



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

Location:

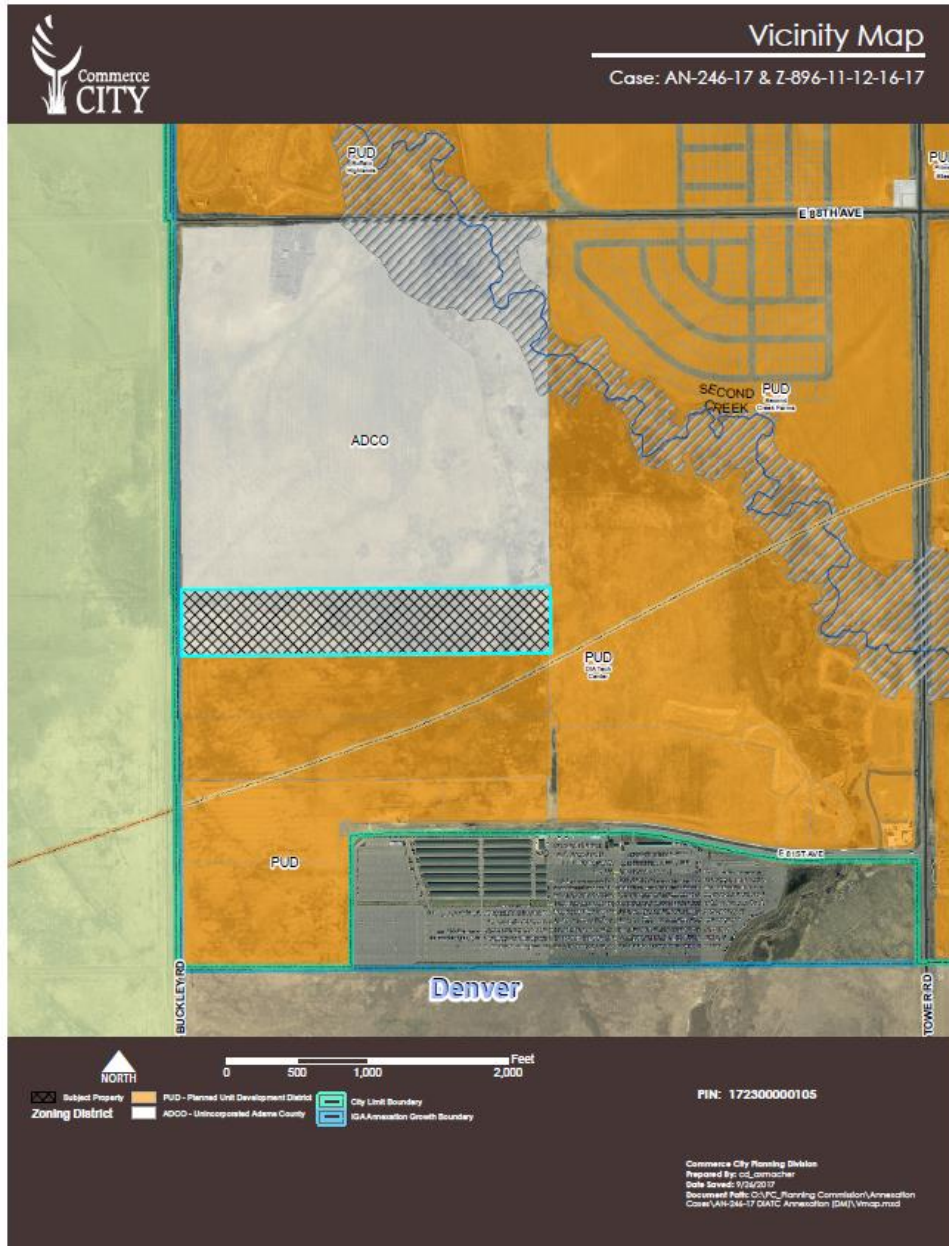
North of E. 81st Avenue , west of Tower Road, and directly east of the Rocky Mountain Arsenal National Wildlife Refuge

