

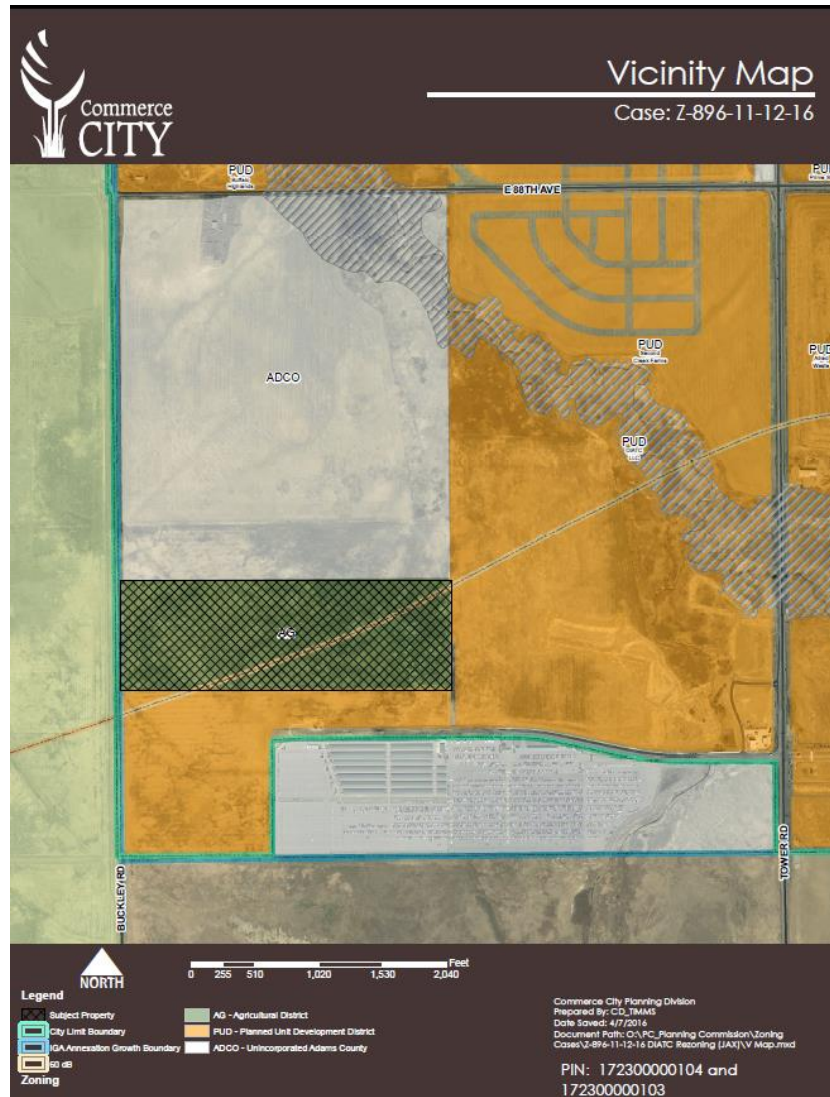


## Z-896-11-12-16

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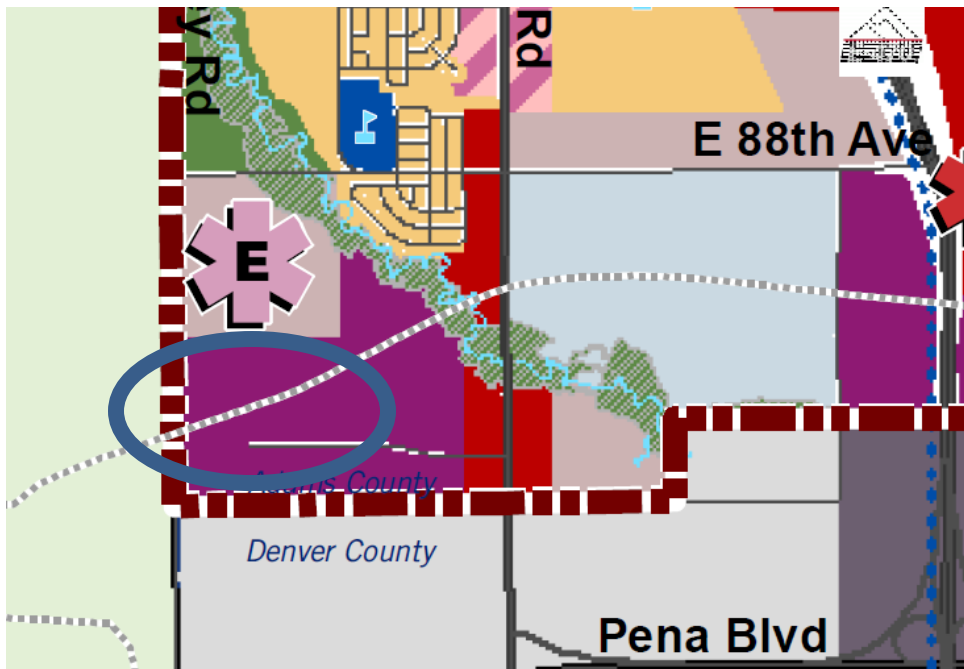
Applicant: DIA Tech Center LLC  
Request: Rezone from AG to PUD (Part of  
DIATC Zone Document)

