



STAFF REPORT

Planning Commission

PC Date:	April 3, 2018	Case Planner:	Jenny Axmacher
CC Date:	N/A		
Location:	South East Corner of Buckley Road and East 88th Avenue (PIN 172300000106)		
Applicant:	Schuck Communities, Inc. 2 N. Cascade Ave. Suite 1280 Colorado Springs, CO 80903	Owner: Address:	Roarty Family LP 694 W. Majestic Ridge Place Oro Valley, AZ 85755

Case Summary	
Request:	Planning Commission review of a PUD Concept Schematic for an employment center that can accommodate a variety of airport related land uses including warehouses, flex space, light manufacturing, office, distribution and retail.
Project Description:	The applicant wishes to comprehensively develop an employment center directly to the north of the DIA Tech Center Development (Nexus at DIA).
Discussion Topics:	<ul style="list-style-type: none">• Allowed Land Uses/Comprehensive Plan Designation• Planning Areas• Proximity to Residential Development• Truck Traffic• Road connectivity
Key Approval Criteria:	A PUD Concept Schematic is neither approved nor denied. Therefore, no formal action is required from the Planning Commission.
Staff Recommendation:	N/A
Current Zone District:	A-3, Adams County Agricultural
Comp Plan Designation:	Office/Flex with an employment center designation

Attachments for Review: *Checked if applicable to case.*

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|---|--|
| <input checked="" type="checkbox"/> Applicant's Narrative Summary | <input checked="" type="checkbox"/> Vicinity Map |
| <input checked="" type="checkbox"/> PUD Concept Schematic | |

Background Information

Site Information

Site Size:	157.9 Acres
Current Conditions:	Undeveloped/Agricultural
Existing Right-of-Way:	88 th Avenue and Buckley Road
Existing Roads:	88 th Avenue and Buckley Road
Existing Buildings:	Various Agricultural Structures
Site in Floodplain	No

Surrounding Properties

<u>Existing Land Use</u>		<u>Occupant</u>	<u>Zoning</u>
North	Open space & Residential	Buffalo Highlands Development	PUD
South	Nexus at DIA	DIA Technology Development including existing warehouse and distribution facilities	PUD
East	Residential & DIA Technology	Second Creek and associated floodway, Future single-family homes as part of the Second Creek Farms Development and additional Nexus at DIA development	PUD & PUD
West	Open Space	Rocky Mountain Arsenal National Wildlife Refuge	ADCO

Case History

There is no relevant case history for the subject property. It has not been annexed to Commerce City at this time and is part of unincorporated Adams County.

Development Review Team (DRT) Analysis

The following describes the proposed PUD Concept Schematic along with the Development Review Team's analysis. Staff will solicit feedback and comments from Planning Commission with regards to the PUD Concept Schematic.