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



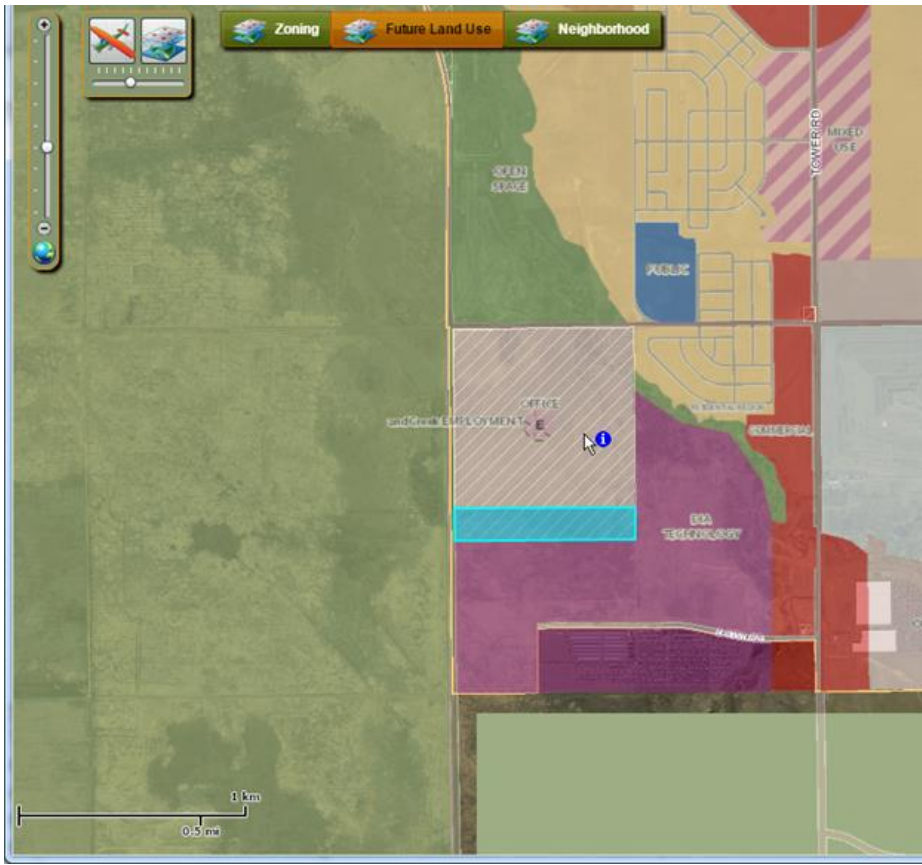
Vicinity Map

Currently Zoned:
Adams County A-3

Site Size:
Approximately 28 acres



Future Land Use Plan

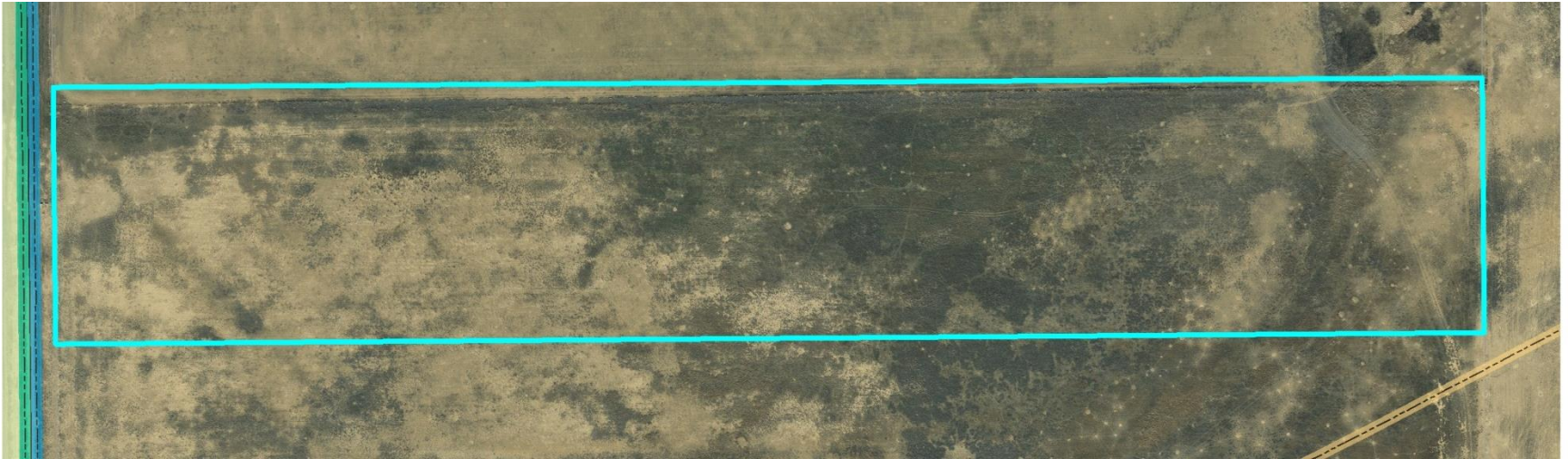


