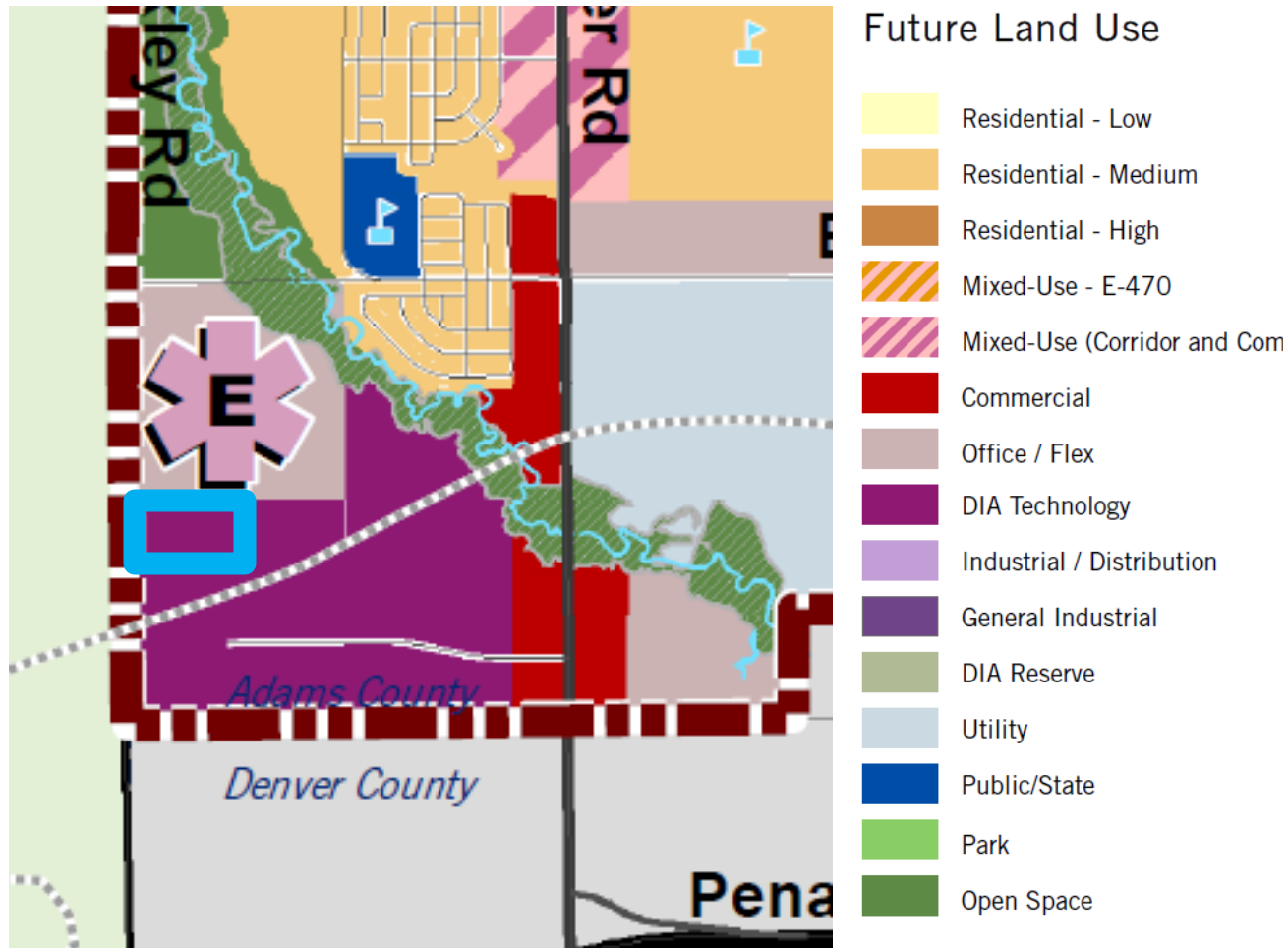




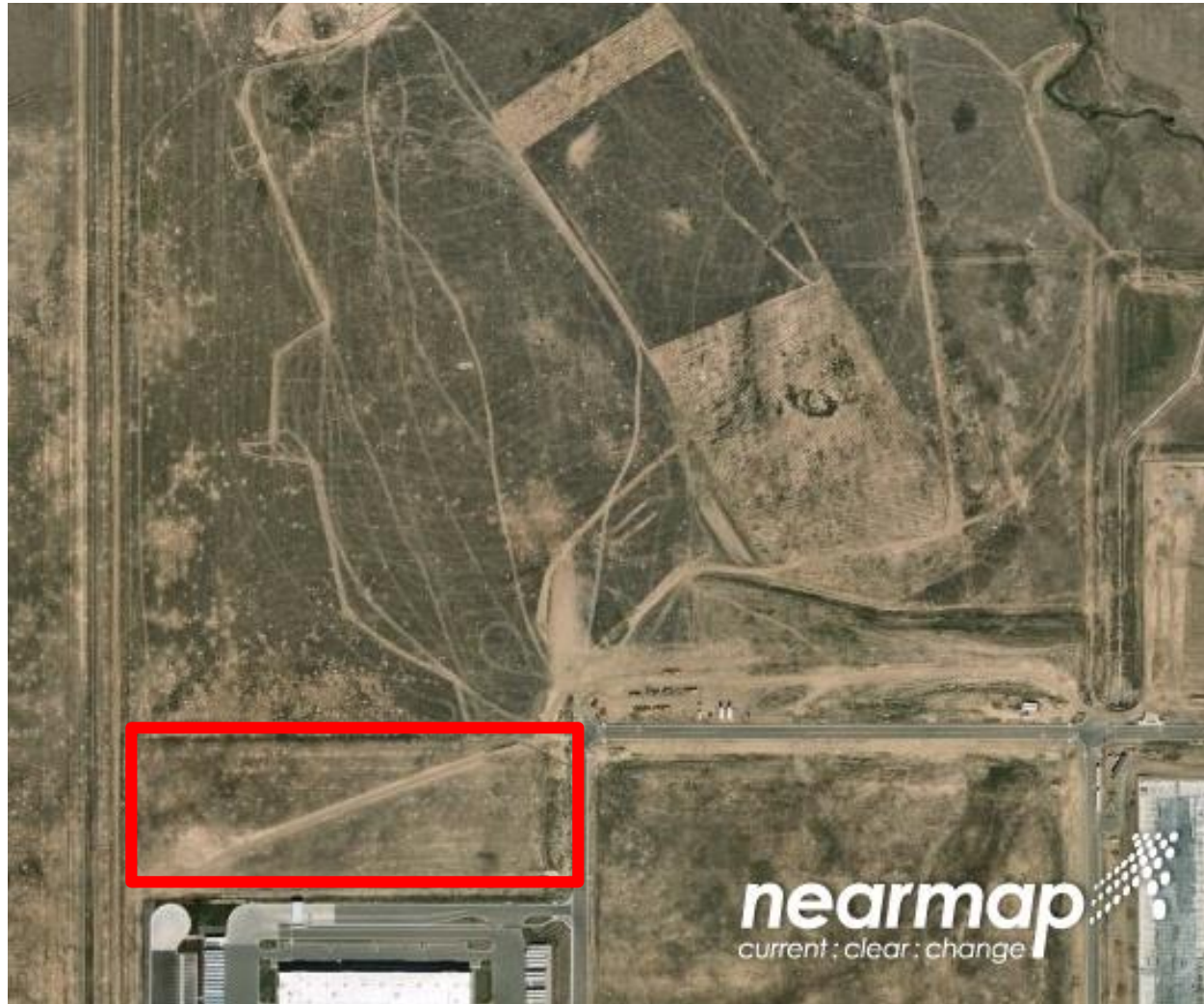
Location:	Property generally located on northwest corner of Telluride Road and East 84th Avenue
Applicant:	Becknell Services, LLC
Request:	Amend PUD (Planned Unit Development) Zone Document to include additional property within the Nexus North development

Z-945-17-19-21

Comprehensive Plan



Aerial



Case History

Subject Property Case History:

AN-246-17, Z-896-11-12-16-17:

Subject property was annexed into Commerce City and zoned as part of the DIA Tech Center PUD.

