

Nexus North at DIA PUD Zone Document Amendment Narrative

Background: Originally approved in March 2019, The Nexus North at DIA PUD Zone Document set forth the various industrial distribution, warehouse, flex and office land uses, as well as details the specific Planning Areas for these various land uses within the project.

Based on feedback from potential users, there is an unmet need in Commerce City for new very large warehouse / distribution facilities, from 750,000 to 1,000,000 + sq. ft. (commonly known as “Amazon-sized” warehouse facilities). Without such availability in desired locations within Commerce City, such large facility users have had to search elsewhere in the Denver-metro area for these facilities, primarily in Aurora.

Request: Amend the Nexus North PUD Zone Document to allow for the construction of a large warehouse distribution facility (>750,000 sq. ft.), while maintaining the same total area of PA-3 uses (primarily flex, office, tech and research) as the original Nexus North PUD.

Purpose: This proposed PUD Amendment allows for a large warehouse / distribution facility (> 750,000 sq. ft.) to be located within the Nexus North project, which would otherwise need to locate elsewhere within the Denver-metro area.

Benefits: Such large facilities and users at Nexus North would bring dozens of new jobs and a significant and stable tax base to Commerce City and to Adams County.

Effects & Limits of This Amendment: This change in the designated PUD Planning Areas to accommodate a large warehouse distribution facility would ONLY be allowable for facilities > 750,000 sq. ft. This change does NOT allow for additional smaller warehouse distribution facilities (< 750,000 sq. ft.) than was originally approved by the Nexus North PUD. This PUD Amendment also preserves the same total acreage for PA-3 uses as set forth in the original PUD, which targets flex, office, tech and research type of facilities / users.

Justification for Approval: This PUD Amendment provides the opportunity for a large facility user (>750,000 sq. ft.) to located in the Nexus North project, which is not feasible under the current PUD. Such a large user would bring significant new jobs, larger tax base, positive press coverage and regional visibility to Commerce City. This Amendment that allows a revision to the current PUD planning areas would ONLY occur in the event a large warehouse distribution facility / user locates at Nexus North. It would not allow additional warehouse / distribution uses at Nexus North for smaller facilities (< 750,000 sq. ft.). This PUD Amendment also preserves the same total acreage for PA-3 uses as set forth in the original PUD, which targets flex, office, tech and research type of facilities / users.