Designation: DIA Technology

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



Aerial Photo

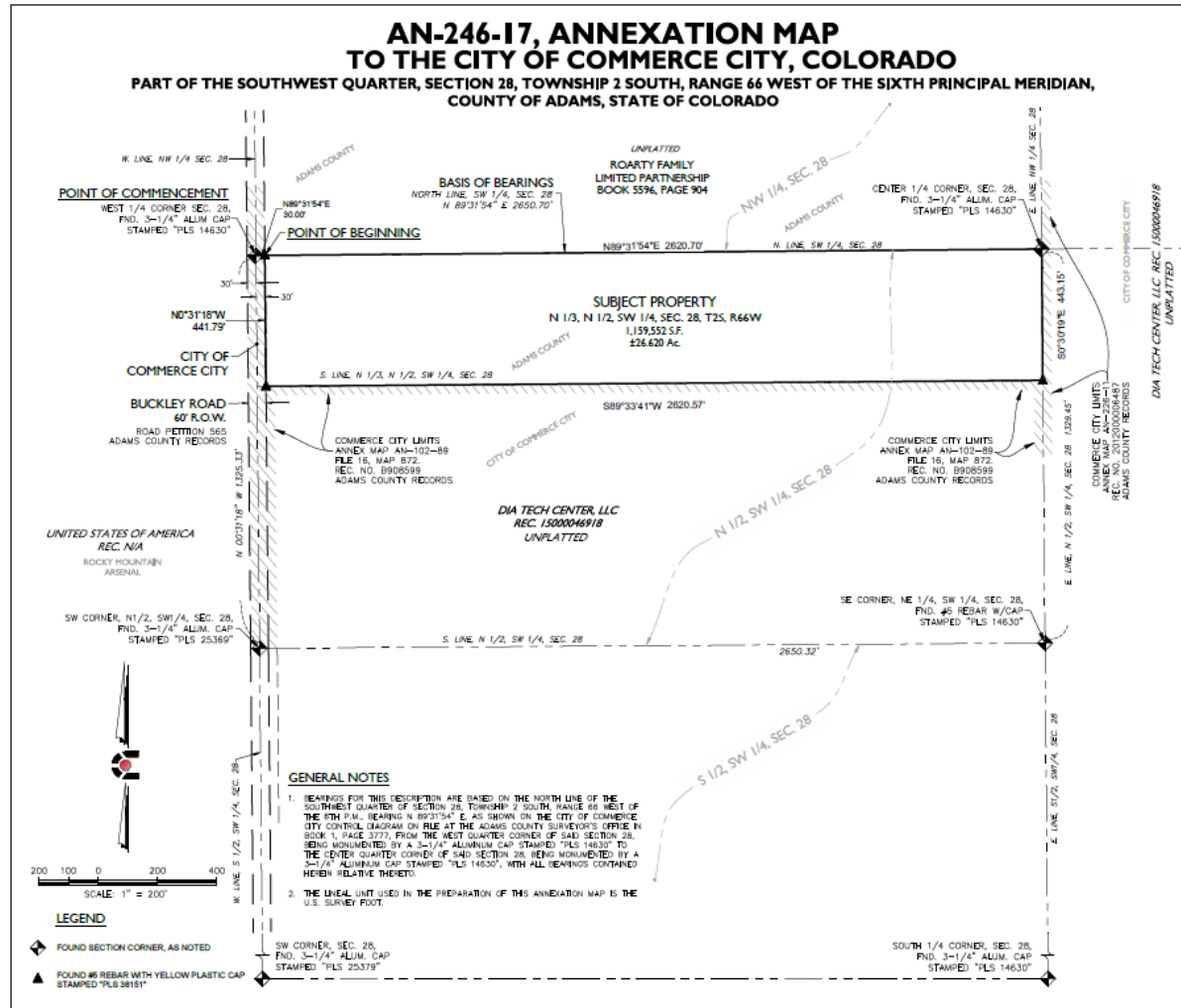


Requests

- 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.



