



AN- 246-17, Z-896-11-12-16-17, MD-101-16-17 & Resolution 2017-99

Location:

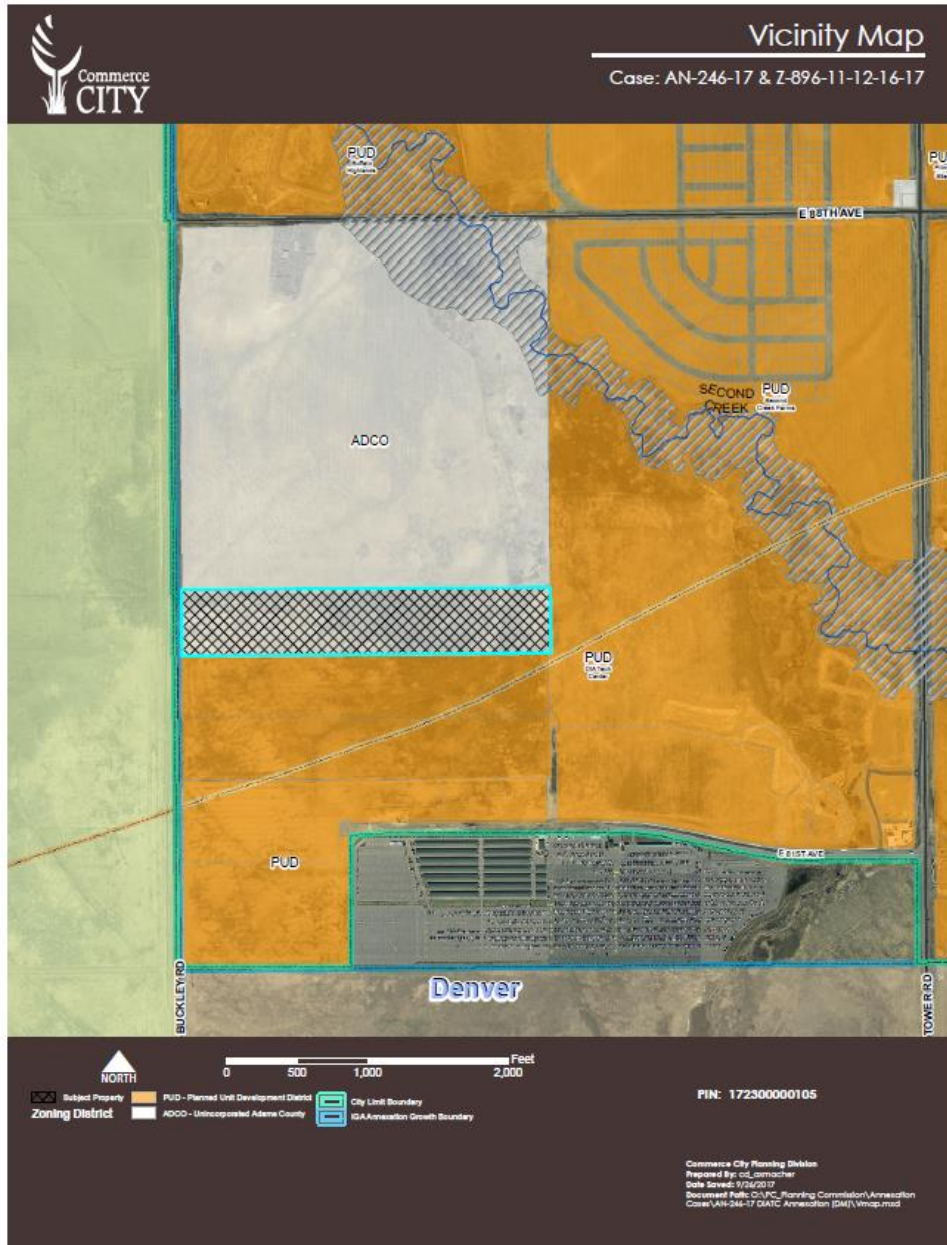
North of E. 81st Avenue , west of Tower Road, and directly east of the Rocky Mountain Arsenal National Wildlife Refuge

Applicant:

DIA Tech Center, LLC

Request:

