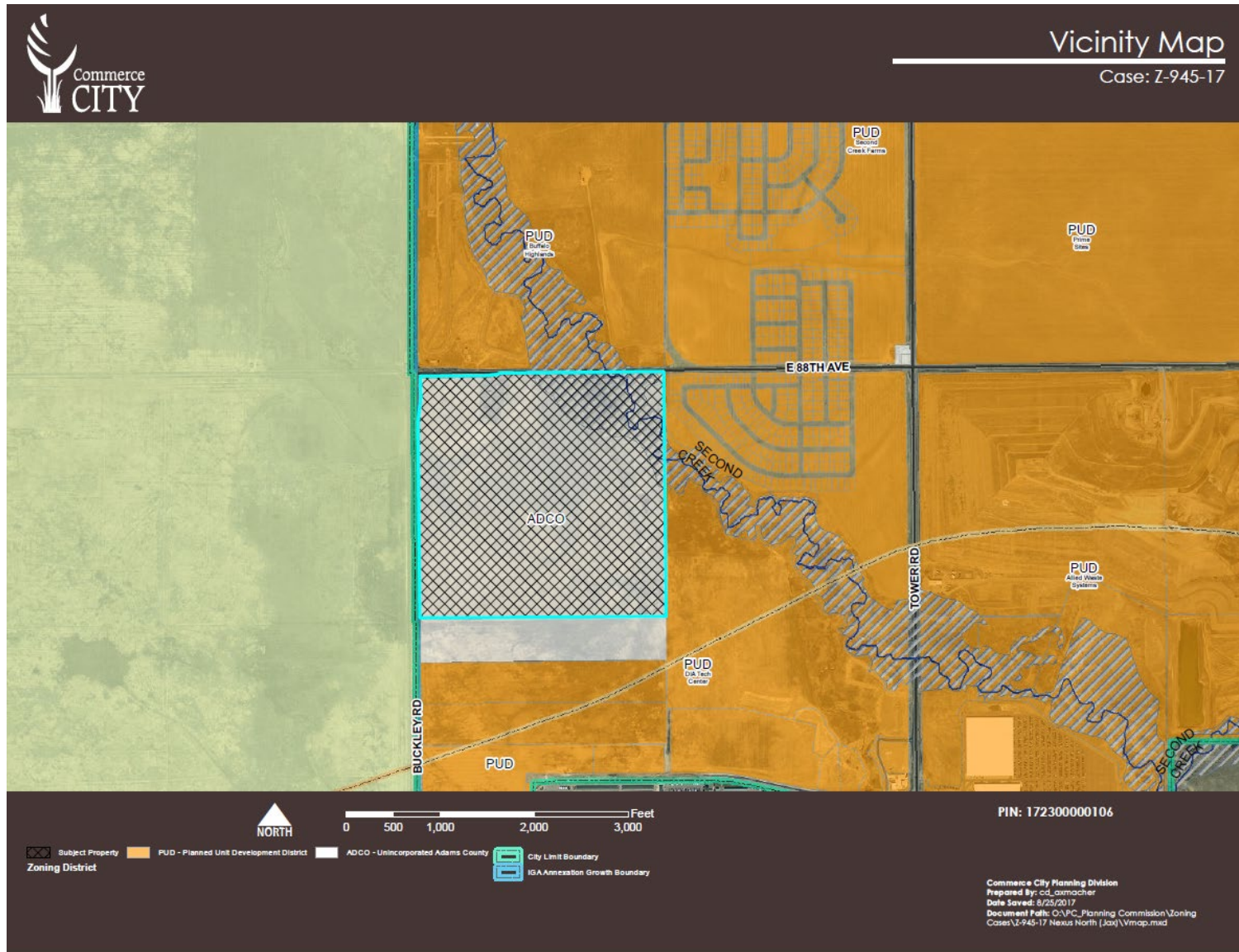




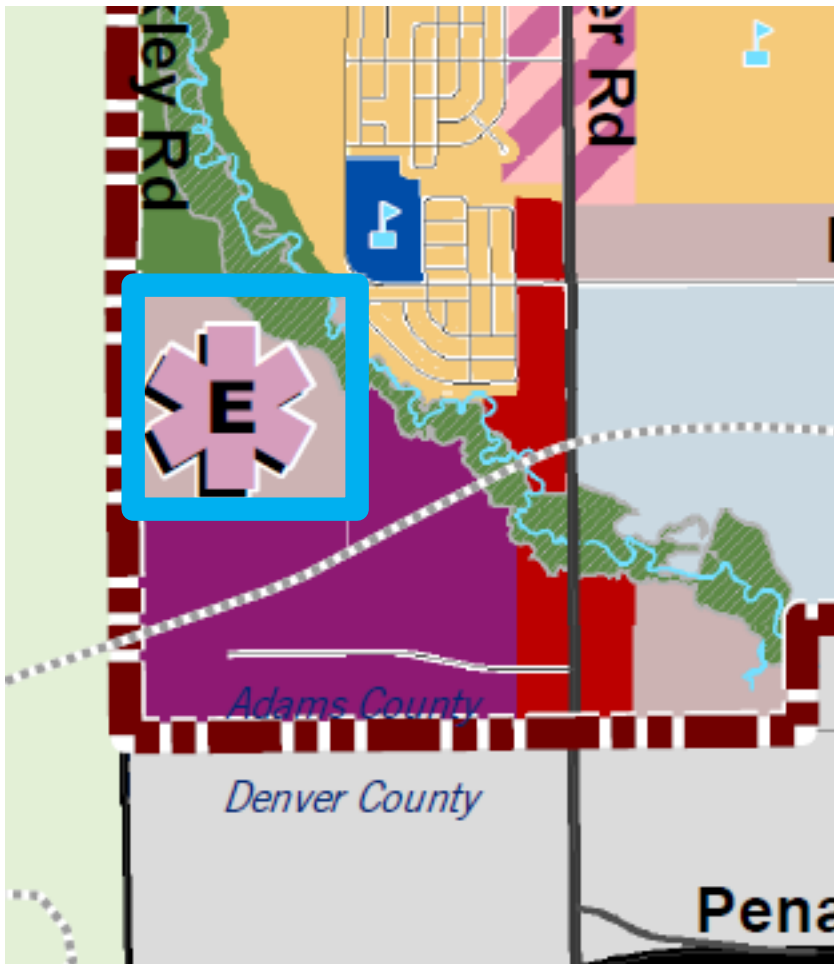
AN-250-19 & Z-945-17-19

Location:	South East Corner of East 88 th Avenue and Buckley Road
Applicant:	Schuck Communities, Inc
Request:	Annexation and annexation zoning to PUD (Planned Unit Development)