Nexus North Case History:

Z-945-17:

In April of 2018, the Planning Commission reviewed and provided feedback on a PUD Concept Schematic for Nexus North property.

Z-945-17-19:

In April of 2019, Council approved the Nexus North PUD Zone Document and PUD zoning designation for the newly annexed site.

Z-945-17-19-20

In January of 2020, Council approved an amendment to allow for the modification of planning area sizes within the Nexus North PUD to allow for a 750,000 sf or larger building in PA -1.

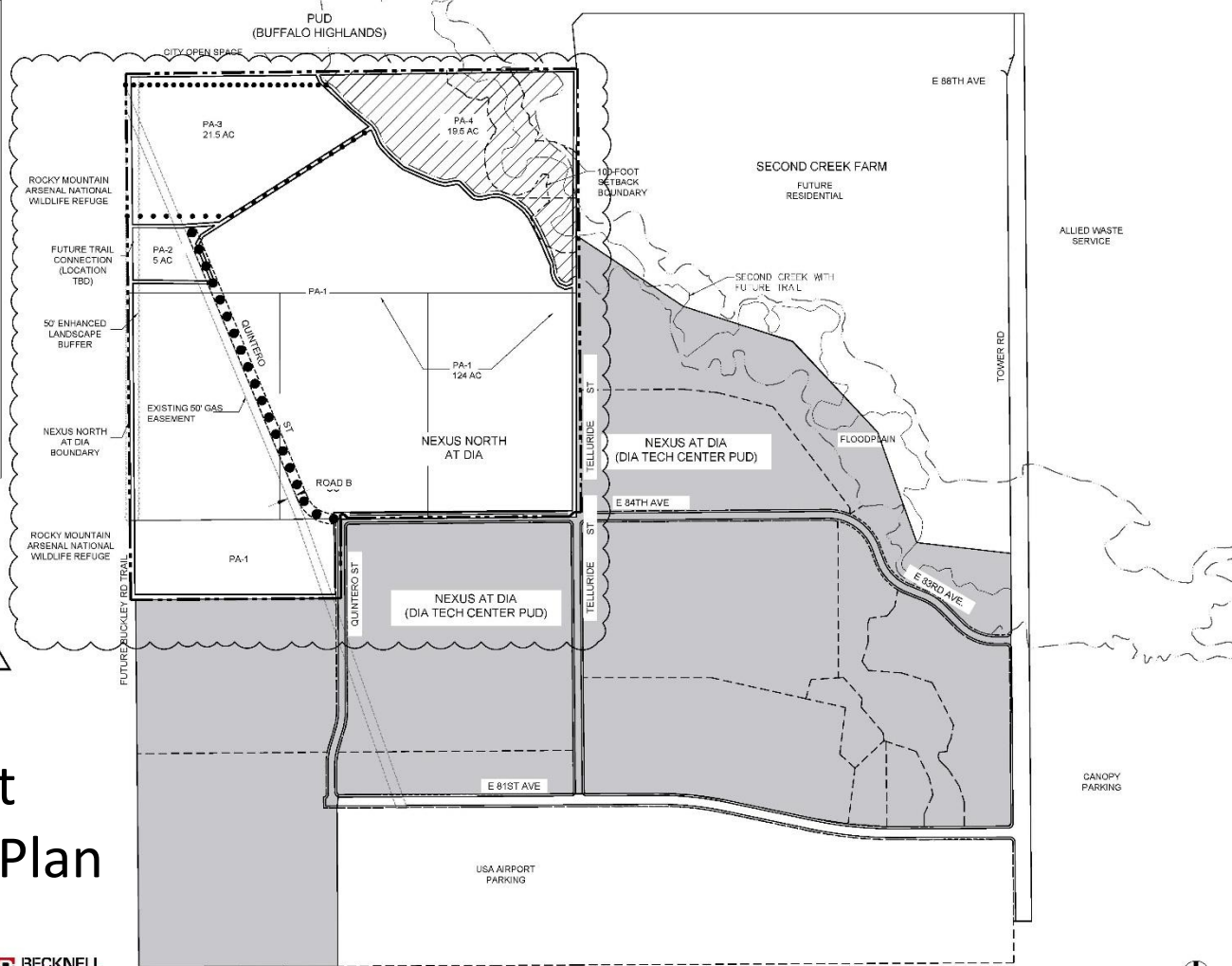
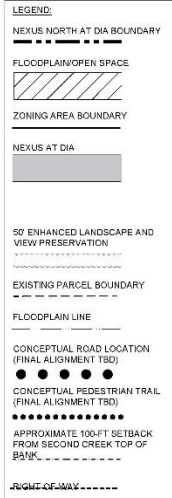
Request