Annexation, Annexation Zoning of the property, Inclusion into the DIATC Metropolitan District, and a land exchange between the City and the DIA Tech Center Development



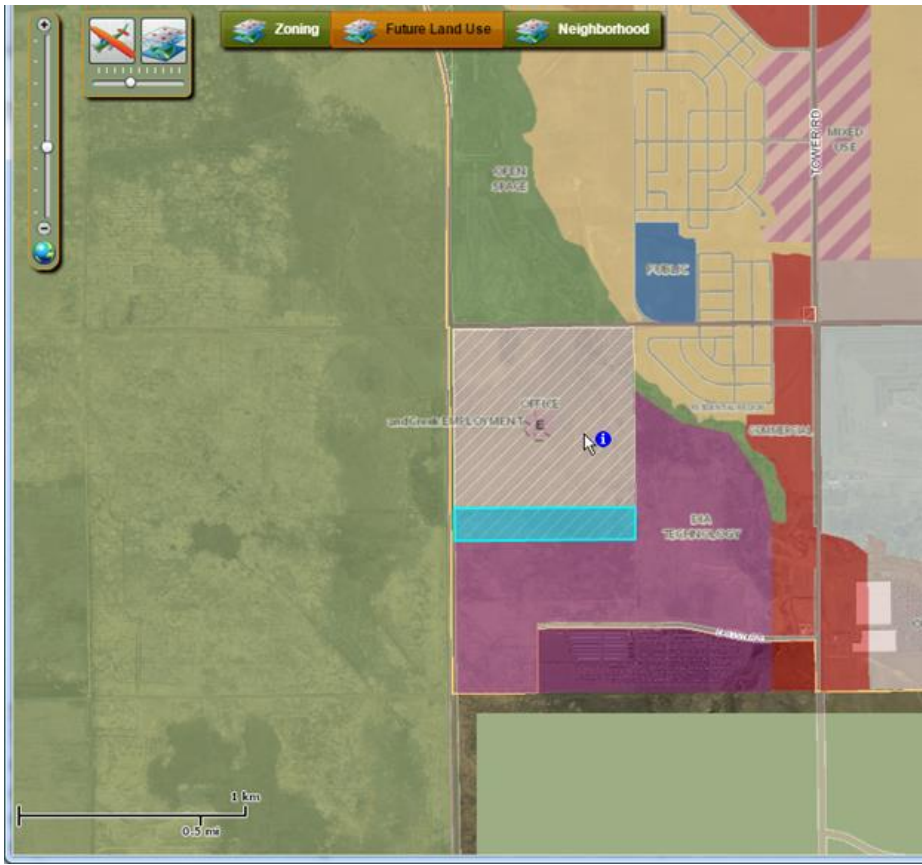
Vicinity Map

Currently Zoned:
Adams County A-3

Site Size:
Approximately 28 acres



Future Land Use Plan

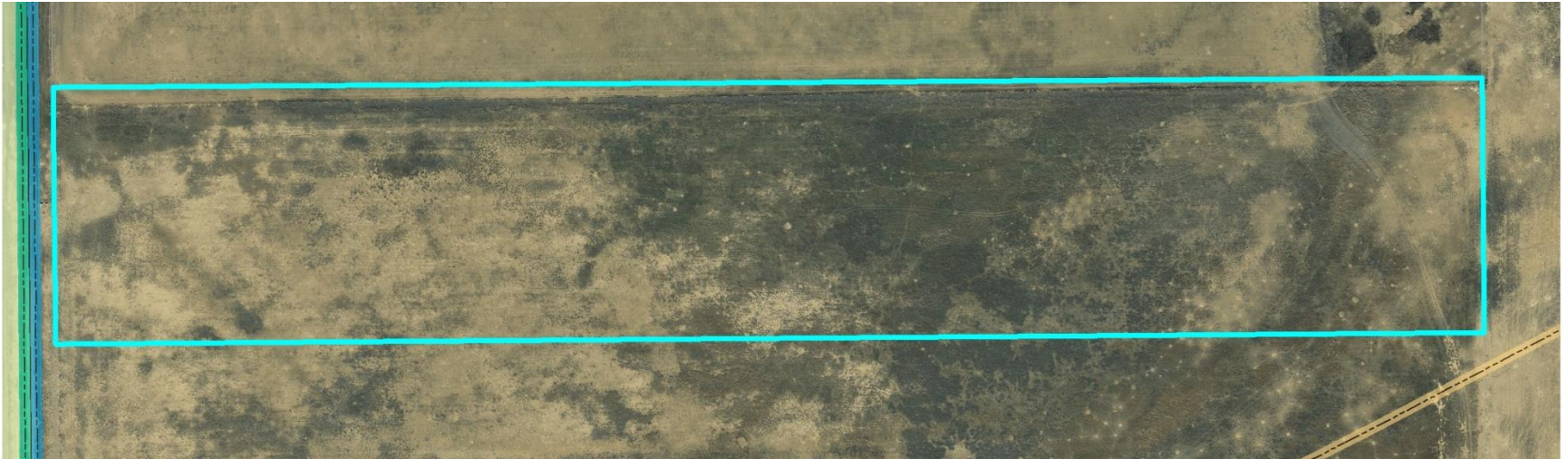


Designation: DIA Technology

Allows for a mix of light industrial, industrial distribution, offices, flex space, research and development, and production uses.