Vicinity Map



Comprehensive Plan

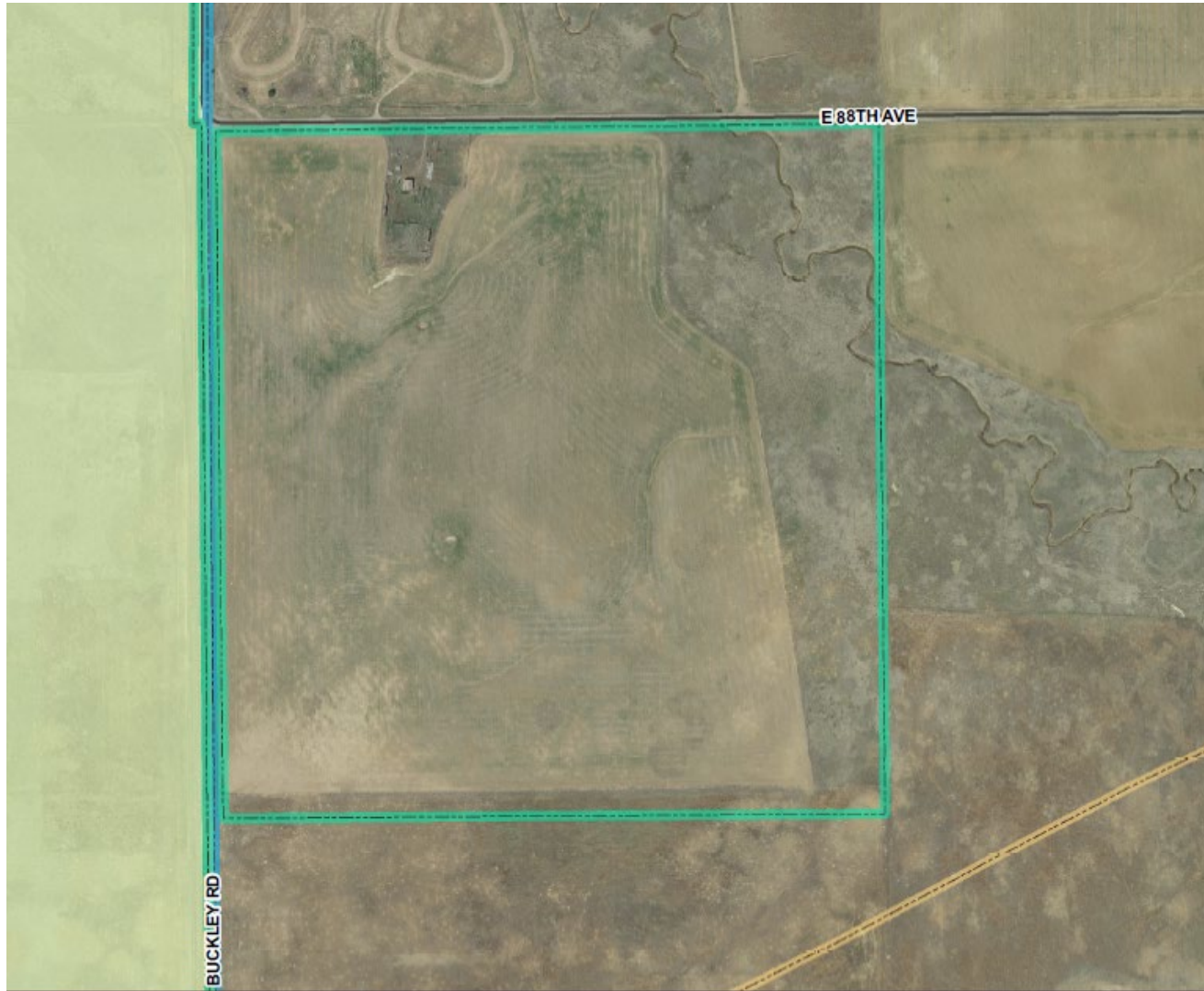


Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Com)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space

Office/Flex allows for a mix of flex, high-tech space, and production uses.