PUD Concept Schematics

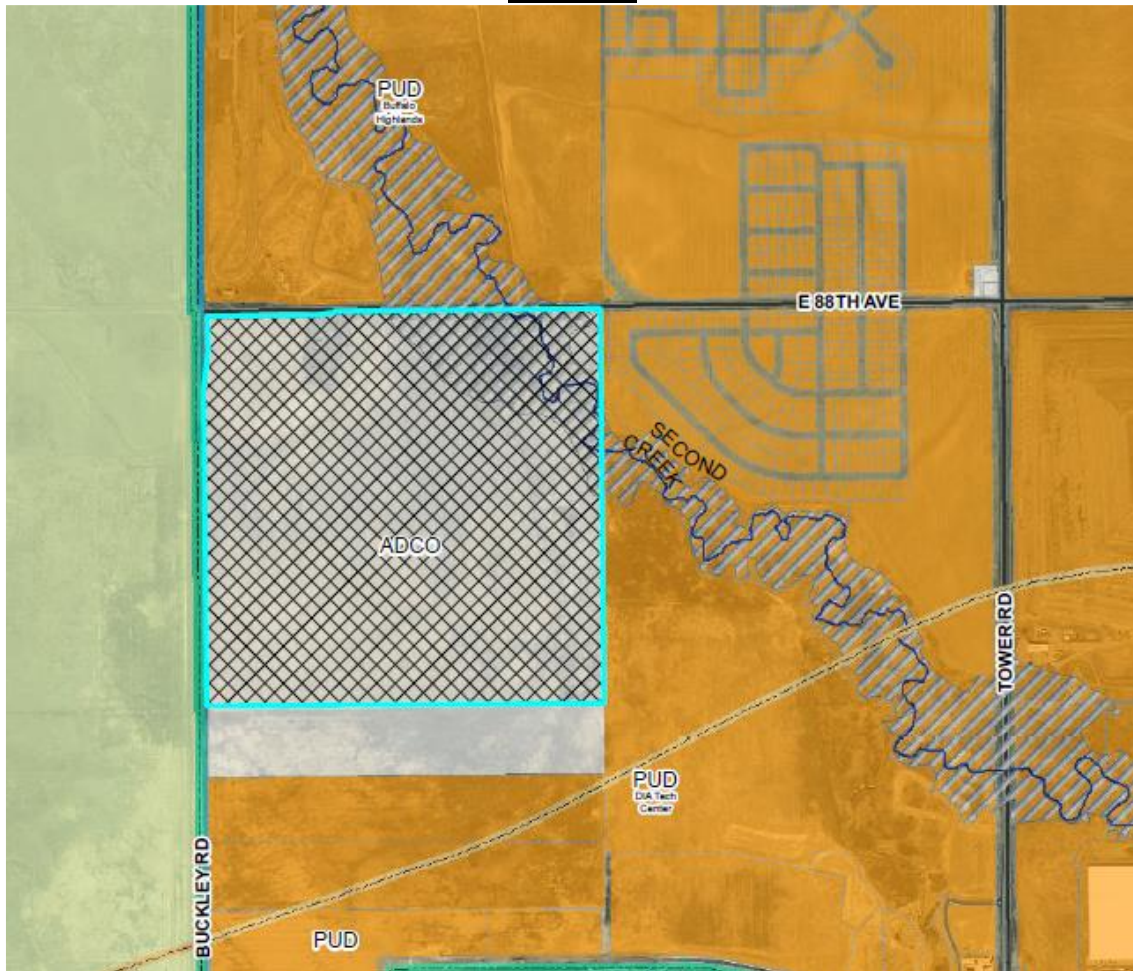
A PUD Concept Schematic is a generalized land use/site plan for an area proposed to be included within a future PUD Zone Document. It is the first step in the PUD process and it allows early, informal evaluation of a proposal before substantial expenses have been incurred. The PUD Concept Schematic provides City staff and the applicant an opportunity to determine the development's conformance with the Comprehensive Plan and the requirements of the Land Development Code (LDC), and assists the applicant in the preparation of a PUD Zone Document. Furthermore, a PUD Zone Document is used to comprehensively plan for and develop unique uses like an employment center. Planning Commission will have an opportunity to review the future PUD Zone Document and make comments and recommendations to City Council.

Project Details

The applicant describes the project as an employment center that can accommodate a variety of airport related land uses including warehouses, flex space, light manufacturing, office, distribution and retail. Nexus North at DIA will be accessed from Tower Road to the east and the DIA Tech Center

to the south via East 81st Avenue and East 83rd Avenue. Quintero Street will extend north into this property as well.

Figure 1.1



Proposed Uses

The applicant is proposing a modified version of the I-1 Light Intensity Industrial Zone District. Specifically, the applicant is proposing to mirror the I-1 zoning designation found in the LDC, while allowing land uses more similar to the DIA Technology Uses on the south side of the property. These DIA Technology uses would transition from the south of the project north within PA -1. The additional proposed uses include vehicle oriented uses, indoor auction houses, above-ground storage tanks, truck/transportation services including terminals and truck sales, warehousing and distribution, and private bus stations. It is important to note that residential uses are proposed to be prohibited in this area due to the potential conflicts created by DIA's flight patterns.