Aerial Photo

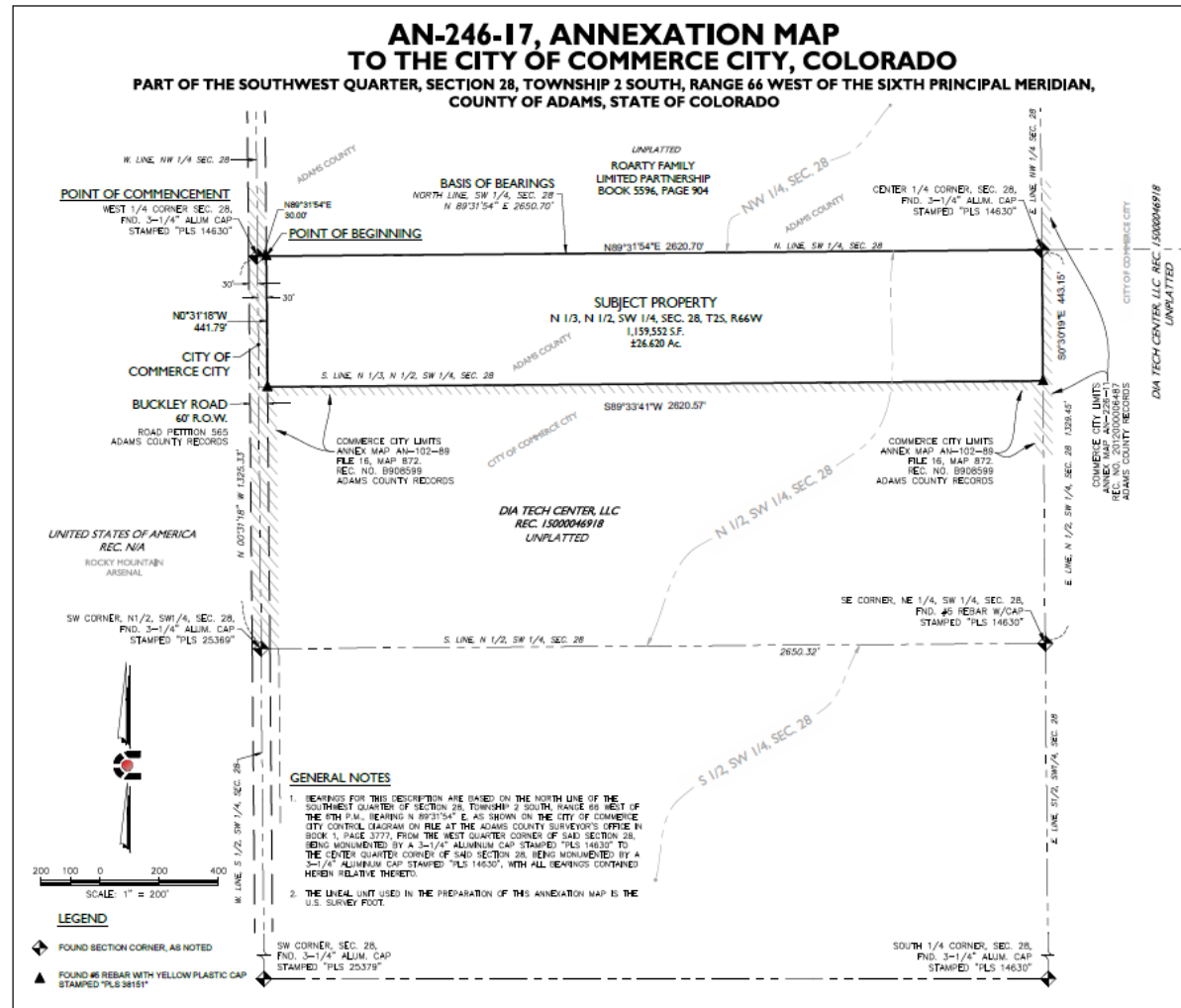


Requests

- Annexation of the subject property to Commerce City.
- Annexation Zoning of the subject property to the DIA Tech Center PUD zoning designation.
 - Future development of the property as a portion of DIA Tech Center (Nexus at DIA).
 - Streamline future development of the property (no development proposed at this time).
- Inclusion of the property into the DIATC Metropolitan District.
- Land Exchange between Commerce City and DIA Tech Center.



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



- Proposed 2nd Amendment to the DIA Tech Center PUD will cover this property. The property is proposed to be included into PA-10 and PA-11. It lays out and references use and bulk requirements for this development.

DIA TECH CENTER CENTER

PUD ZONE DOCUMENT - AMENDMENT NO. 2

A PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET
4 OF 6
LAND USE PLAN

DIA TECH CENTER LAND USE TABLE

Planning Area #	Land Use	Acres	Percent	Minimum Acreage	Minimum Lot Size
PA-1	PA TECHNOLOGY	9.0	2.2	0.2	85,176
PA-2	PA TECHNOLOGY	0.8	0.2	0.2	85,176
PA-3	PA TECHNOLOGY (SUPPORT FACILITY)	1.0	0.2	0.2	85,176
PA-4	PA TECHNOLOGY	0.8	0.2	0.2	85,176
PA-5	PA TECHNOLOGY	0.8	0.2	0.2	85,176
PA-6	PA TECHNOLOGY (ENTREPRENEUR CENTER)	1.0	0.2	0.2	85,176
PA-7	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-8	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-9	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-10	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-11	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-12	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-13	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-14	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-15	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-16	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-17	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-18	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-19	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-20	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-21	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-22	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-23	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-24	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-25	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-26	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-27	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-28	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-29	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-30	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-31	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-32	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-33	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-34	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-35	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-36	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-37	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-38	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-39	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-40	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-41	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-42	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-43	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-44	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-45	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-46	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-47	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-48	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-49	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-50	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-51	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-52	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-53	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-54	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-55	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-56	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-57	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-58	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-59	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-60	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-61	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-62	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-63	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-64	PA TECHNOLOGY	1.0	0.2	0.2	85,176
PA-65	PA TECHNOLOGY	1.0	0.2		



Commerce
CITY

CC 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 requested zoning to DIA Tech Center PUD designation is most compatible with the future land use designation of the property as DIA Technology.
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



