

Nexus North at DIATC – PUD Amendment No. 3 PUDA25-0002

September 15, 2025



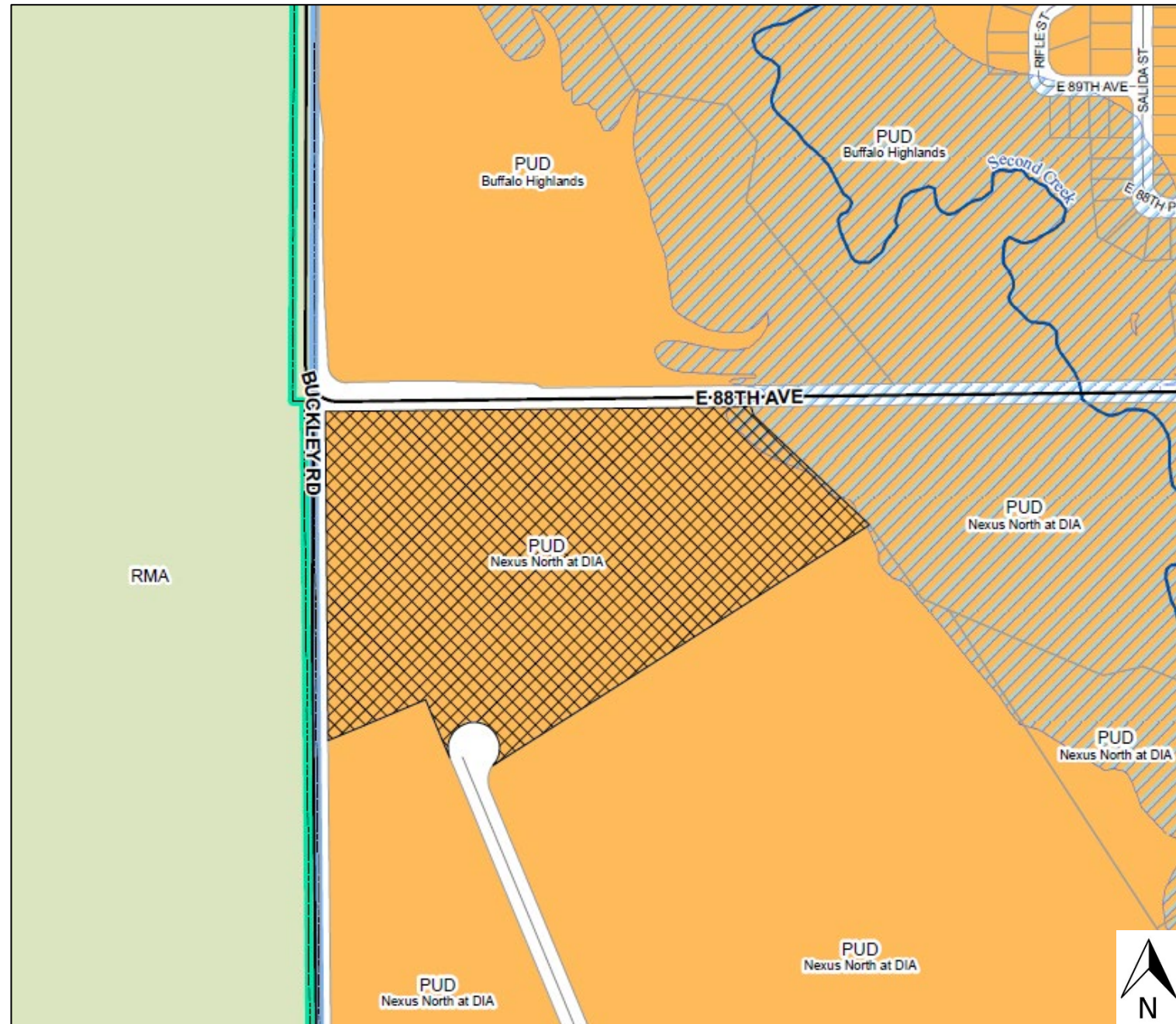
Case Summary

- Request: PUD amendment to allow warehouse/distribution land uses and eliminate maximum front yard setback for Planning Area 3
- Location: 17010 East 88th Avenue
- Site size: Approximately 21.5 acres
- Zoning: PUD (Nexus North at DIA Tech Center Amendment No. 2)
- Character Area: DEN Gateway District

