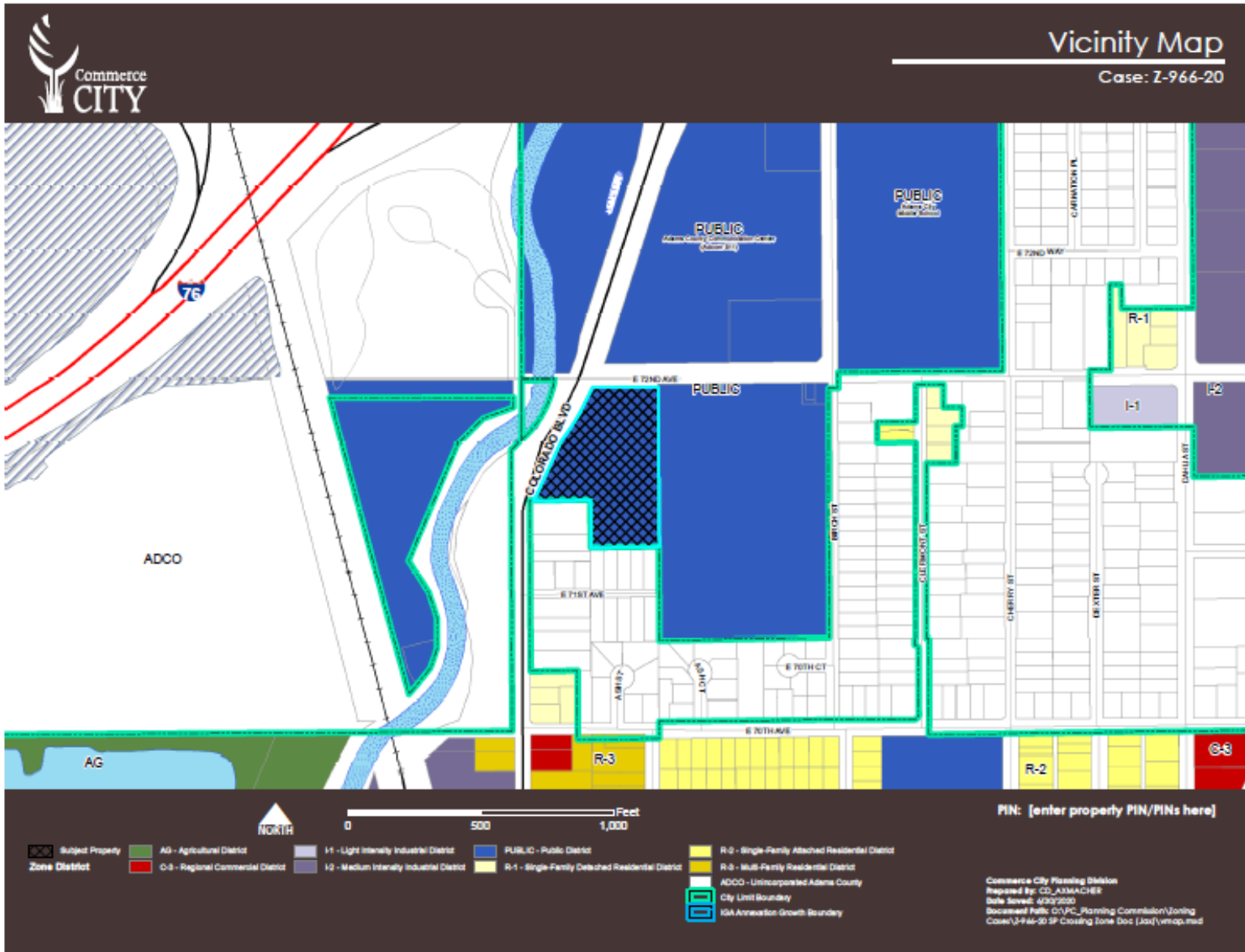




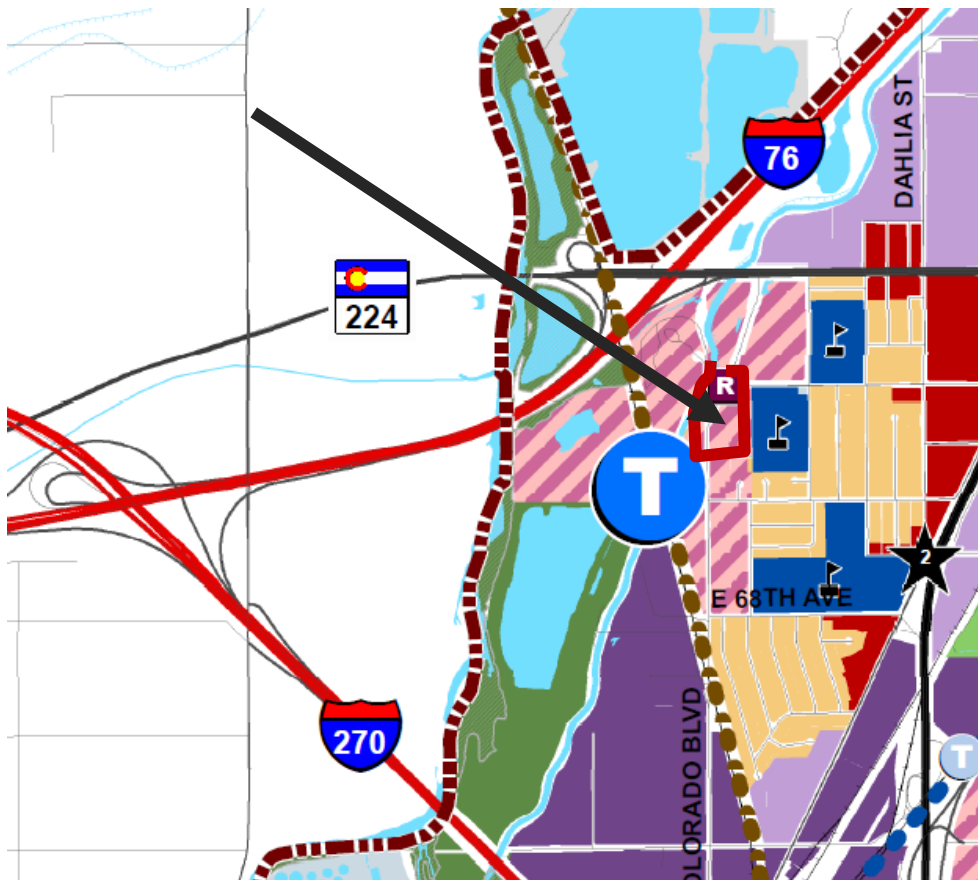
Z-966-21

Location:	7190 Colorado Boulevard
Applicant:	Urban Land Conservancy
Request:	Rezoning from Public to PUD (Planned Unit Development)

