

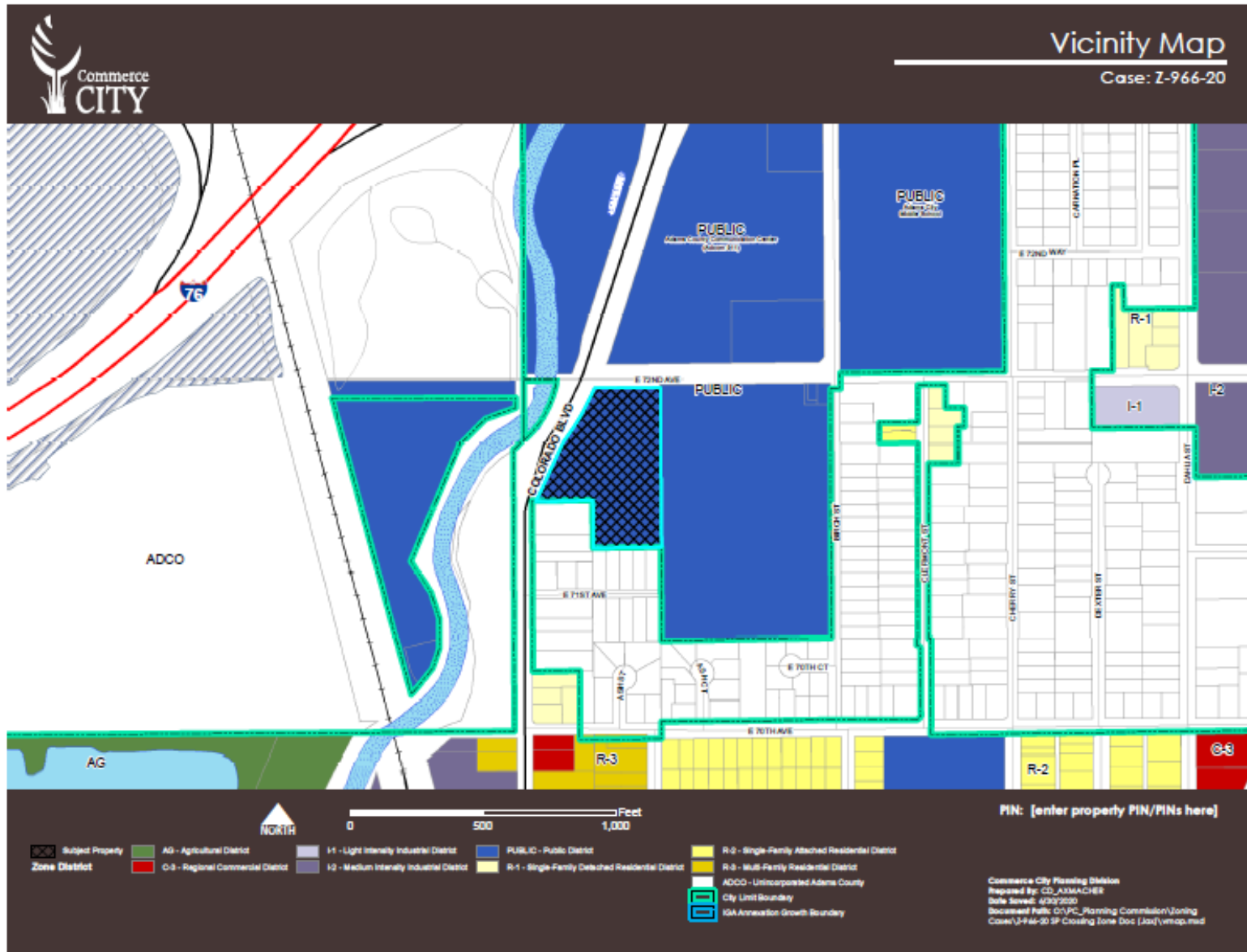


# Z-966-21

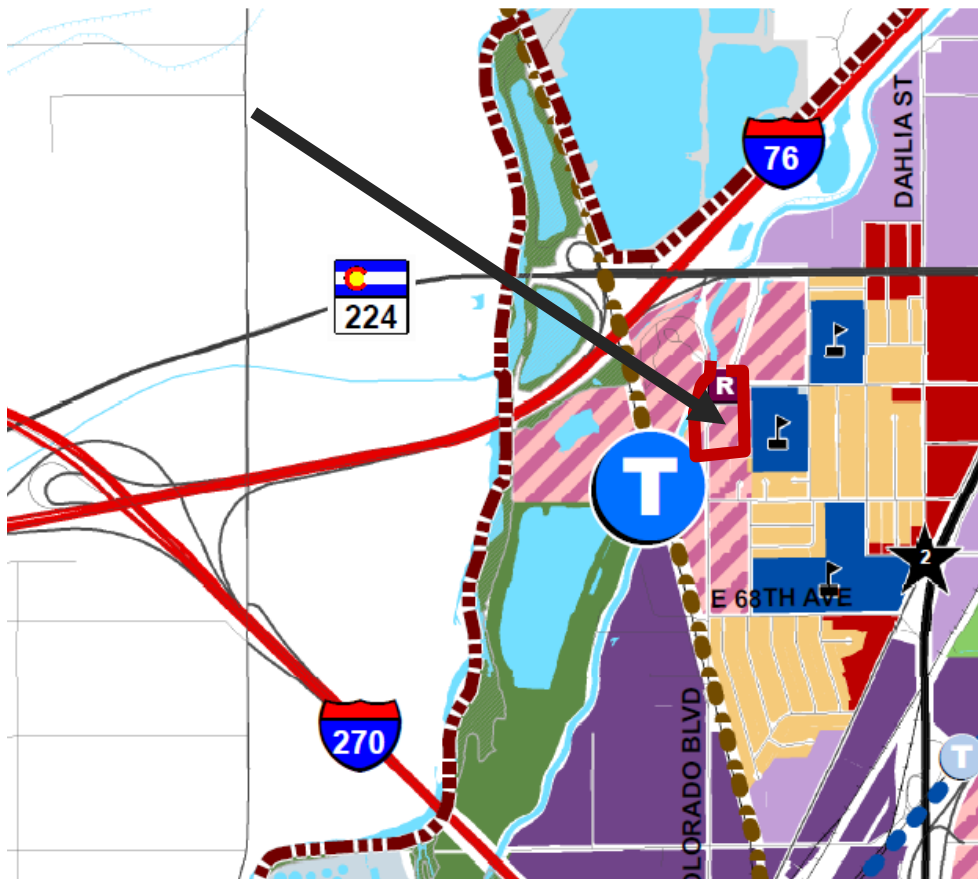
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Location:	7190 Colorado Boulevard
Applicant:	Urban Land Conservancy
Request:	Rezoning from Public to PUD (Planned Unit Development)