Aerial

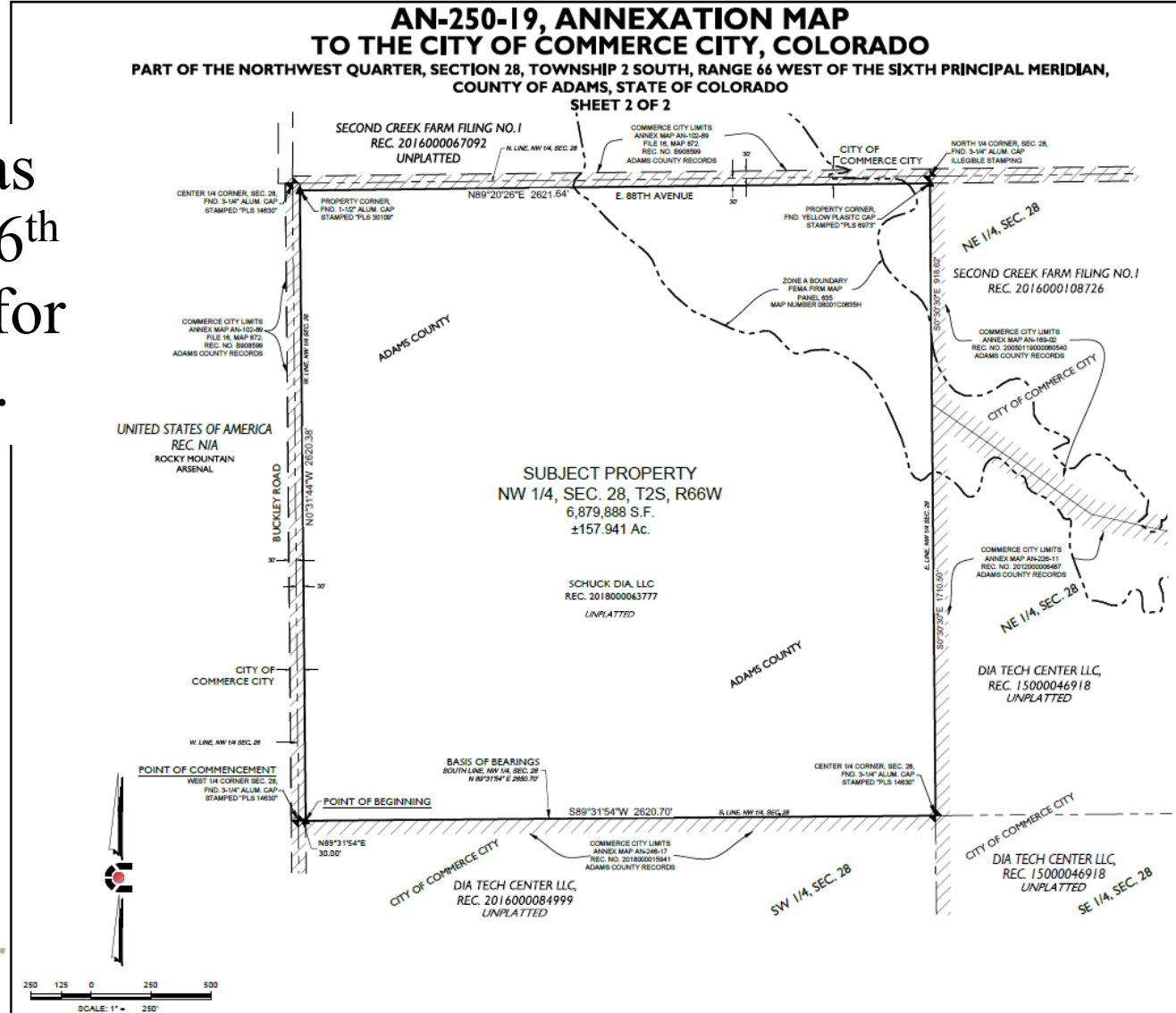


Requests

- Annexation of the subject property to Commerce City.
- Annexation Zoning of the property from