Vicinity Map



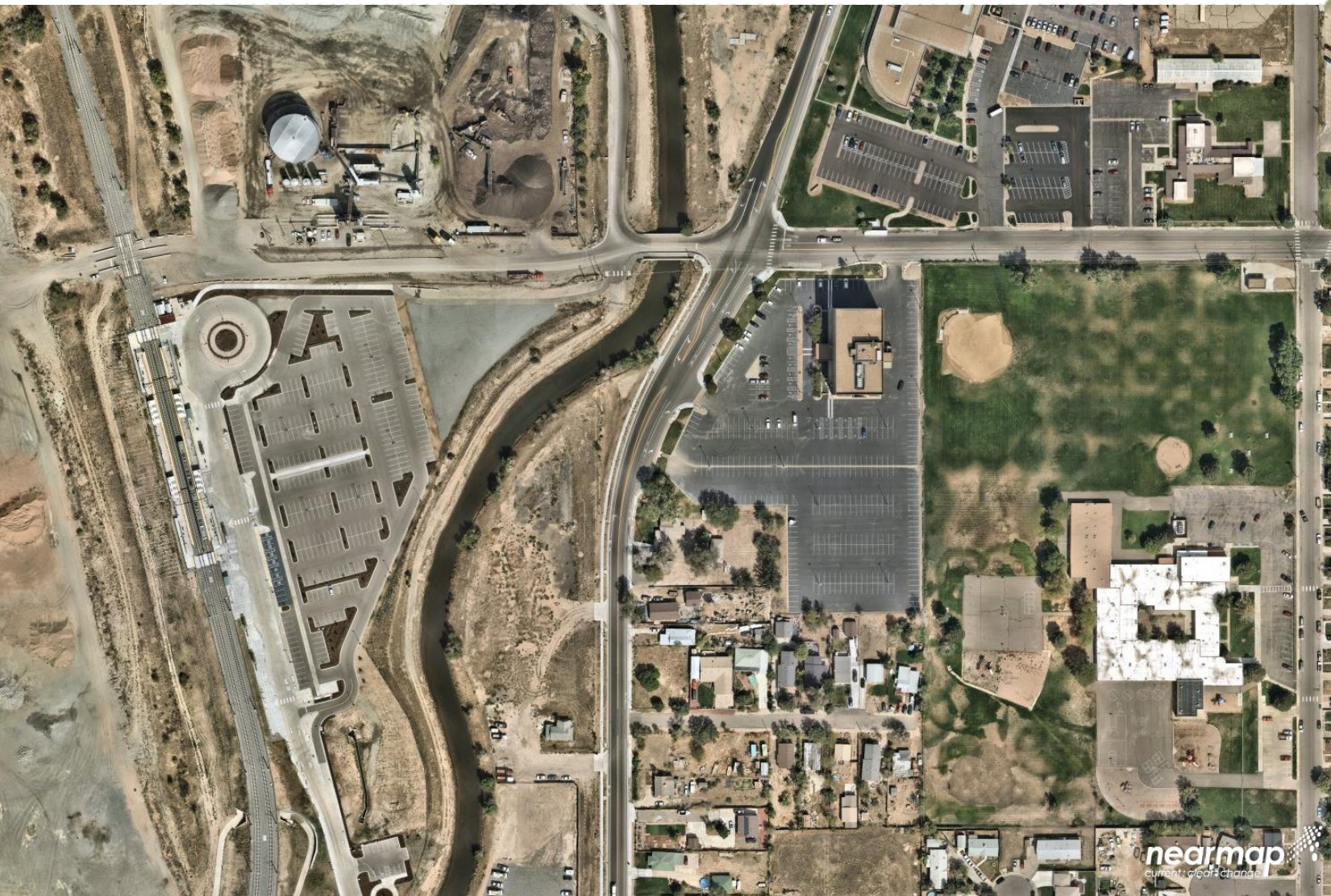
Comprehensive Plan



Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Com)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space

Aerial



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Case History

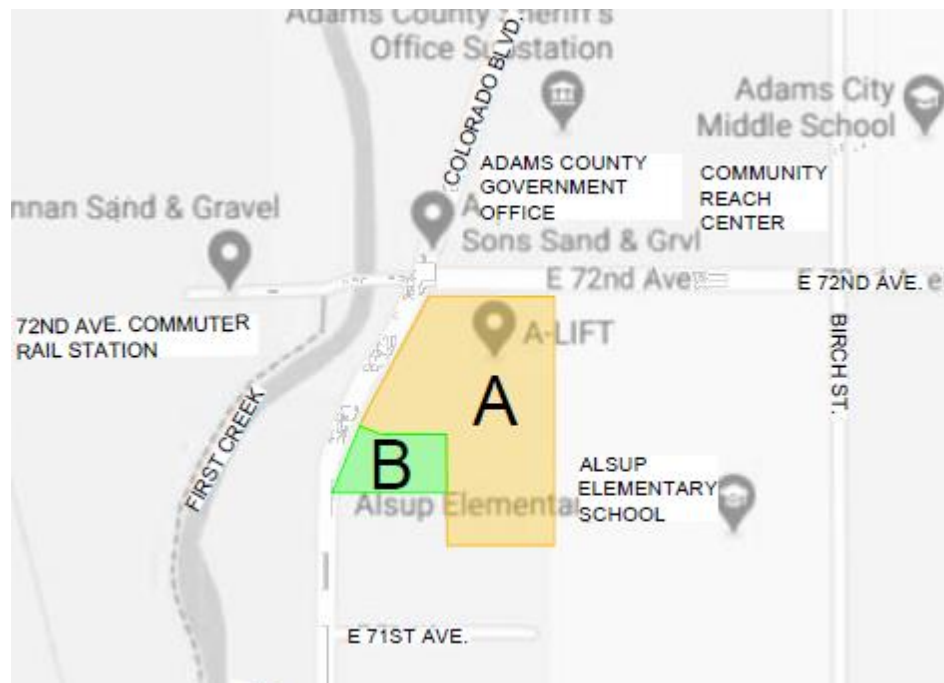
- Rezoned to Public in 1989
- Former site of Adams County Human Services