- Amend the Nexus North PUD Zone Document to include twelve additional acres of land into the development.



NEXUS NORTH AT DIA PUD ZONE DOCUMENT

NW QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
STATE OF COLORADO, COUNTY OF ADAMS, CITY OF COMMERCE CITY
SHEET 4 OF 7



PUD Zone Document Land Use Plan

ENGINEER:
BECKNELL INDUSTRIAL
CONTACT: MATT GARVER
120 EAST BURLINGTON AVENUE
LA GRANGE, ILLINOIS 60525
PHONE: 708.443.9000



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NEXUS NORTH OWNER, LLC
2750 E. 146TH ST, SUITE 200
CARMEL, IN 46033
P: 317-669-6000

PUD ZONE DOCUMENT

NEXUS NORTH AT DIA
COMMERCE CITY, CO

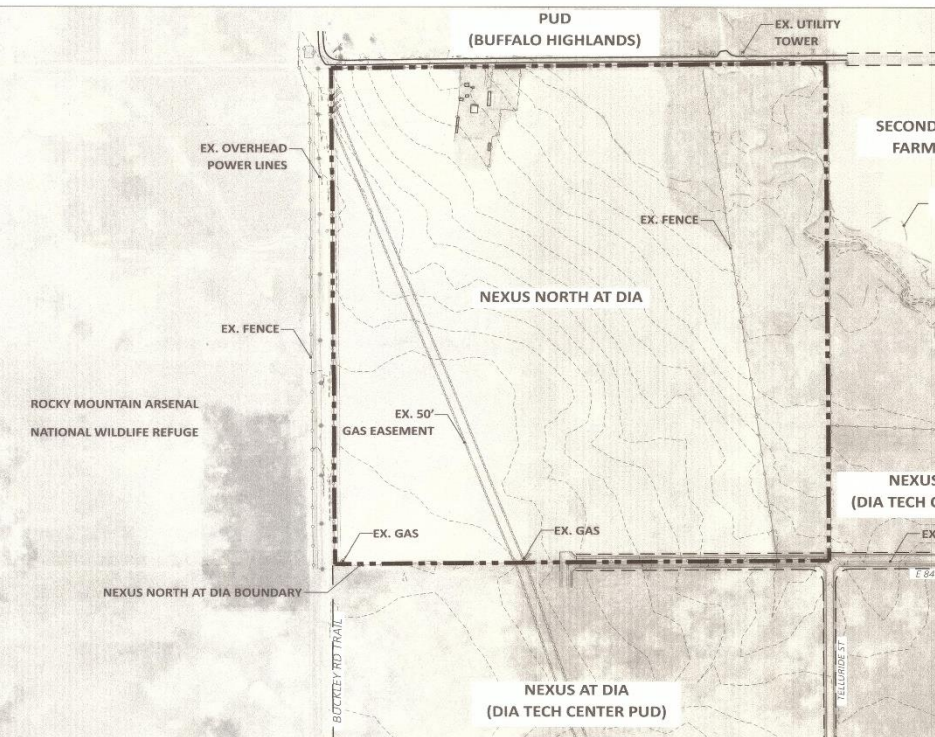
SUBMITTAL / REVISIONS:

CITY SUBMITTAL	• June 12, 2018
RESUBMITTAL	PER COMMENTS • Oct. 8, 2018
RESUBMITTAL	PER COMMENTS • Dec. 21, 2018
RESUBMITTAL	PER COMMENTS • Feb. 25, 2019
AMENDMENT	• Sept. 27, 2019
AMENDMENT	• Jan. 05, 2021

