



Case #PUDA23-0005

Mile High Greyhound Park PUD Amendment No. 2

10/07/2024

Case Summary

- Location: Northwest corner of E. 62nd Avenue and Elm Street
- Request: PUD Amendment to 2 drive thru restaurants/coffee shop and 1 financial institution.
- Zoning: PUD (Mile High Greyhound Park)
- Future land use designation: Mixed-Use (Corridor and Commercial)

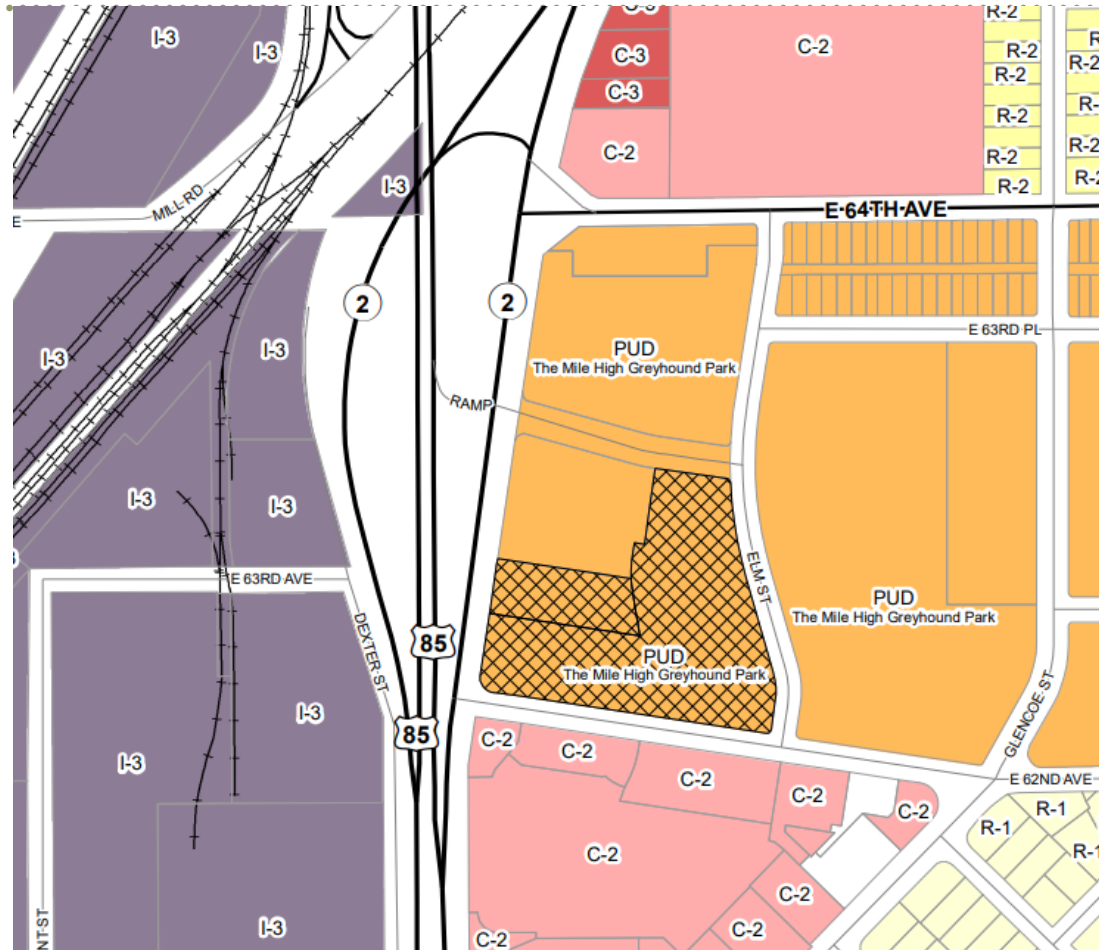
Case Background

- Original Mile High Greyhound Park PUD approved in 2013
- Amendment #1 approved in 2021
 - To update the land uses to maximize the use of the land
- Amendment #2 will modify permitted uses in Parcel B to allow drive thrus.

