



## Legislation Text

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**File #:** Z-966-21, **Version:** 1

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AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF COMMERCE CITY, COLORADO BY REZONING THE PROPERTY AT 7190 COLORADO BOULEVARD FROM PUBLIC TO PLANNED UNIT DEVELOPMENT AND APPROVING A PUD ZONE DOCUMENT

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

The applicant describes the project as an opportunity to create a TOD enhanced housing development while still striving to maintain a community hub for services similar to what was formerly provided on the site when Adams County Human Services occupied it. The South Platte Crossing development will continue to be accessed from East 72nd Avenue and Colorado Boulevard.

The applicant is proposing to develop this site for a mixture of residential and commercial/office uses. Specifically, for Planning Area A, the applicant is proposing to maintain the Public Zone District uses on site while expanding to also allow uses found in the C-2 General Commercial Zone District in the LDC to create a comprehensive community hub with service and office uses.

For Planning Area B, the applicant is proposing to mirror the R-3 Multi-Family Residential zoning designation found in the LDC, while allowing for an increased density more similar to what would be found at a TOD location with immediate adjacency to transit.

The applicant's intent is to create true transit oriented, mixed use development to serve as a community hub and catalyst to bring revitalization to the area.

This project exemplifies the intent behind the mixed use future land use designation through what it is trying to achieve with this PUD rezoning request. The proposed PUD will foster and support horizontal mixed use with the potential for limited vertical mixed use as well. The PUD also embraces the site's location adjacent to RTD's new 72nd Avenue N-Line station by allowing for a dense, multifamily development while striving to maintain low, but balanced parking ratios for the development.

The project is also in harmony with the City's Station Area Master Plan (STAMP), created in 2013 to guide development around the commuter rail station at 72nd Avenue. The planning framework strives to enhance community livability and safety while maximizing transit-oriented development potential, both of which are achieved with this project. The plan also supports context sensitive development of mixed-income residential development, also supported by this rezoning.

The Planning Commission has determined that the request meets the approval criteria for a PUD Zone Document outlined in the LDC, the proposal meets the Comprehensive Plan goals, Station Area Master Plan and the proposal is appropriate given the surrounding area. *Please see attached Planning Commission minutes for detailed background and discussion*

**Staff Responsible (Department Head):** Jason Rogers, Community Development Director  
**Staff Member Presenting:** Jenny Axmacher, Principal Planner

**Financial Impact:** N/A

**Funding Source:** N/A

**Planning Commission Recommendation:** On December 1, 2020, the Planning Commission held a public hearing, took testimony, and voted (5 - 0) to forward the rezoning to PUD request to City Council with a recommendation for approval, subject to the findings of fact

**Suggested Motion Options:**

1. To approve the requests as submitted by the applicant
2. To approve the request subject to conditions
3. To deny the request