Zoning Request

- 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
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 1 OF 6

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AND FULLY CONTAINED WITHIN THE PLAT OF THE DIA TECH CENTER PUD, PLAT NO. 100, COUNTY OF ADAMS, STATE OF COLORADO.

THE PLAT OF THE DIA TECH CENTER PUD, PLAT NO. 100, COUNTY OF ADAMS, STATE OF COLORADO, IS HEREBY AMENDED BY THE CITY OF COMMERCE CITY, COLORADO, TO INCLUDE THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AND FULLY CONTAINED WITHIN THE PLAT OF THE DIA TECH CENTER PUD, PLAT NO. 100, COUNTY OF ADAMS, STATE OF COLORADO.

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APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION
ON _____ DAY OF _____, 2011

APPROVED BY THE CITY OF COMMERCE CITY COUNCIL
ON _____ DAY OF _____, 2011

CITY CLERK: _____

ADAMS COUNTY CLERK AND RECORDER CERTIFICATE
ON _____ DAY OF _____, 2011

COUNTY CLERK AND RECORDER: _____

DEPUTY: _____

OWNERS CERTIFICATE

ON _____ DAY OF _____, 2011, BEING THE _____ DAY OF THE MONTH OF _____, 2011, THE UNDERSIGNED, _____, OF THE COUNTY OF _____, STATE OF _____, DO HEREBY CERTIFY THAT THE PLAT OF THE DIA TECH CENTER PUD, PLAT NO. 100, COUNTY OF ADAMS, STATE OF COLORADO, IS HEREBY AMENDED BY THE CITY OF COMMERCE CITY, COLORADO, TO INCLUDE THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AND FULLY CONTAINED WITHIN THE PLAT OF THE DIA TECH CENTER PUD, PLAT NO. 100, COUNTY OF ADAMS, STATE OF COLORADO.

VICINITY MAP

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION	DATE
1	COVER SHEET	SEPTEMBER 9, 2011
2	PROJECT & DESIGN INTENT	SEPTEMBER 9, 2011
3	EXISTING CONDITIONS	OCTOBER 24, 2011
4	LAND USE PLAN	DECEMBER 1, 2011
5	LAND USE SCHEDULE	NOVEMBER 1, 2011
6	DEVELOPMENT STANDARDS	FEBRUARY 7, 2012