# Vicinity Map



# Comprehensive Plan

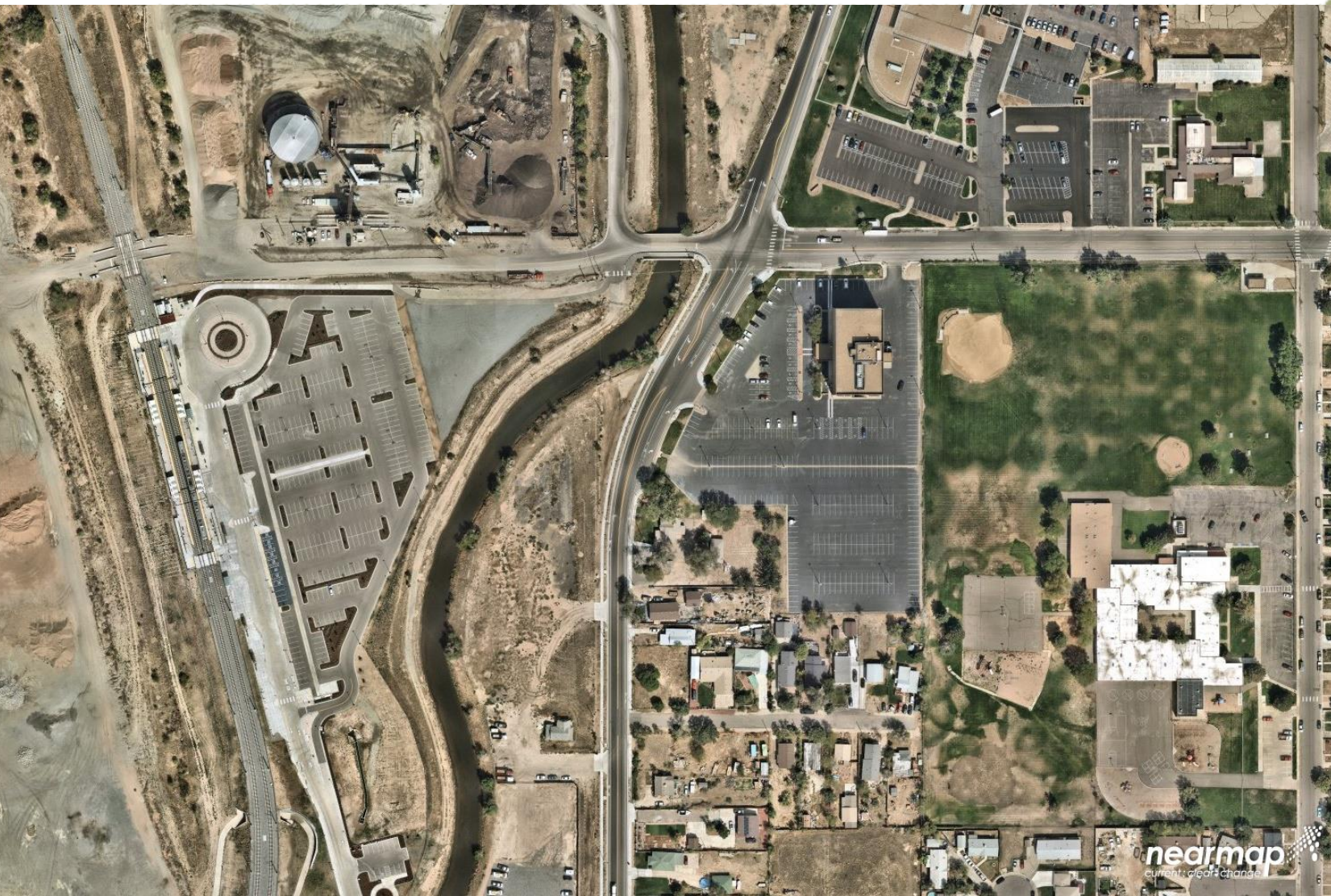


## Future Land Use

- 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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Commerce  
CITY



# Site Photos



# Case History

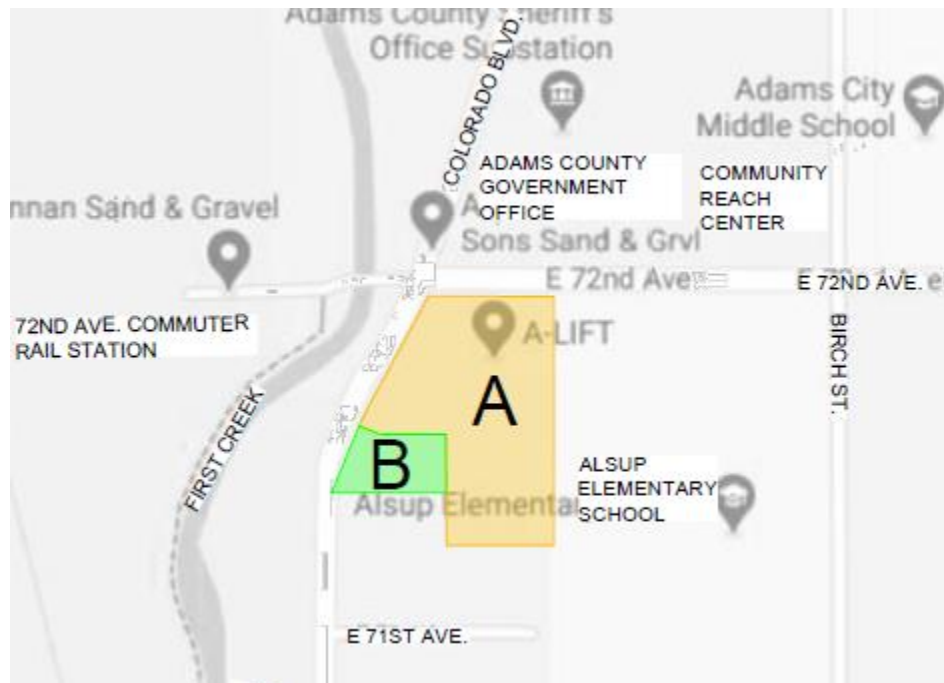
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- Rezoned to Public in 1989
- Former site of Adams County Human Services



# 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

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- **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 Planning Commission 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 72<sup>nd</sup> Avenue Station.



