



# Z-896-11-12-16-17-21

Location:

Property generally located south of E. 84th Ave, west of Tower Road, north of E. 81st Ave and east of the Rocky Mountain Arsenal Nation Wildlife Refuge

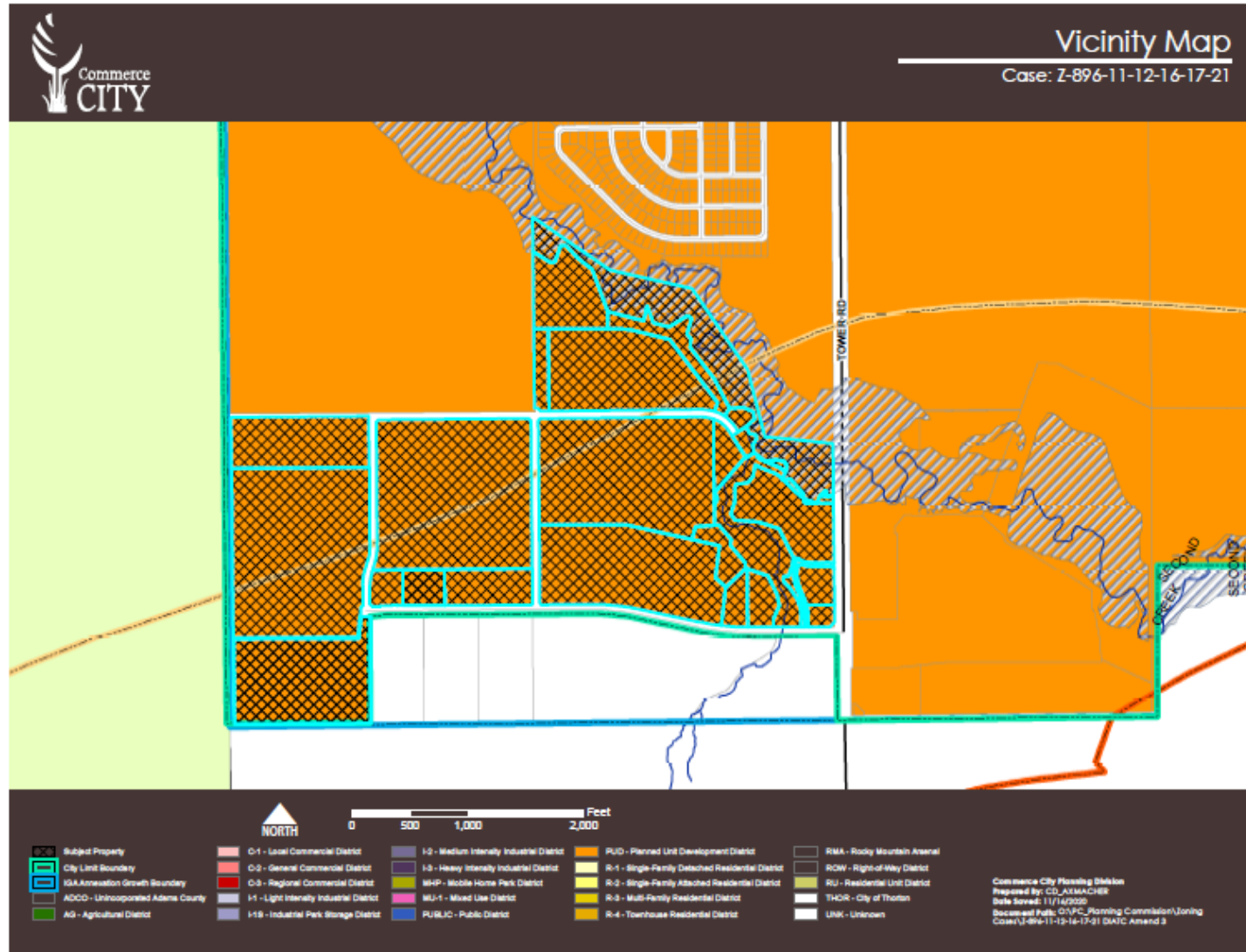
Applicant:

DIA Tech Center, LLC

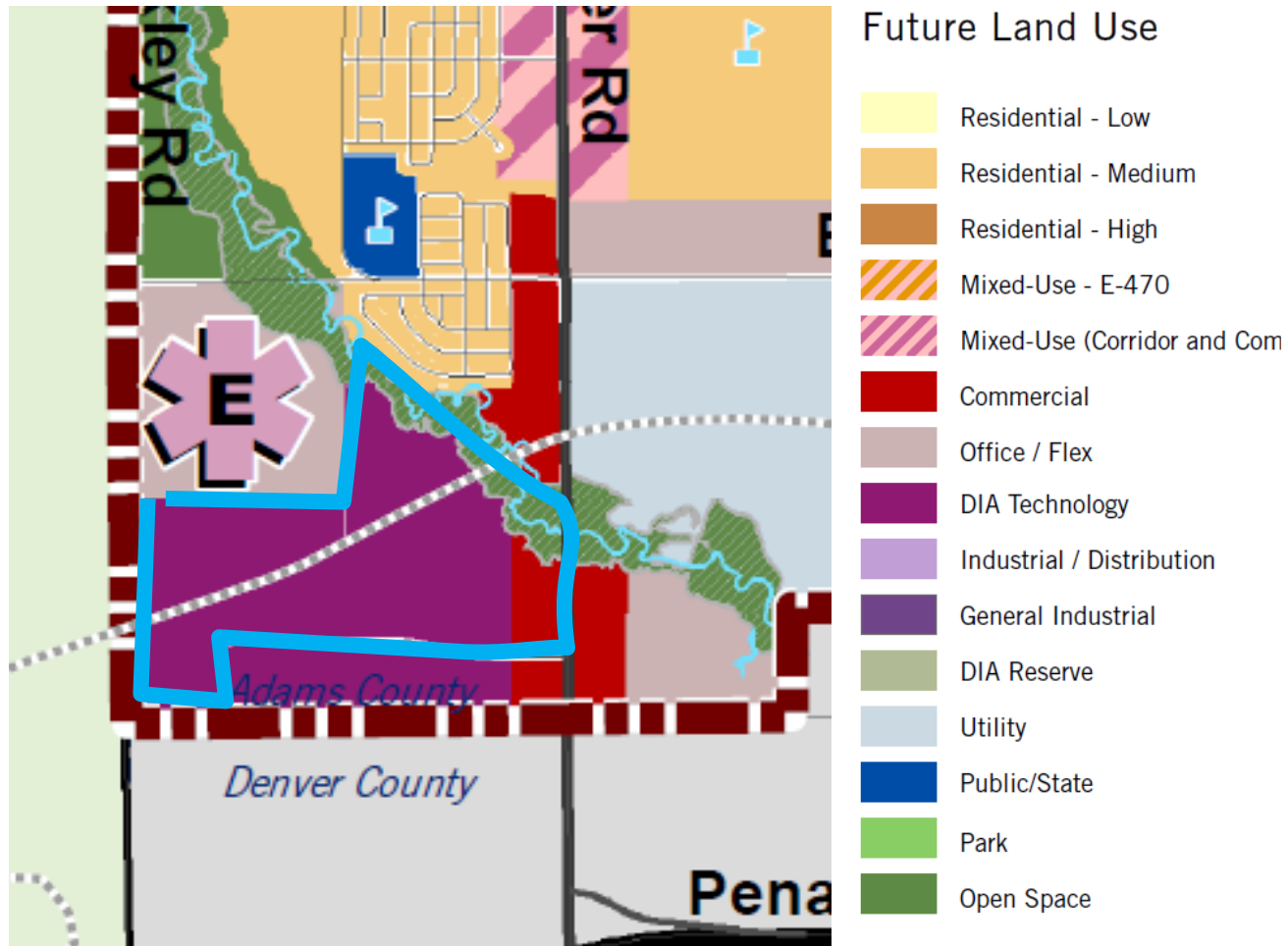
Request:

Amend PLUD (Planned Unit Development) Zone Document

# Vicinity Map



# Comprehensive Plan





# Aerial



# Case History

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- In 2011, the DIA Tech Center development was annexed and zoned PUD 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.
- The PUD was amended in 2016 and 2017 to add additional property to the development.

# Request

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- Amend the PUD Zone Document to allow the deviation of setback and Floor Area Ratio standards to be considered through the minor modification process.



# Proposed Amendment

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- Sheet 1 – Cover Sheet – No changes other than updates for Amendment 3
- Sheet 2 – Project and Design Intent – No changes
- Sheet 3 – Existing Conditions – No changes
- Sheet 4 – Land Use Plan – Added note referencing Sheet 6, note 15
- Sheet 5 – Land Use Schedule – No changes
- Sheet 6 – Development Standards – Added note 15