Location



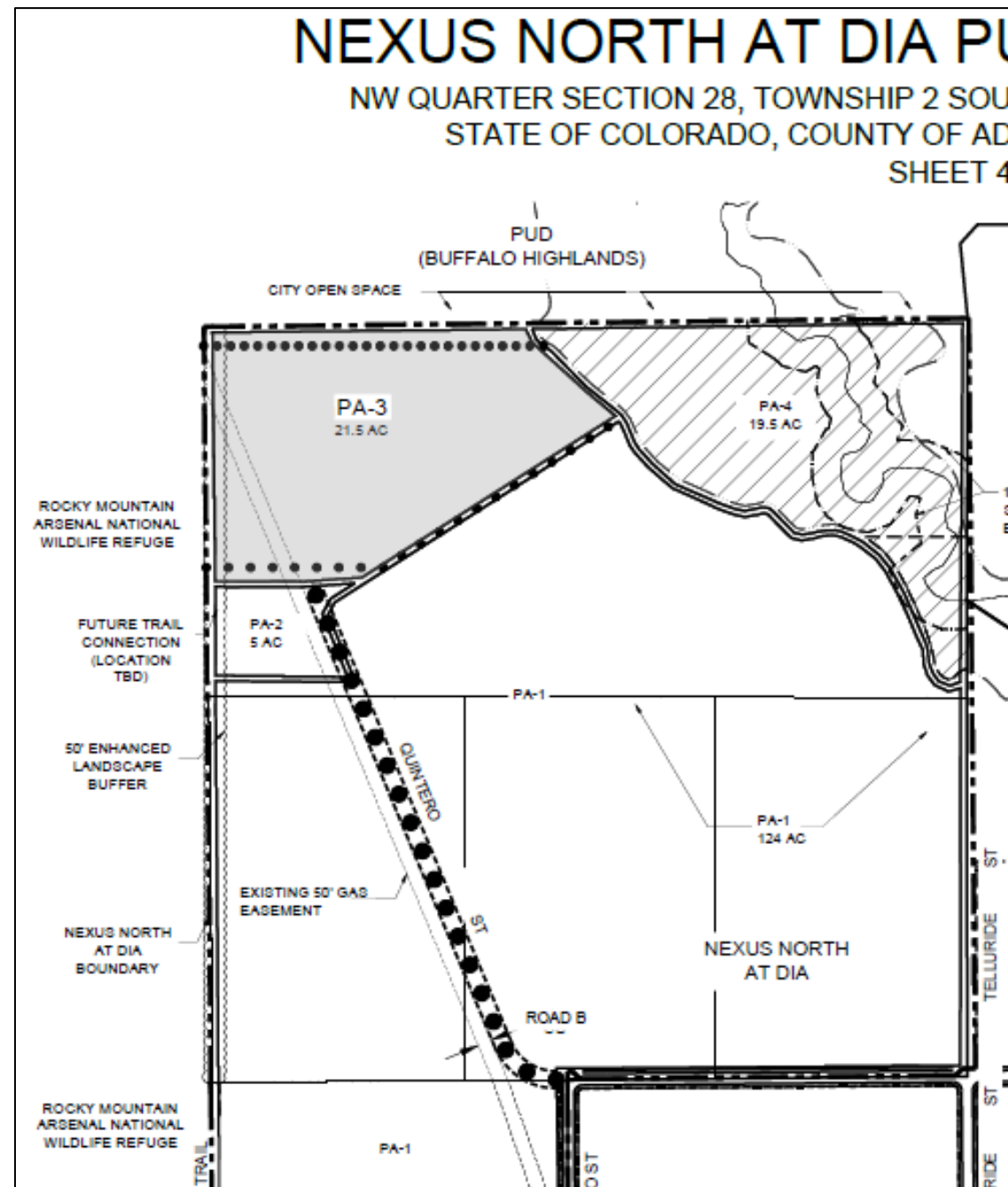
Vicinity Map



Aerial



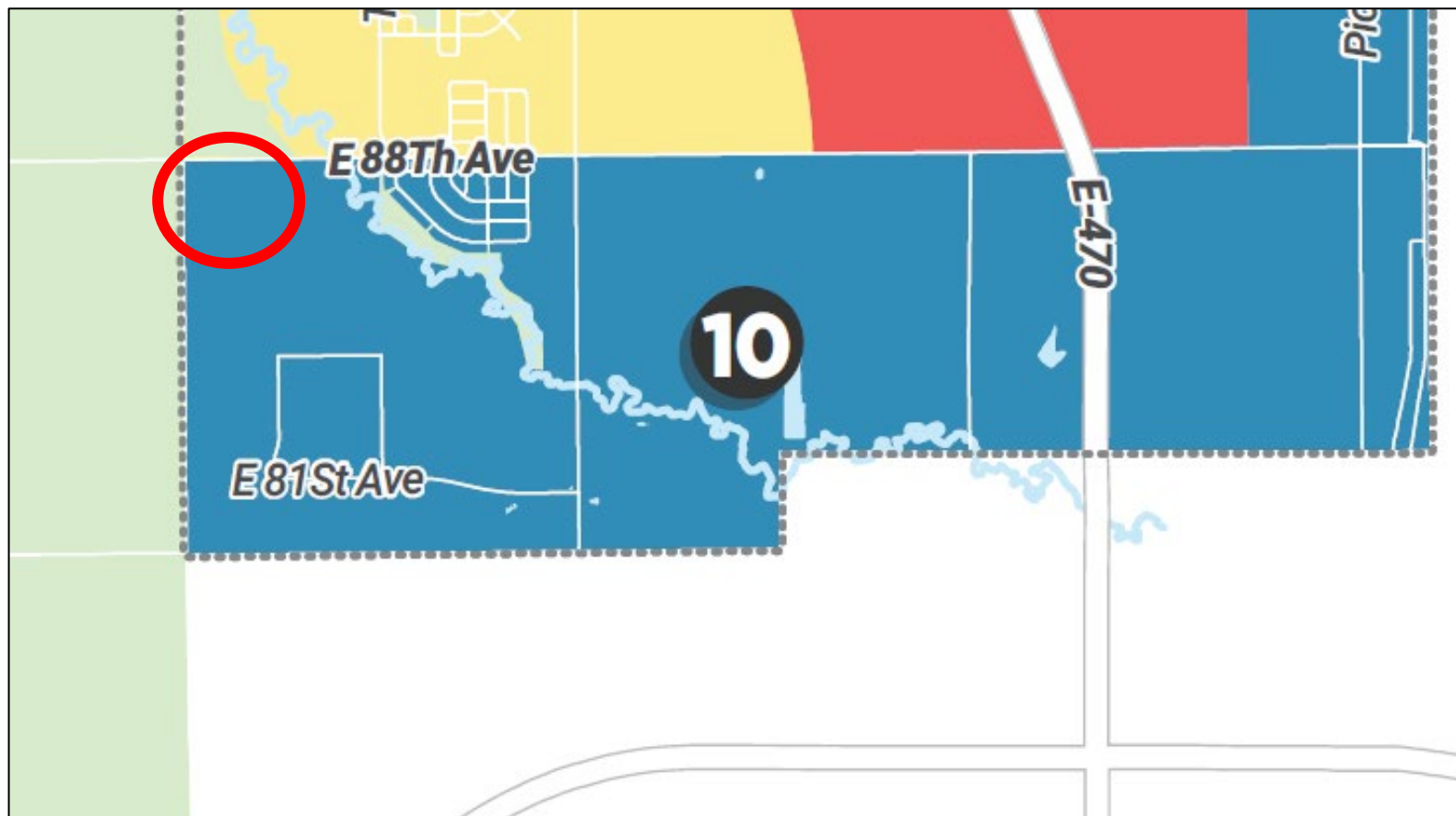
Planning Areas



Land Use Table

PLANNING AREAS		PA-1	PA-2	PA-3	PA-4
Outdoor Storage (See Note 4 and 5)	Above-ground storage tanks < 48,000 gallons (accessory use only)	R-A	NA	NA	NA
	Above-ground storage tanks of propane < 10,000 cubic feet capacity	R-A	NA	NA	NA
Printing and Publishing	Printing and related support activities	R	R	R	NA
	Publishing industry	R	R	R	NA
Research and Development Services	Bio-medical, Pharmaceutical, Other Medical Manufacturing	R	R	R	NA
	Scientific R&D services	R	R	R	NA
	Testing laboratories, medical	R	R	R	NA
	Testing laboratories, non-medical	R	R	R	NA
	Trade and technical uses	R	R	R	NA
Truck/Transportation Services	Transportation terminal	R	NA	NA	NA
	Trailer sales and service limited to use for private passenger motor vehicles	R	NA	NA	NA
	Truck sales (non-trailer)	R	NA	NA	NA
	Truck stop (natural gas sales) (accessory use only)	R-A	NA	NA	NA
Warehousing & Distribution	Data Center	R	R	R	NA
	Household moving center	R	C	NA	NA