ADCO A-3 (Agricultural) to the Nexus North at DIA PUD zoning designation.

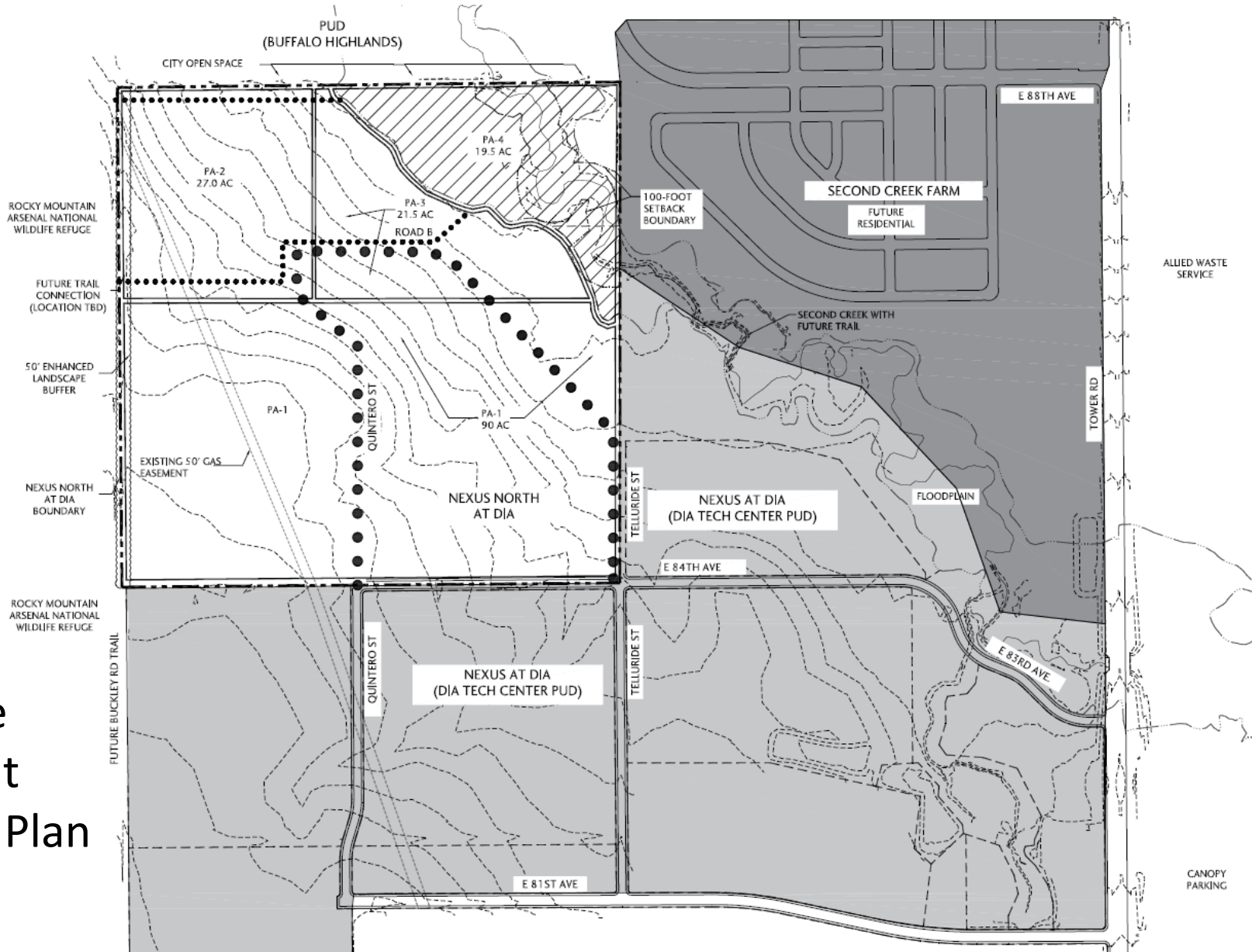
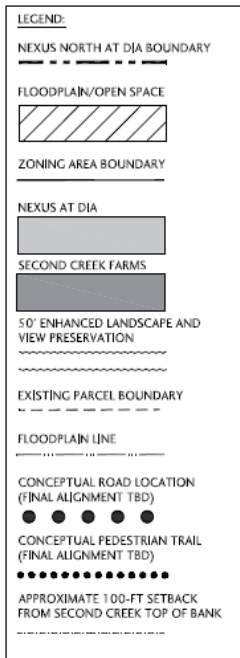