RECEPTION NO. _____

DIA TECH 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

PLAT	LAND USE	Approximate Area (Acres)	Approximate Acres	Approximate Acres
PA-1	PA-10	1.2	1.2	1.2
PA-2	PA-11	1.2	1.2	1.2
PA-3	PA-12	1.2	1.2	1.2
PA-4	PA-13	1.2	1.2	1.2
PA-5	PA-14	1.2	1.2	1.2
PA-6	PA-15	1.2	1.2	1.2
PA-7	PA-16	1.2	1.2	1.2
PA-8	PA-17	1.2	1.2	1.2
PA-9	PA-18	1.2	1.2	1.2
PA-10	PA-19	1.2	1.2	1.2
PA-11	PA-20	1.2	1.2	1.2
PA-12	PA-21	1.2	1.2	1.2
PA-13	PA-22	1.2	1.2	1.2
PA-14	PA-23	1.2	1.2	1.2
PA-15	PA-24	1.2	1.2	1.2
PA-16	PA-25	1.2	1.2	1.2
PA-17	PA-26	1.2	1.2	1.2
PA-18	PA-27	1.2	1.2	1.2
PA-19	PA-28	1.2	1.2	1.2
PA-20	PA-29	1.2	1.2	1.2
PA-21	PA-30	1.2	1.2	1.2
PA-22	PA-31	1.2	1.2	1.2
PA-23	PA-32	1.2	1.2	1.2
PA-24	PA-33	1.2	1.2	1.2
PA-25	PA-34	1.2	1.2	1.2
PA-26	PA-35	1.2	1.2	1.2
PA-27	PA-36	1.2	1.2	1.2
PA-28	PA-37	1.2	1.2	1.2
PA-29	PA-38	1.2	1.2	1.2
PA-30	PA-39	1.2	1.2	1.2
PA-31	PA-40	1.2	1.2	1.2
PA-32	PA-41	1.2	1.2	1.2
PA-33	PA-42	1.2	1.2	1.2
PA-34	PA-43	1.2	1.2	1.2
PA-35	PA-44	1.2	1.2	1.2
PA-36	PA-45	1.2	1.2	1.2
PA-37	PA-46	1.2	1.2	1.2
PA-38	PA-47	1.2	1.2	1.2
PA-39	PA-48	1.2	1.2	1.2
PA-40	PA-49	1.2	1.2	1.2
PA-41	PA-50	1.2	1.2	1.2
PA-42	PA-51	1.2	1.2	1.2
PA-43	PA-52	1.2	1.2	1.2
PA-44	PA-53	1.2	1.2	1.2
PA-45	PA-54	1.2	1.2	1.2
PA-46	PA-55	1.2	1.2	1.2
PA-47	PA-56	1.2	1.2	1.2
PA-48	PA-57	1.2	1.2	1.2
PA-49	PA-58	1.2	1.2	1.2
PA-50	PA-59	1.2	1.2	1.2
PA-51	PA-60	1.2	1.2	1.2
PA-52	PA-61	1.2	1.2	1.2
PA-53	PA-62	1.2	1.2	1.2
PA-54	PA-63	1.2	1.2	1.2
PA-55	PA-64	1.2	1.2	1.2
PA-56	PA-65	1.2	1.2	1.2
PA-57	PA-66	1.2	1.2	1.2
PA-58	PA-67	1.2	1.2	1.2
PA-59	PA-68	1.2	1.2	1.2
PA-60	PA-69	1.2	1.2	1.2
PA-61	PA-70	1.2	1.2	1.2
PA-62	PA-71	1.2	1.2	1.2
PA-63	PA-72	1.2	1.2	1.2
PA-64	PA-73	1.2	1.2	1.2
PA-65	PA-74	1.2	1.2	1.2
PA-66	PA-75	1.2	1.2	1.2
PA-67	PA-76	1.2	1.2	1.2
PA-68	PA-77	1.2	1.2	1.2
PA-69	PA-78	1.2	1.2	1.2
PA-70	PA-79	1.2	1.2	1.2
PA-71	PA-80	1.2	1.2	1.2
PA-72	PA-81	1.2	1.2	1.2
PA-73	PA-82	1.2	1.2	1.2
PA-74	PA-83	1.2	1.2	1.2
PA-75	PA-84	1.2	1.2	1.2
PA-76	PA-85	1.2	1.2	1.2
PA-77	PA-86	1.2	1.2	1.2
PA-78	PA-87	1.2	1.2	1.2
PA-79	PA-88	1.2	1.2	1.2
PA-80	PA-89	1.2	1.2	1.2
PA-81	PA-90	1.2	1.2	1.2
PA-82	PA-91	1.2	1.2	1.2
PA-83	PA-92	1.2	1.2	1.2
PA-84	PA-93	1.2	1.2	1.2
PA-85	PA-94	1.2	1.2	1.2
PA-86	PA-95	1.2	1.2	1.2
PA-87	PA-96	1.2	1.2	1.2
PA-88	PA-97	1.2	1.2	1.2
PA-89	PA-98	1.2	1.2	1.2
PA-90	PA-99	1.2	1.2	1.2
PA-91	PA-100	1.2	1.2	1.2
PA-92	PA-101	1.2	1.2	1.2
PA-93	PA-102	1.2	1.2	1.2
PA-94	PA-103	1.2	1.2	1.2
PA-95	PA-104	1.2	1.2	1.2
PA-96	PA-105	1.2	1.2	1.2
PA-97	PA-106	1.2	1.2	1.2