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.

Comprehensive Plan

This property is designated for Office/Flex uses with a proposed Employment Campus/Business Center. According to the C3 Vision Plan, this classification allows for a mix of flex, high-tech space, and production uses. Generally, it is accessed off collector streets near highways; it should be convenient to transit access when feasible. Ideally, this use will be designed in a campus-like,

integrated style where local transportation (streets and sidewalks), landscaping, and signage are coordinated in a master plan. Primary uses include offices and flex space. Secondary uses would allow for corporate headquarters, open space and other public uses and facilities, including educational campus uses. Retail to support the office uses, including restaurants, hotels, and conference facilities is encouraged. Related zoning designations for the Office/Flex land use category include I-1, I-2, C-3, and PUD.

The Comprehensive Plan describes the design criteria for an Employment Campus/Employment Center as follows:

An employment center should be designed in a cohesive way—providing great attention to detail and design, especially in high-visibility locations, such as along highways. It should incorporate a high level of landscaping, include high-quality building materials, include attractive fencing and gateways, provide screening for service areas, provide pedestrian access, use low-level lighting, and maximize views of the mountains and refuge.

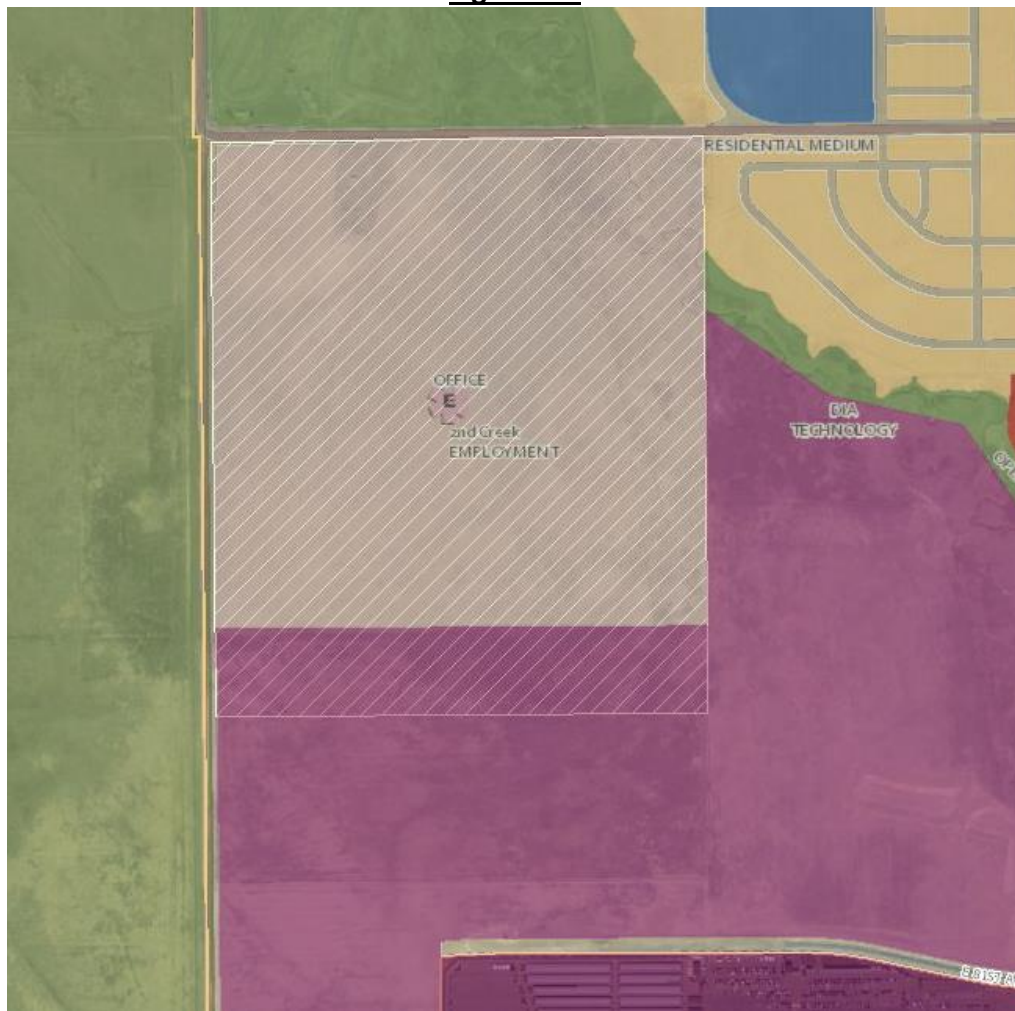
Must consider the compatibility and impact on adjacent areas, and be well connected through the transportation network. The DIA Airport Navigable Airspace restricts height (generally to between 200 to 1,250 feet above ground level, depending on the location), which should not impede development.