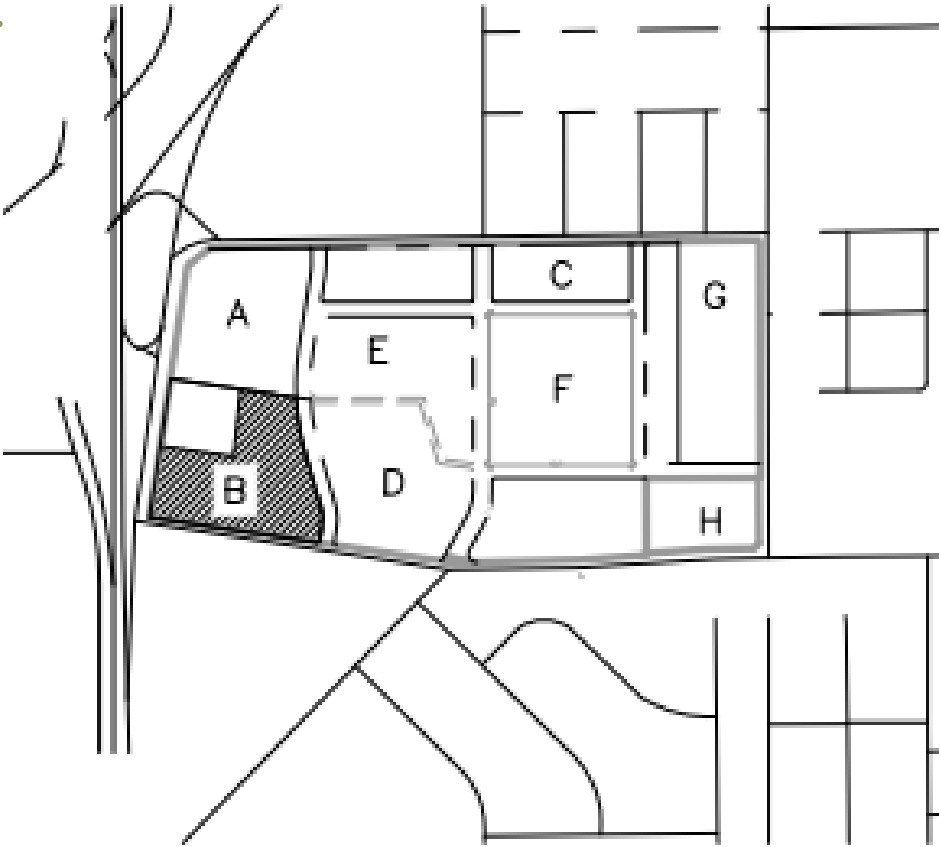
Aerial Map



Zoning Map



Parcels



KEY MAP



Proposed Land Use Table – Parcel B

- Drive thru uses for 2 restaurants or coffee sales and 1 bank or financial institution.
- Enhanced landscape screening is required to mitigate visual impacts.

Planning Commission

- Planning Commission recommended approval of the PUD Amendment at the September 3, 2024 meeting.

Considerations

- 1. Allowing drive through commercial uses will promote commercial development
- 2. Drive-through uses were discouraged in the original vision for Mile High Greyhound Park
- 3. The proposal includes a limitation on the number and location of the drive-throughs
- 4. No changes proposed to the PUD besides the land use table for Planning Area B

PUD Approval Criteria - 1

Sec. 21-3251(3):

(a) The PUD zone document is consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city, or reflects conditions that have changed since the adoption of the comprehensive plan;

(b) The PUD zone document is consistent with any previously reviewed PUD concept schematic;

(c) The PUD:

- (i) Addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes set out in section 21-4370 (PUD Zone District) and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments; or
- (ii) The PUD is required to avoid completely prohibiting a legal, permitted business use within the city;

PUD Approval Criteria - 2

Sec. 21-3251(3):

(d) The PUD complies with all applicable city standards not otherwise modified or waived by the city;

(e) The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;

(f) To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;

(g) Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development;

(h) As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and

(i) The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.



Staff is available to answer any questions.

PUD Approval Criteria (a)

- **Criteria (a): The PUD zone document is consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city, or reflects conditions that have changed since the adoption of the comprehensive plan;**
- The proposed amendment to allow additional drive-through uses is consistent with the policies and goals of the comprehensive plan as stated in this staff report and will remain consistent with the land use designation of Mixed-Use (Corridor and Commercial).

PUD Approval Criteria (b)

- **Criteria (b): The PUD zone document is consistent with any previously reviewed PUD concept schematic;**
- The proposed amendment is consistent with the concept schematic that was reviewed in 2013.

PUD Approval Criteria (c)

- **Criteria (c): The PUD addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes set out in section 21-4370 (PUD Zone District) and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments;**
- Allowing additional drive-through uses will promote the site to develop along the commercial frontage of Highway 2. The Design Guidelines established for the Mile High Greyhound Park Area will promote unique architecture and high-quality landscape design.

PUD Approval Criteria (d)

- **Criteria (d): The PUD complies with all applicable city standards not otherwise modified or waived by the city;**
- The proposed amendment has been reviewed by the Development Review Team and meets all applicable City standards as well as the Future Land Use Plan.

PUD Approval Criteria (e)

- **Criteria (e): The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;**
- The previously approved PUD Zone Documents have set a layout which provides connections and access through the site and to neighboring developments.

PUD Approval Criteria (f)

- **Criteria (f): To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;**
- The proposal includes a cap on the number of allowed drive-through uses. Which will help to mitigate the impacts on adjacent properties. The proposed amendment goes on to require additional landscape screening for the drive through uses to mitigate visual impacts.

PUD Approval Criteria (g)

- **Criteria (g): Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development;**
- The property is within the South Adams County Water and Sanitation District and the South Adams County Fire District. Xcel Energy and Commerce City Public Works/Engineering reviewed the request and had no opposition.

PUD Approval Criteria (h)

- **Criteria (h): As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and**
- Not applicable as there is no phasing plan.

PUD Approval Criteria (i)

- **Criteria (i): The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.**
- A PUD Amendment is the only application type that would allow for maintaining what has already been established for Mile High Greyhound Park while responding to market conditions.