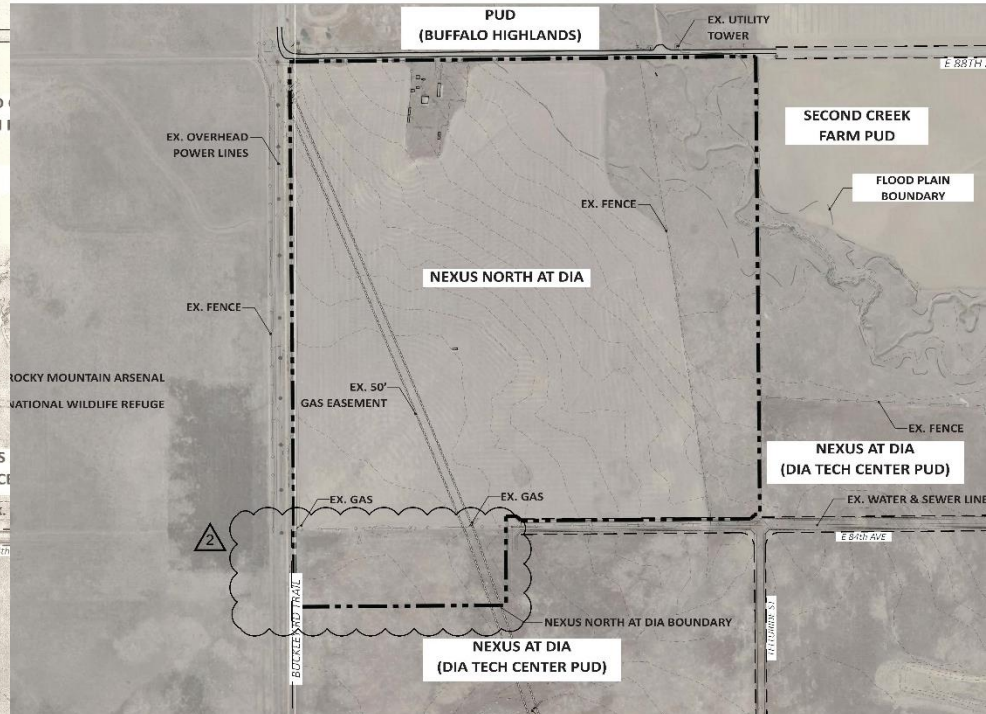
LAND USE SCHEMATIC

4 of 7

Current and Proposed Boundary



Current



Proposed

Proposed Amendment

- Include 12 additional acres in Nexus North
 - Subject property is currently vacant
 - Zoned as part of DIA Tech Center PUD - PA 10
 - Comprehensive Plan Designation of DIA Technology
- Nexus North Zoning – PA 1 is similar
- Complies with Comprehensive Plan Designation
- Will allow for property to be combined with vacant land to the north in Nexus North for increased development potential

Proposed Amendment

- The proposed amendment does not change any of the approved uses, bulk standards, or design standards for the Nexus North project
 - The design standards for Nexus North are slightly more restrictive compared to the DIA Tech Center
 - Will result in a higher aesthetic for the development of the subject property
- No other changes are proposed to the PUD other than adding the additional property



Commerce
CITY

Proposed Amendment

- Sheet 1 – Cover Sheet –Updated legal description and land area total
- Sheet 2 – Project and Design Intent – No changes other than overall land area
- Sheet 3 – Existing Conditions – Expansion of project boundary
- Sheet 4 – Land Use Plan – Expansion of project boundary
- Sheet 5 – Land Use Table – Updated planning area acreages
- Sheet 6 – Allowable Use– No changes
- Sheet 7 – Street Cross Sections – No changes

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 500 feet	✓	11 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in Commerce City Sentinel
Placard/Sign on Property	At least one sign on subject property	✓	1 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

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



DRT Recommendation

- The proposed PUD Zone Document Amendment meets the approval criteria in Section 21-3251 of the Land Development Code.
- The DRT recommends that the Planning Commission vote to forward this request to City Council with a **favorable** recommendation.



City staff and the applicant are available to answer questions.