PA-98	PA-107	1.2	1.2	1.2
PA-99	PA-108	1.2	1.2	1.2
PA-100	PA-109	1.2	1.2	1.2
PA-101	PA-110	1.2	1.2	1.2
PA-102	PA-111	1.2	1.2	1.2
PA-103	PA-112	1.2	1.2	1.2
PA-104	PA-113	1.2	1.2	1.2
PA-105	PA-114	1.2	1.2	1.2
PA-106	PA-115	1.2	1.2	1.2
PA-107	PA-116	1.2	1.2	1.2
PA-108	PA-117	1.2	1.2	1.2
PA-109	PA-118	1.2	1.2	1.2
PA-110	PA-119	1.2	1.2	1.2
PA-111	PA-120	1.2	1.2	1.2
PA-112	PA-121	1.2	1.2	1.2
PA-113	PA-122	1.2	1.2	1.2
PA-114	PA-123	1.2	1.2	1.2
PA-115	PA-124	1.2	1.2	1.2
PA-116	PA-125	1.2	1.2	1.2
PA-117	PA-126	1.2	1.2	1.2
PA-118	PA-127	1.2	1.2	1.2
PA-119	PA-128	1.2	1.2	1.2
PA-120	PA-129	1.2	1.2	1.2
PA-121	PA-130	1.2	1.2	1.2
PA-122	PA-131	1.2	1.2	1.2
PA-123	PA-132	1.2	1.2	1.2
PA-124	PA-133	1.2	1.2	1.2
PA-125	PA-134	1.2	1.2	1.2
PA-126	PA-135	1.2	1.2	1.2
PA-127	PA-136	1.2	1.2	1.2
PA-128	PA-137	1.2	1.2	1.2
PA-129	PA-138	1.2	1.2	1.2
PA-130	PA-139	1.2	1.2	1.2
PA-131	PA-140	1.2	1.2	1.2
PA-132	PA-141	1.2	1.2	1.2
PA-133	PA-142	1.2	1.2	1.2
PA-134	PA-143	1.2	1.2	1.2
PA-135	PA-144	1.2	1.2	1.2
PA-136	PA-145	1.2	1.2	1.2
PA-137	PA-146	1.2	1.2	1.2
PA-138	PA-147	1.2	1.2	1.2
PA-139	PA-148	1.2	1.2	1.2
PA-140	PA-149	1.2	1.2	1.2
PA-141	PA-150	1.2	1.2	1.2
PA-142	PA-151	1.2	1.2	1.2
PA-143	PA-152	1.2	1.2	1.2
PA-144	PA-153	1.2	1.2	1.2
PA-145	PA-154	1.2	1.2	1.2
PA-146	PA-155	1.2	1.2	1.2
PA-147	PA-156	1.2	1.2	1.2
PA-148	PA-157	1.2	1.2	1.2
PA-149	PA-158	1.2	1.2	1.2
PA-150	PA-159	1.2	1.2	1.2
PA-151	PA-160	1.2	1.2	1.2
PA-152	PA-161	1.2	1.2	1.2
PA-153	PA-162	1.2	1.2	1.2
PA-154	PA-163	1.2	1.2	1.2
PA-155	PA-164	1.2	1.2	1.2
PA-156	PA-165	1.2	1.2	1.2
PA-157	PA-166	1.2	1.2	1.2
PA-158	PA-167	1.2	1.2	1.2
PA-159	PA-168	1.2	1.2	1.2
PA-160	PA-169	1.2	1.2	1.2
PA-161	PA-170	1.2	1.2	1.2
PA-162	PA-171	1.2	1.2	1.2
PA-163	PA-172	1.2	1.2	1.2
PA-164	PA-173	1.2	1.2	1.2
PA-165	PA-174	1.2	1.2	1.2
PA-166	PA-175	1.2	1.2	1.2
PA-167	PA-176	1.2	1.2	1.2
PA-168	PA-177	1.2	1.2	1.2
PA-169	PA-178	1.2	1.2	1.2
PA-170	PA-179	1.2	1.2	1.2
PA-171	PA-180	1.2	1.2	1.2
PA-172	PA-181	1.2	1.2	1.2
PA-173	PA-182	1.2	1.2	1.2
PA-174	PA-183	1.2	1.2	1.2
PA-175	PA-184	1.2	1.2	1.2
PA-176	PA-185	1.2	1.2	1.2
PA-177	PA-186	1.2	1.2	1.2
PA-178	PA-187	1.2	1.2	1.2
PA-179	PA-188	1.2	1.2	1.2
PA-180	PA-189	1.2	1.2	1.2
PA-181	PA-190	1.2	1.2	1.2
PA-182	PA-191	1.2	1.2	1.2
PA-183	PA-192	1.2	1.2	1.2
PA-184	PA-193	1.2	1.2	1.2
PA-185	PA-194	1.2	1.2	1.2
PA-186	PA-195	1.2	1.2	1.2
PA-187	PA-196	1.2	1.2	1.2
PA-188	PA-197	1.2	1.2	1.2
PA-189	PA-198	1.2	1.2	1.2
PA-190	PA-199	1.2	1.2	1.2
PA-191	PA-200	1.2	1.2	1.2
PA-192	PA-201	1.2	1.2	1.2
PA-193	PA-202	1.2	1.2	1.2
PA-194</				