# Bulk Standards

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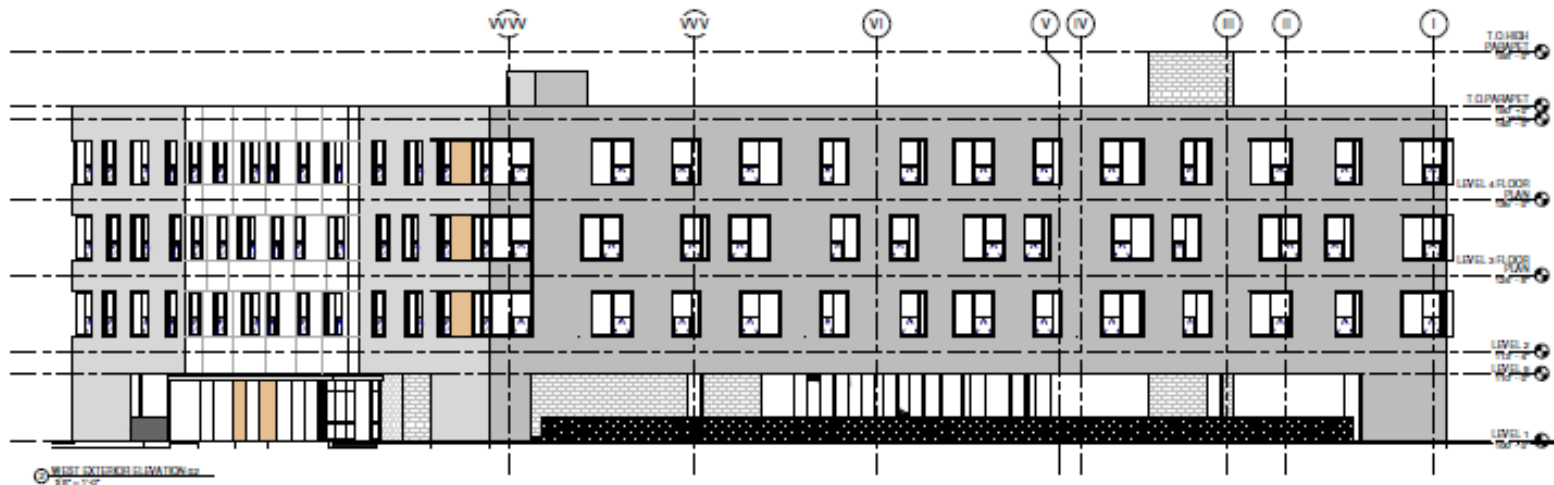
- The proposed building height, and setbacks are more urban in nature
- Supported by the STAMP and will help in the creation and feel of TOD
- **The Planning Commission is supportive of the proposed standards.**



# Design Standards

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- 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 Planning Commission is supportive.**



# Infrastructure

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- 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





# 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	✓	25 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel-Express
Placard/Sign on Property	At least one sign on subject property	✓	Two 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 December 10, 2020, staff has received no requests for additional information.



# Approval Criteria

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- The proposed PUD Zone Document Amendment is consistent with all applicable City adopted plans
- The requested PUD Zone Document Amendment will continue to comply with the purpose and intent of the PUD district
- The PUD Zone Document will continue to comply with all applicable city standards
- The Property has been integrated with adjacent property
- This PUD Zone Document Amendment is similar to what is currently approved for the portions of the PUD included with this request and should not result in any additional impacts beyond those associated with the current PUD Zone Document
- Sufficient public safety, transportation and utility facilities are available to serve the Property
- The proposed changes to the PUD Zone Document could not be achieved through other processes

# Planning Commission Recommendation

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- On December 1, 2020, the Planning Commission voted 5-0 to forward this request to City Council with a **favorable** recommendation.







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