These are largely design criteria that are not meant to supersede the Comprehensive Plan's use designation but rather add an extra layer of guidance.

The request for I-2 type uses would be allowed by the Future Land Use Plan, however the DRT has concerns as to what the right balance of I-2 uses should be on the site and how much of the project should allow them. The Future Land Use Plan does not call out a large number of acres in the City for Office/Flex uses so staff want to make sure that the proper proportion of the project will be limited to these uses as they are vital to maintaining a balanced, economically healthy community.

The design criteria proposed for this development exemplifies the intent behind the Employment Center notation in the Future Land Use Plan and the DRT is supportive of the applicant's proposed standards.

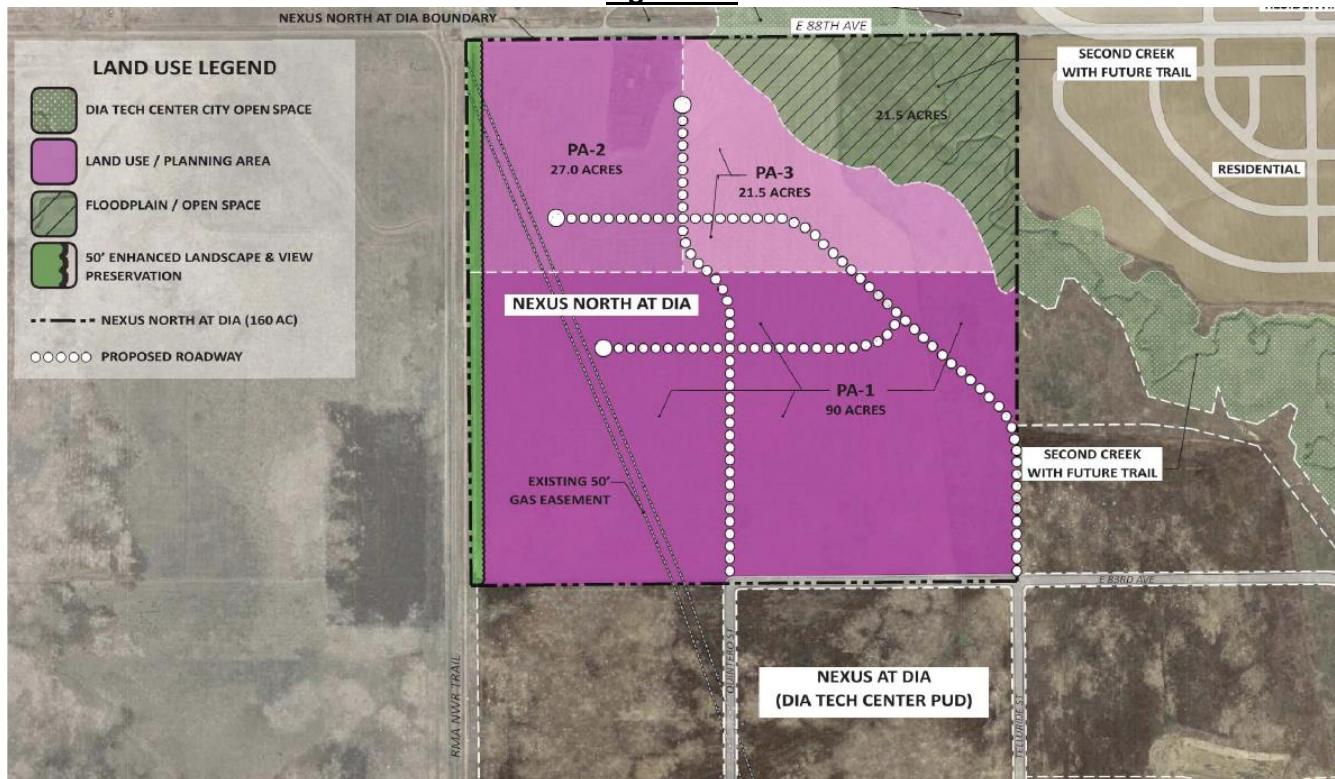
Figure 1.2



Proposed PUD Concept Schematic

The applicant's proposed concept schematic consists of 3 proposed Planning Area, PA-1, PA-2, and PA-3, along with the area of Second Creek floodplain which is proposed to be open space. The schematic also shows a preliminary road network, a gas line easement and a buffer to the Rocky Mountain Arsenal National Wildlife Refuge. The differences between the three Planning Areas are the allowed uses. The Planning Area furthest south, PA-1 will allow the most intense industrial uses, similar to the DIA Tech Center project to the south. PA-2, to the north and west of PA-1 will allow less intense uses and PA-3, to the north and east of PA-1 will allow the least intense uses. This proposed transition takes into account the adjacent land uses with more industrial land uses to the south, open space to the west and residential to the north and east.

Figure 1.3



Connectivity:

The applicant has proposed a modified street network with access from Tower Road to the east and the DIA Tech Center to the south via East 81st Avenue and East 83rd Avenue. Quintero Street will be extended north into this property as well. East 88th Avenue will not be used for access as truck traffic is prohibited on this roadway and the infrastructure improvements required to create the access are extensive due to the proximity to Second Creek.