	Motor freight transportation terminal and shipping, excluding couriers	R	C	NA	NA
	Mini-storage and warehouse without outdoor storage	C	C	NA	NA
	Produce storage and warehousing	R	C	R	NA
	Retail sales in conjunction with warehouse establishment	R	C	R	NA
	Warehousing and storage, general	R	C	R	NA
	Wholesale Establishments (including accessory offices)				
	Building materials, garden equipment, and supply dealers	R	R	R	NA
	Food production	R	R	R	R
	Grocery and related product wholesale	R	R	R	NA
	Retail sales in conjunction with wholesaling	R	R	R	NA
	Warehousing and wholesaling establishments excluding explosives and live animals	R	C	P	NA
	Wholesale establishments incidental to other principal uses	R	R	R	NA
	Wholesale houses and distributors (including warehouse clubs)	R	R	R	NA

Character Area



Legend

- | | |
|--------------------------------------|--------------------------------------|
| 1 270 Industrial District | 7 Northern Business District |
| 2 Community Connection District | 8 Northern Neighborhoods |
| 3 Stadium District | 9 E-470 Expressway Corridor District |
| 4 Central Neighborhoods | 10 DEN Gateway District |
| 5a Fusion District (Irondale) | 11 Innovation District |
| 5b Fusion District (South Rose Hill) | 12 North Airport District |
| 6 South Platte District | 13 Future Growth Areas |

DEN Gateway District

- Primary Land Uses:
 - Commercial
 - Office
 - Technology and Research
 - Airport Logistics
 - **Warehousing and Distribution/Logistics**
 - Utility
 - Public Gathering Spaces
 - Parks and Open Spaces
- Warehousing and distribution facilities identified as a land use that benefits from the large land area, proximity to the airport, and easy access to interstates

Economic Development Framework





Legend

- | | |
|------------------------------|-------------------------------|
| Mixed Commercial | Airport Employment Areas |
| Northern Range Commercial | Business and Employment Parks |
| Transit-Oriented Development | Irondale Neighborhood |
| Commercial Reinvestment | Derby |
| Regional Commercial | Dick's Sporting Goods Park |
| 270 Industrial District | E-470 Influence Area |