- Property has required 1/6th contiguity for annexation.



Zoning Request

- Applicant has proposed the Nexus North at DIA PUD Zone Document
 - Deviations from the City's I-1 Light Intensity Industrial Zone District include:
 - Land Uses
 - Bulk Standards
 - Design Standards
- **The applicant's intent is to create an employment center**
 - attractive to the market
 - while not full extent of I-2 uses
 - allow for more intense industrial uses in PA-1
 - truck/transportation services including terminals and truck sales,
 - warehousing and distribution uses.
 - Residential uses are excluded.



PUD Zone Document Land Use Plan

Project Vision Board

OVERALL SITE LAYOUT EXAMPLE



ARCHITECTURAL FEATURES



LANDSCAPE

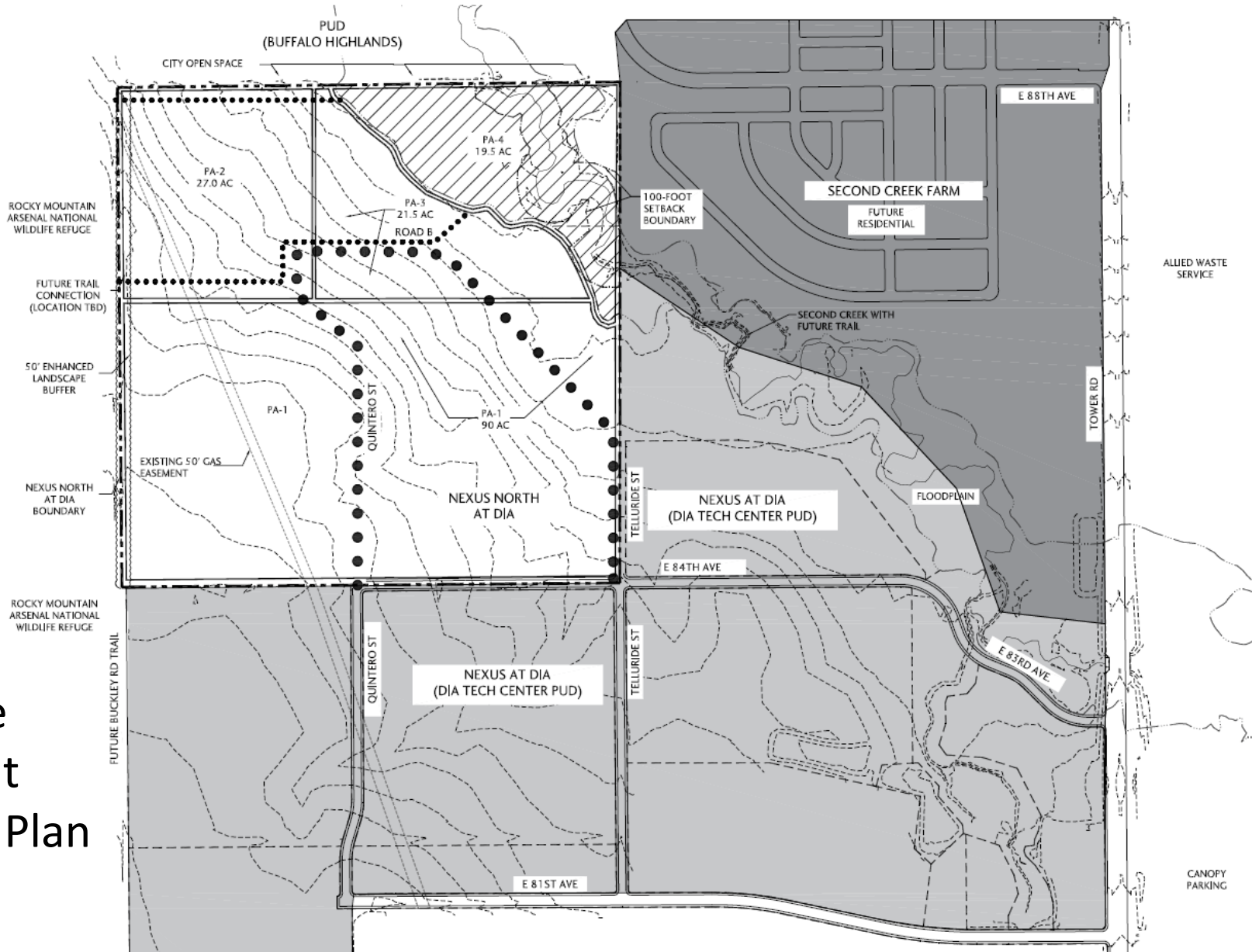
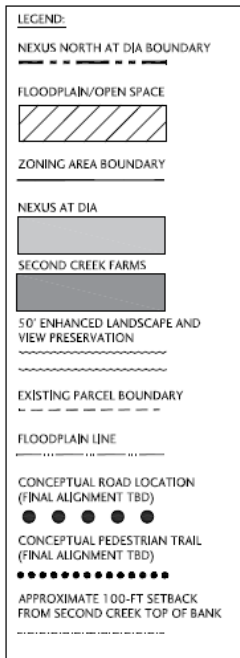


VEGETATION



Connectivity

- **The applicant has proposed a modified grid street network**
 - Access from Tower Road to the east through
 - DIA Tech Center to the south
 - via East 81st Avenue and East 83rd/84th Avenue.
 - Quintero Street and Telluride Street will extend north
- **East 88th Avenue will not be used for access**
 - Truck traffic is prohibited
 - Infrastructure improvements required would be extensive due to Second Creek
 - Truck traffic from the project will funnel through the DIA Tech Center



PUD Zone Document Land Use Plan

Planning Commission Analysis

- **The Planning Commission is supportive of the proposal**
 - believes the transition of allowed uses should integrate nicely between the DIA Tech Center (Nexus at DIA) industrial development to the south and the Buffalo Highlands and Second Creek Farms residential developments to the north
 - appreciates limitations that reduce the amount of truck traffic this development generates on Tower Road

PC Analysis – Annexation Zoning Approval Criteria

Criteria for Zoning Annexed Land (1 required to be met)	Rationale
The zoning is most compatible with the city's comprehensive plan designation for the property;	The applicant's intent is to create an employment center that is attractive to the market while not going to the full extent of allowing I-2 Industrial Zone District uses. By creating custom zoning regulations through a PUD, it is the best way to achieve that goal while still meeting the intent of the Comprehensive plan by allowing for a mix of I-1 and I-2/DIA Technology uses otherwise not achievable through a straight zoning designation.
The zoning is most compatible to the county zoning of the property at the time of annexation; or	N/A
The zoning is most comparable to the present use(s) on the property.	N/A

Public Comment

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



Recommendation for Annexation

- The Development Review Team recommends **approval** of this annexation.



Commerce
CITY

PC Recommendation for Zoning

- On February 5, 2019, the Planning Commission held a public hearing, took testimony, and voted (5-0) to forward the annexation zoning request to City Council with a recommendation for **approval**, subject to the findings of fact.





City staff and the applicant are available to answer questions.