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Request

- Rezone the site from Public to PUD to allow for a wider variety of uses in support of Transit Oriented Development (TOD)



Land Uses

- **Planning Area A – Existing Building**
 - More varied office and commercial uses
 - Includes those permissible in the C-2, General Commercial, Zone District.
- **Planning Area B- Proposed new Multifamily project**
 - More dense multifamily residential use (60 dwelling units total) than
 - R-3 Zone District (24 dwelling units per acre)
 - Allows for accessory Commercial Uses
 - not to exceed 25% of any building's FAR
- **The DRT is supportive of the proposal** and believes the expansion of allowed uses and increased residential density will allow the site to more appropriately take advantage of its proximity to the 72nd Avenue Station. tial developments to the north.



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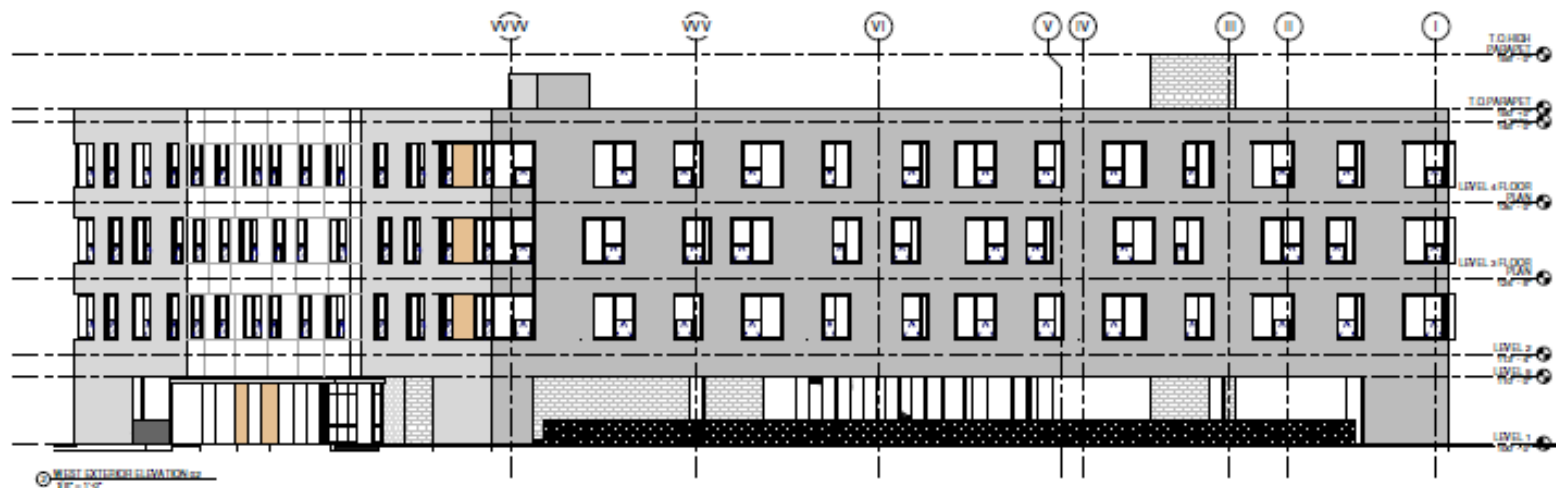
Bulk Standards

- The proposed building height, and setbacks are more urban in nature
- Supported by the STAMP and will help in the creation and feel of TOD
- **The DRT is supportive of the proposed standards.**



Design Standards

- The applicant is proposing enhancements to the design standards in the R-3 zone district
- Upgraded amenities
- Programmed open space
- Upgraded building materials
- Minimum of 50% of the multi family dwelling units will have a porch or patio
- The design criteria proposed for this development exemplifies the intent behind the Mixed Use designation in the Future Land Use Plan and **the DRT is supportive.**



Infrastructure

- No major infrastructure improvements required
 - Access will remain in similar locations
 - Traffic Study will evaluate if a signal at 72/Colorado is required
 - Drainage Study will consider required on site detention



Public Comment

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



DRT Recommendation

- The DRT recommends that the Planning Commission vote to forward this request to City Council with a **favorable** recommendation.



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City staff and the applicant are available to answer questions.