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

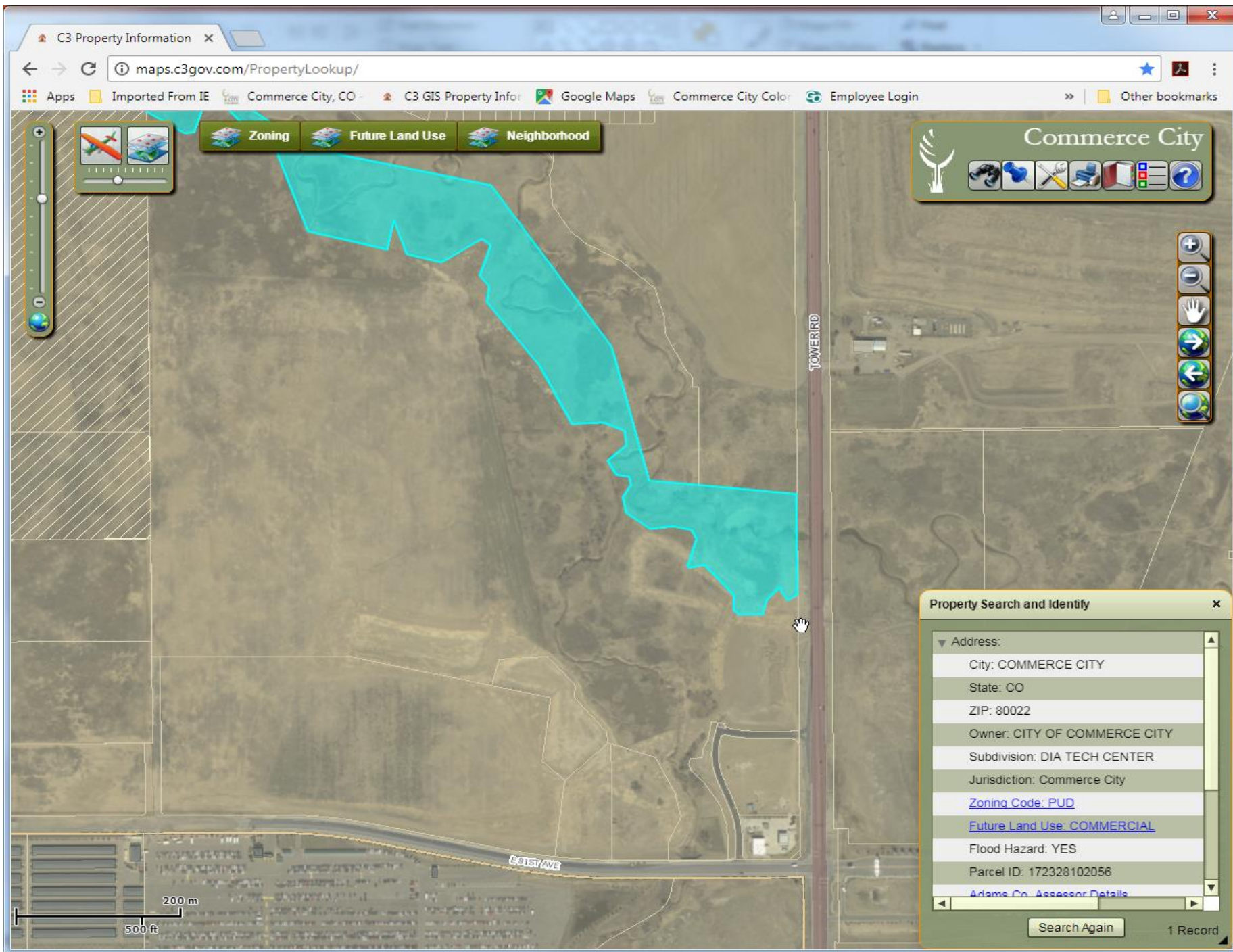
- The applicant wishes to include the subject property into the existing DIATC Metropolitan District.
- Service Plan was originally approved in 2011.
- No other changes to the Service Plan are proposed.



