



## Legislation Text

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**File #:** Z-945-17-19, **Version:** 1

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AN ORDINANCE AMENDING THE ZONING ORDINANCE AND 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 GENERALLY LOCATED ON THE SOUTHEAST CORNER OF BUCKLEY ROAD AND E. 88TH AVENUE FROM ADCO (UNINCORPORATED ADAMS COUNTY) TO PUD (PLANNED UNIT DEVELOPMENT).

### **Summary and Background Information:**

The applicant is requesting to zone a recently annexed parcel from ADCO A-3 (Agricultural) to Nexus North at DIA PUD zoning designation to create an employment center. The parcel of land is approximately 158 acres in size. The applicant is proposing a modified version of the I-1 Light Intensity Industrial Zone District. Specifically, the applicant is proposing to mirror the I-1 zoning designation found in the LDC, while allowing land uses more similar to the DIA Technology Uses on the south side of the property. These DIA Technology uses would transition from the south of the project to the north in PA -1. The additional proposed uses include vehicle oriented uses, indoor auction houses, above-ground storage tanks, truck/transportation services including terminals and truck sales, warehousing and distribution, and private bus stations.

It is important to note that residential uses are prohibited in this area due to the potential conflicts created by DIA's flight patterns. Residential uses are listed as excluded in the PUD Zone Document's land use schedule on sheet 6.

East 88<sup>th</sup> Avenue will not be used for access as truck traffic is prohibited on this roadway and the infrastructure improvements required to create the access are extensive due to the proximity to Second Creek. By eliminating the access on East 88<sup>th</sup> Avenue, truck traffic from the project would funnel through the DIA Tech Center and out to Tower at 83<sup>rd</sup> Avenue or further south at 81<sup>st</sup> Avenue.

The parcel is currently vacant, and has been identified by the City's Comprehensive Plan to include Office/Flex uses with an Employment Campus/Business Center designation. The Planning Commission is supportive of the proposal and believes the transition of allowed uses should integrate nicely between the DIA Tech Center (Nexus at DIA) industrial

development to the south and the Buffalo Highlands and Second Creek Farms residential developments to the north. The Planning Commission also appreciates the limitations that reduce the amount of truck traffic this development generates on Tower Road. The process for annexation

zoning allows for zoning the property based on the Comprehensive Plan designation which is what is proposed within the PUD. The annexation zoning process requires approval from Planning Commission and City Council.

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

**Staff Member Presenting:** Jenny Axmacher, Planner

**Financial Impact:** N/A

**Funding Source:** N/A

**Staff Recommendation:** On February 5, 2019, the Planning Commission held a public hearing, took testimony, and voted (5-0) to forward the annexation zoning request to City Council with a recommendation for approval, subject to the findings of fact.

**Suggested Motion:** I move to approve Zoning Ordinance Z-945-17-19.