Metro District Request

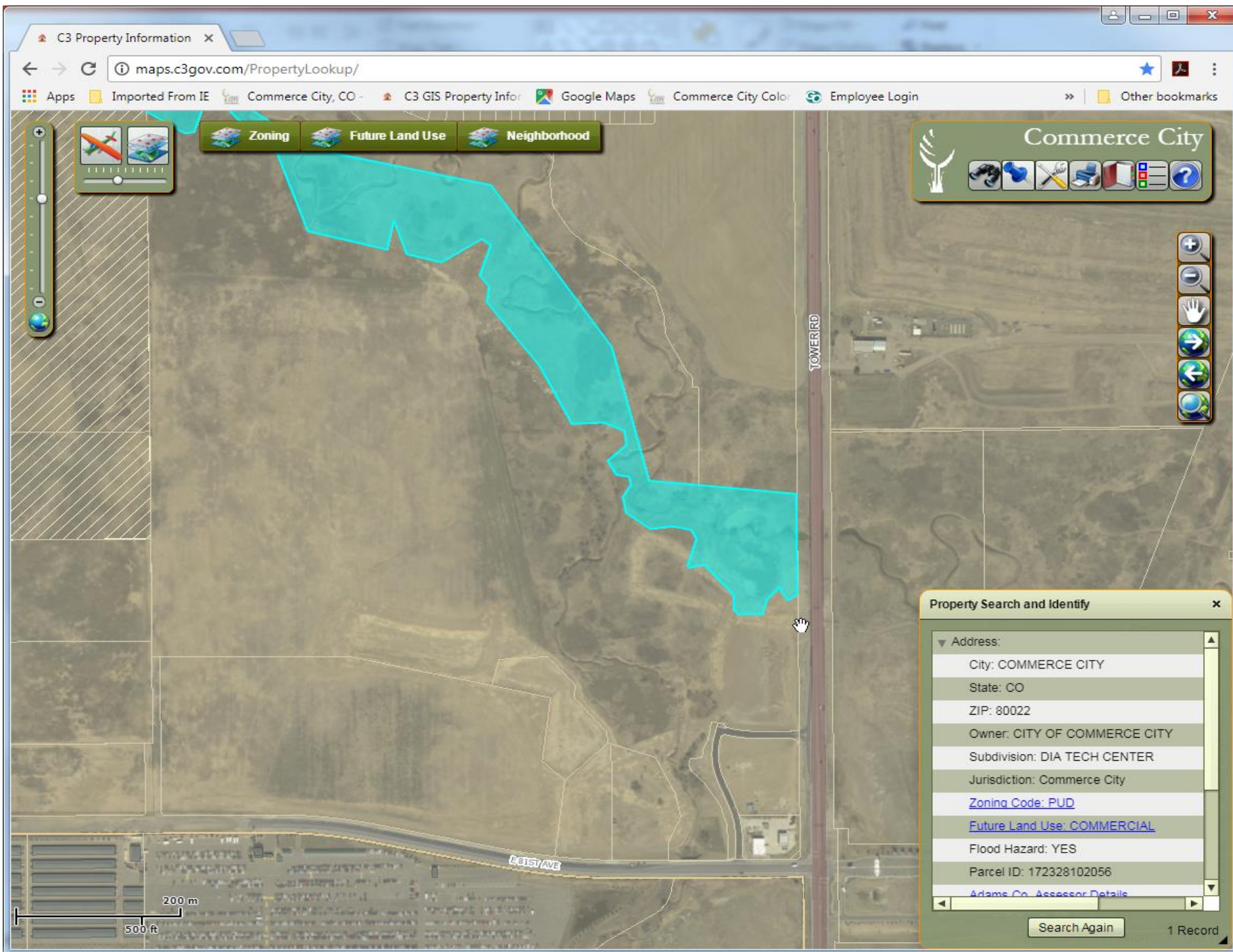
- The applicant wishes to include the subject property into the existing DIATC Metropolitan District.
- Service Plan was originally approved in 2011.
- No other changes to the Service Plan are proposed.



Land Exchange Request

- Not directly related to the annexation, zoning and metro district case. Related to the extension of infrastructure to serve the subject property (East 83rd Avenue).
- The applicant is preparing to construct East 83rd Avenue. The alignment of the road will create small disconnections of property between Commerce City and DIATC which can be resolved by exchanging these small portions of property between the two entities.
- The Commerce City property was dedicated to the City from DIA Tech Center as part of the Second Creek Flood Plain when they platted Filing 1.





