



## Legislation Text

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**File #:** Z-941-17, **Version:** 1

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AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO FOR REZONING TO PUD ZONE DISTRICT AND APPROVING A PUD ZONE DOCUMENT FOR THE PROPERTY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF BOUND BY E. 64TH AVENUE TO THE NORTH, E. 62ND AVENUE TO THE SOUTH, HOLLY STREET TO THE EAST, AND HIGHWAYS 2 AND 85 TO THE WEST, COMMERCE CITY, COLORADO.

**Summary:**

REGen, LLC, the City of Commerce City, and the Commerce City Urban Renewal Authority are requesting approval for a rezoning from C-3 to Planned Unit Development (PUD) for the former Mile High Greyhound Park Site. The subject property is generally bound by E. 64<sup>th</sup> Avenue on the north, E. 62<sup>nd</sup> Avenue on the south, Holly Street on the east, and State Highways 2 and 85 on the west. This application is being processed concurrently with a vacation case (V-86-17).

**Responsible Staff (Department Head):** Chris Cramer, Director of Community Development

**Staff Member Presenting:** Paul Workman, City Planner

**Outside Presenter(s):** REGen, LLC

**Planning Commission Recommendation:** Approval

**Financial Impact:** N/A

**Source of Funds:** N/A

**Policy Issue:** N/A

**Alternative(s):**

- Approve the rezoning with conditions
- Continue the rezoning request
- Deny the rezoning request

**Background:**

For more than 60 years, the former Mile High Greyhound Park was a vibrant entertainment destination, drawing thousands of people from across Colorado. As an economic engine for the city, the park employed hundreds of residents and generated significant revenue for the city. When racing ended in 2008, visitors and activity in the area slowed. In order to determine the future of the site, the Commerce City Urban Renewal Authority (CCURA) purchased the property with the intent to redevelop the site as an economic engine for a new generation as anticipated by the Comprehensive Plan. The request to rezone the property to a vibrant mixed-use development, will allow for the vision in the Comprehensive Plan to come to fruition.