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

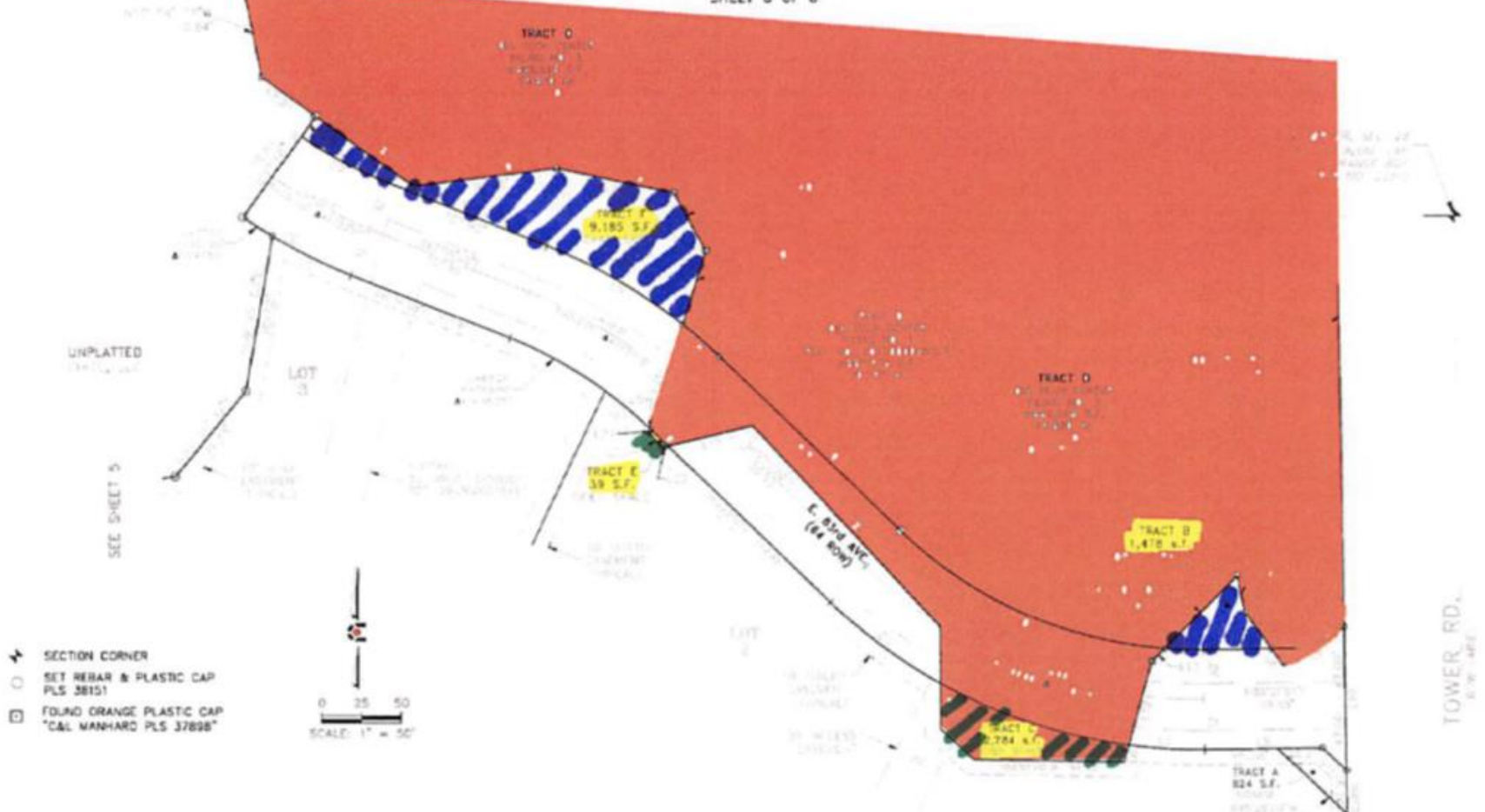
- The City will be giving DIA Tech Center 2,823 square feet of land.
- The City will be receiving approximately 10,663 square feet of land from DIA Tech Center.
- This will allow East 83rd to be built without repeatedly crossing property lines and creating small disconnected islands of property.



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.**