Land Exchange Request

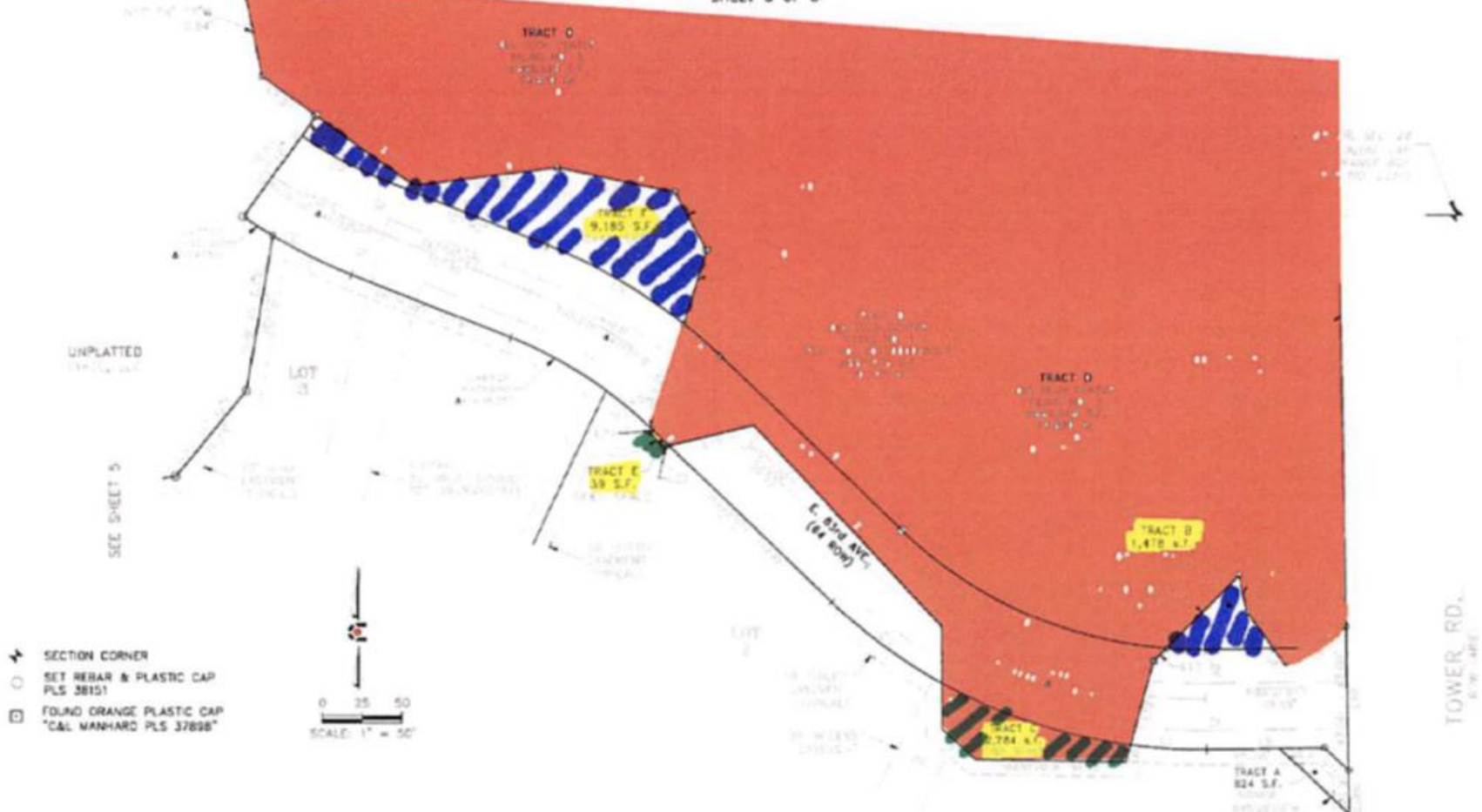
- The City will be giving DIA Tech Center 2,823 square feet of land.
- The City will be receiving approximately 10,663 square feet of land from DIA Tech Center.
- This will allow East 83rd to be built without repeatedly crossing property lines and creating small disconnected islands of property.



DIA TECH CENTER FILING NO. 3

PART OF THE EAST HALF, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, AND TRACT D, DIA TECH CENTER FILING NO. 1,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 8

SEE SHEET 5



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.



PC Recommendation for Zoning

- On October 2, 2017, 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.



Recommendation for Metro District

- The Development Review Team (DRT) recommends that City Council **approve** the Request for Consent to Inclusion for the DIATC Metropolitan District.



Recommendation for Land Exchange

- The Development Review Team (DRT) recommends that City Council **approve** Resolution 2017-99, approving the Agreement for the Exchange of Real Property.





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