# Site and Surroundings



# Comprehensive Plan

Future Land Use Map identifies  
area with DIA Technology



# Aerial Photography



# Existing Conditions

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## DIATC Development:

- Subject parcels are vacant and are composed of approximately 51 acres.
- Approximately 250 acres in total for DIATC (with additions).
- Combination of commercial, office, employment, and industrial allowed.
- 7-11 at Tower Road and E. 81<sup>st</sup> Avenue. Two parking lots in close proximity.
- Van Rental business under construction north of E. 81<sup>st</sup> Avenue.
- Properties (subject and DIATC) are within DIA Noise Contours.

# Case History

- Annexed into the City in 1989 (Case #AN-102-89).
- AG (Agricultural) was approved for the two parcels in 1989 (Cases #Z-517-89).
- In 2011, DIATC was annexed and zoned through cases AN-226-11 and Z-896-11.
- Additional approvals were put in place in 2012 for vesting of zoning for DIATC through case Z-896-11-12.



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# Current Request

- Amend the current PUD Zone Document to reflect the following updates:
  - Include the two AG parcels (51.3 acres) into DIATC PUD Zone Document.
  - Allowed uses will be employment related (office, industrial, manufacturing, R & D, etc.).
  - Extend road connectivity through these parcels.
- Purpose: To reflect current market demand and develop a master planned employment development.



# PUD Zone Document

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- PUD Zoning Process
  - Traditionally consists of three steps: (PUD Concept Schematic, PUD Zone Document, and PUD Development Permit). Since this is an amendment, no PUD Concept Schematic is required. Individual PUD Permits will be reviewed administratively as each area is developed.
- PUD Zone Document Purpose:
  - The purpose of the PUD Zone Document is to establish legal entitlements to a property: (what can be done, where it can be built, and what it will look like, etc.).





# PUD Zone Document Composition

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- Sheet 1: Cover Sheet with signatories and vicinity map
- Sheet 2: Project Intent for entire DIA Tech Center development
- Sheets 3: Shows existing conditions of the DIA Tech Center area.
- Sheet 4: Lays out the development into sub areas, with major street layout, conceptual uses, and major development issues (drainage, pipelines, easements, etc.)
- Sheet 5: Highlights the allowed uses for the entire development.
- Sheet 6: Bulk and development standards for the entire development.





# PC Analysis

Planning Area #	Land Use	Approximate Acres	Minimum FAR*	Minimum Square Feet
PA-1	DIA TECHNOLOGY	34.3	0.2	298,622
PA-2	DIA TECHNOLOGY	9.8	0.2	85,378
PA-3	DIA TECHNOLOGY / AIRPORT PARKING	25.0	0.0	0
PA-4	DIA TECHNOLOGY	35.3	0.2	307,534
PA-5	DIA TECHNOLOGY	34.8	0.2	303,178
PA-6	LANDSCAPE BUFFER / DETENTION	2.4	N/A	N/A
PA-7	COMMERCIAL	2.0	0.15	13,068
PA-8	COMMERCIAL	3.2	0.15	20,909
PA-9	COMMERCIAL	13.3	0.15	86,902
PA-10	DIA TECHNOLOGY	23.4	0.2	203,861
PA-11	DIA TECHNOLOGY	27.9	0.2	243,065
<b>Subtotal</b>		<b>211.4</b>		<b>1,562,715</b>
Open Space		9.9		
Floodplain		18.0		
Right-of-Way		12.0		
<b>Total</b>		<b>251.3</b>		<b>1,562,715</b>

\* The minimum FAR outlined in the table above for each planning area shall be calculated using the cumulative building square footage for all lots located within each planning area. Lots greater than 10 acres may have a minimum FAR of (0.10) for all planning areas which may reduce the cumulative minimum FAR for the planning area specified in the land use table above.

LAND USE	Approximate Acres	% of Total
DIA TECHNOLOGY	165.5	65.9%
DIA TECHNOLOGY / AIRPORT PARKING	25.0	9.9%
COMMERCIAL	18.5	7.4%
LANDSCAPE BUFFER / DETENTION	2.4	0.9%
OPEN SPACE	9.9	3.9%
FLOODPLAIN	18.0	7.2%
RIGHT-OF-WAY	12.0	4.8%
<b>Total</b>	<b>251.3</b>	<b>100.0%</b>