Council has expressed concerns about additional truck traffic in the newly expanded Tower Road corridor so the DRT is sensitive to the proposed transportation terminal uses in this project and likely traffic routes these trucks would take. By eliminating the access on East 88th Avenue truck traffic from the project would funnel through the DIA Tech Center and out to Tower at 83rd Avenue or further south at 81st Avenue.

PUD Process/Next Steps

1. PUD Concept Schematic
 - a. DRT Team analysis
 - b. Planning Commission review and comment

-Current Application
2. PUD Zone Document
 - a. Planning Division works with applicant on PUD Zone Document material
 - b. DRT analysis of the PUD Zone Document
 - c. Applicant revises submittal as necessary until the document is ready for Public Hearing
 - d. PUD Zone Document is reviewed by Planning Commission at a public hearing and a recommendation is made to City Council

- e. PUD Zone Document is reviewed by City Council at a public hearing and City Council votes to approve, approve with conditions, or deny the PUD Zone Document.
- 3. PUD Development Permit
 - a. Applicants submit PUD Development Permits for administrative review and approval

Planning Commission Feedback on Proposal

The PUD Concept Schematic does not necessitate action by the Planning Commission. The concept schematic is presented as an informational item so that the applicant has a clearer understanding of general direction. The Planning Commission is encouraged to comment on the concept schematic and provide vital feedback to the applicant. Of particular importance, the applicant and staff would like feedback on the following specific information:

- A. Allowed Land Uses/Comprehensive Plan Designation
- B. Distribution/Size of Planning Areas
- C. Truck Traffic
- D. Road connectivity
- E. Proximity to Residential Development and Second Creek Open Space