# Proposed Amendment

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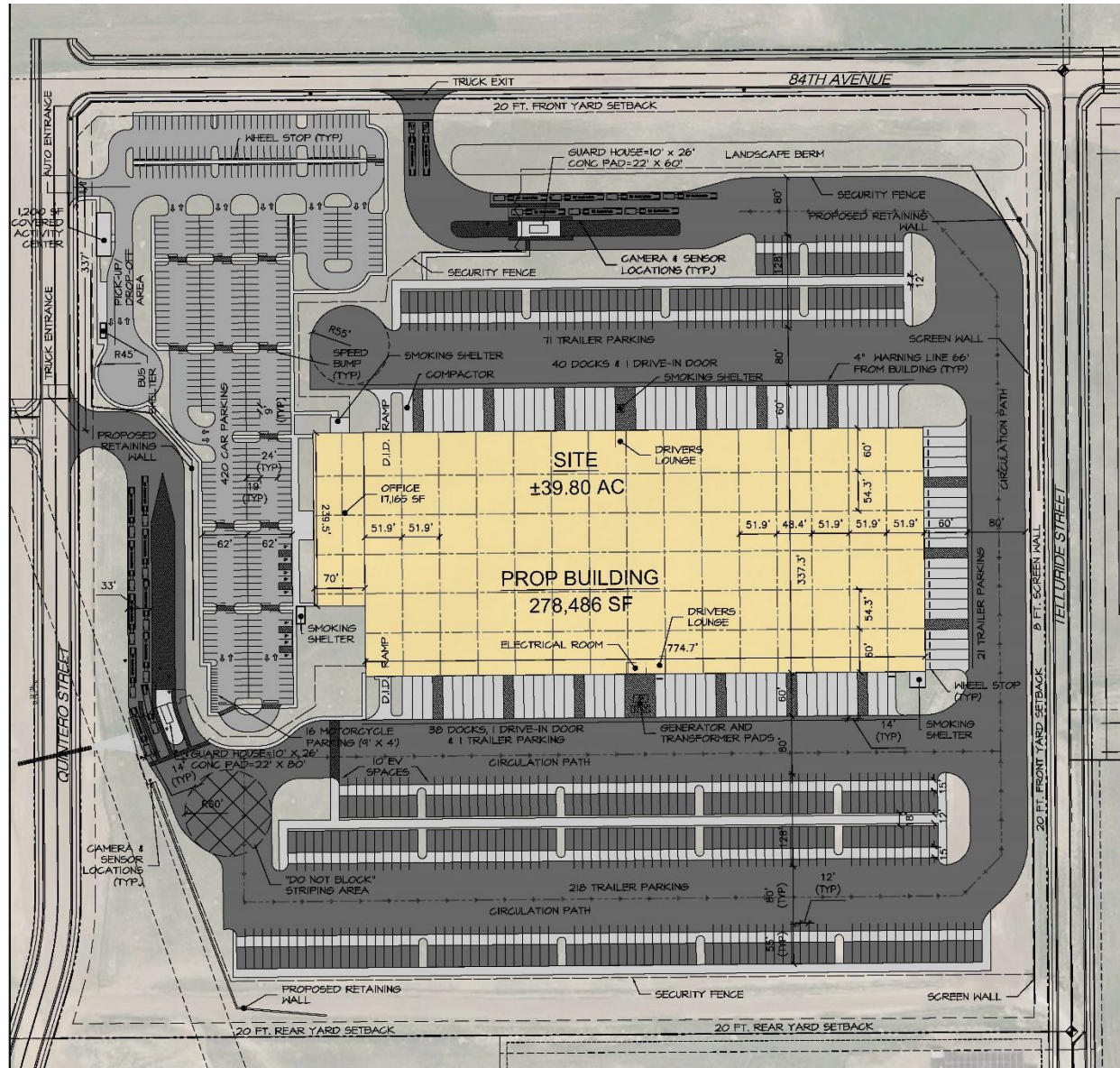
- Sheet 6, Note 15
- The Community Development Director may approve deviations to the setback and floor area ratio (FAR) requirements from the approved DIATC PUD Zone Document subject to the minor modification process.
- The minor modification for such a request shall be submitted along with an application for a Planned Unit Development Permit (PUD permit).
- A minor modification shall not be permitted unless one of the following compensatory benefits has been demonstrated to exist:



# Proposed Amendment

- 1.) Installation of: i) a stand-alone employee amenity area or structure designed that provides year-round weather protection and outdoor lighting, ii) gazebo, or iii) attached structural element, each with a minimum floor area ratio of 0.40% the primary building structure Square footage or a minimum of 1,000 square feet, whichever is greater.
- 2.) Enhanced landscaping or hardscape elements, or combination thereof, such as but not limited to: i) 10% increase in living plant material coverage for site perimeter landscaping or 30% increase in overall plants material onsite, ii) public art in highly visible areas from the public or private right-of-way or highly trafficked areas, iii) contrasting special paving materials, iv) low walls, or v) murals and decorative metal wall screens.
- 3.) Use of high quality building materials or articulation to the façade of the building, or combination thereof, such as but not limited to: i) a minimum of three (3) variations in the building façade through recesses, protrusions, entries and changes in planes, ii) change in roof form and materials, iii) breaking down the form and massing, (i.e. vertical massing breaks every 65 feet (applies to front and side facades)); or iv) any façade that is generally parallel to, and within 15 feet of a right-of-way line, shall have 35% of its length occupied by transparent windows, doors, and storefronts.

# Example – DIATC F.8 L.1



# Proposed Amendment

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- The proposed amendment does not change any of the approved uses, or design standards for the project.
- Minor Modifications require the approval of the Community Development Director.
  - Approval is not guaranteed with the amendment

# Required Public Notification

(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Code Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	13 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Denver Post
Placard/Sign on Property	At least one sign on subject property	✓	3 Signs Posted

*All public notification met the requirements of Resolution 2020-30 to provide notice that the meeting may be conducted electronically; advance registration for testifying is required; and information for participation is provided in the published agenda.*

# Public Comment

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- As of this date, staff has received no requests for additional information.





# PC Recommendation

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- The Planning Commission recommendation will be provided during the presentation.





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