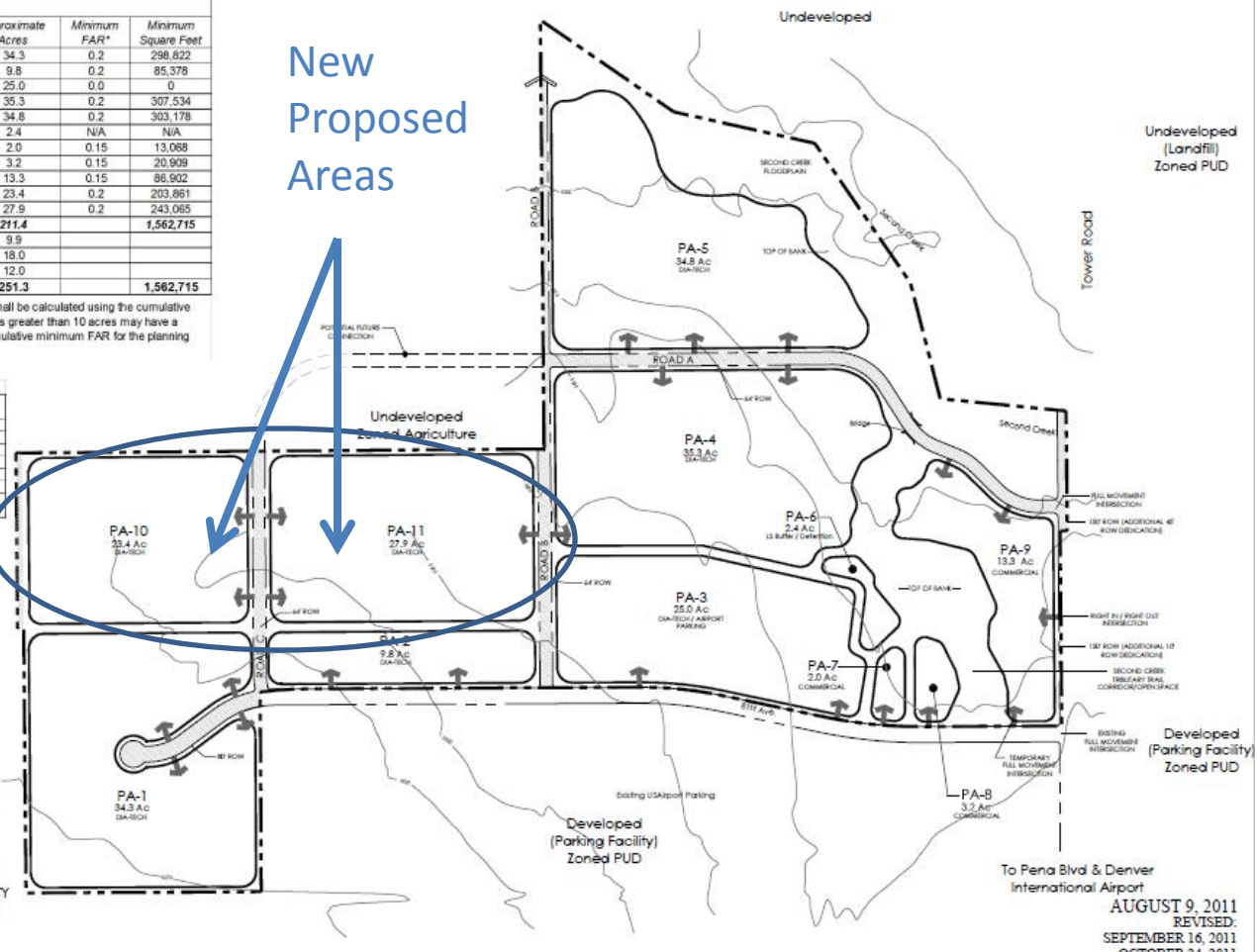
## LEGEND

-  RIGHT OF WAY DEDICATION
-  POTENTIAL ACCESS POINTS

## NOTES:

1. SECOND CREEK FLOODPLAIN TO BE DEDICATED TO COMMERCE CITY AT TIME OF FIRST PLAT.
2. SECOND CREEK TRIBUTARY TRAIL CORRIDOR/OPEN SPACE, AS DEPICTED IN THE PUD ZONE DOCUMENT, SHALL BE DEDICATED TO THE CITY OF COMMERCE CITY AT SUCH TIME AS THE CITY REQUESTS THE DEDICATION FOR TRAIL CONSTRUCTION.

New  
Proposed  
Areas



AUGUST 9, 2011  
REVISED:  
SEPTEMBER 16, 2011  
OCTOBER 24, 2011

# Zoning Approval Criteria

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- Proposed zone change is consistent with the Comprehensive Plan
- Proposed zone change is integrated and connected with other developments/parcels
- Site is and can be served adequately by utilities
- Proposed zone change to PUD will accomplish what straight zone district cannot



# Public Notification

- As of April 22, 2016, staff has not received any inquiries/responses to public notice.



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# Planning Commission Recommendation

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- On April 19, 2016, the Planning Commission held a public hearing, took testimony, and voted 5-0 to forward the zone change request to City Council with a recommendation for approval, subject to the findings of fact.



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**Staff is available to answer any questions.**

**A representative of the applicant is also present to speak on behalf of this request and to answer any questions that the Council may have.**

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