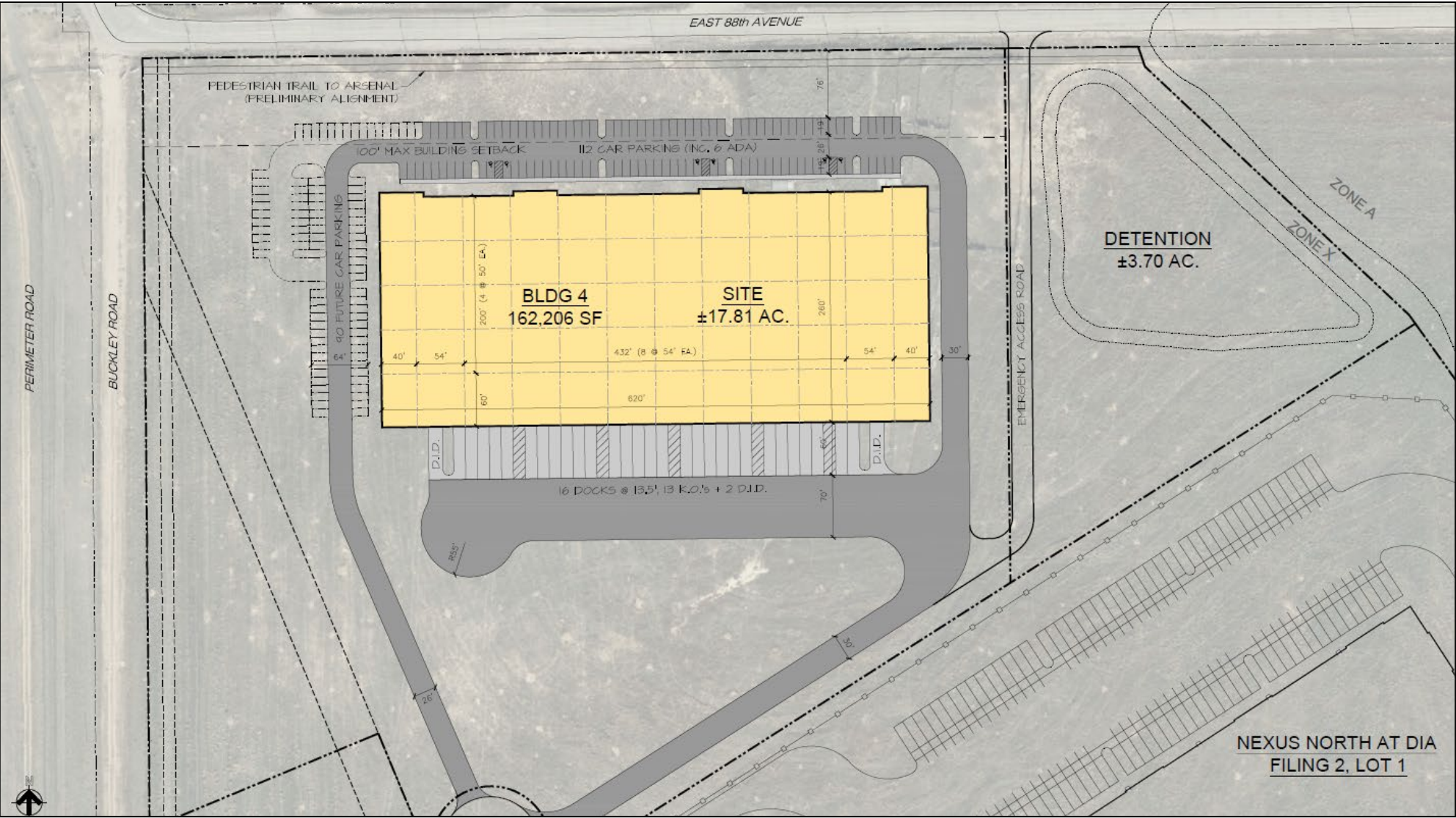
Airport Employment Areas

- Support Industrial and Business development
- Leverage proximity to the airport while considering noise restrictions and providing buffering to adjacent neighborhoods
- Building on existing economic assets and encouraging and promoting industrial uses near the airport

Bulk Standards

PRIMARY STRUCTURE BULK STANDARDS					
PLANNING AREA	MAXIMUM BUILDING HEIGHT	MINIMUM LOT SIZE	MINIMUM LOT FRONTAGE	MINIMUM FRONT SETBACK (SEE NOTE 1)	MAXIMUM FRONT SETBACK (SEE NOTE 1)
PA-1	100'-0"	1 ACRE	80'-0"	20'-0"	100'-0"
PA-2	100'-0"	1 ACRE	80'-0"	20'-0"	100'-0"
PA-3 (SEE NOTE 5)	100'-0"	1 ACRE	80'-0"	20'-0"	NA 
PA-4 (SEE NOTE 4 AND 5)	NA	NA	NA	NA	NA 

Conceptual Site Plan



Project Analysis

- Reviewed by all relevant Development Review Team (DRT) agencies
- Primary access from Quintero Street
- On-site detention pond
- Site improvements include a new building, surfacing, landscaping

Considerations for Discussion

- Planning Area 3 is the only vacant property remaining in the Nexus North at DIA Tech Center PUD.
- Every developable lot within the Nexus North at DIA Tech Center has been developed as a warehouse and distribution land use.
- There will be no truck or vehicle access along East 88th Avenue
- All truck and vehicle access will be to the south from Quintero Street connecting the existing roadway network within the Nexus North at DIA Tech Center PUD.
- Eliminating the maximum front yard setback standard for Planning Area 3 will allow for better site design.
- The Nexus North at DIA Tech Center Design Standards and Guidelines will further regulate future design for the proposed development.

Public Comment

No public comment received.

Staff Recommendation

- Staff recommends approval of the PUD Amendment to allow for warehouse and distribution land uses and the elimination of the maximum front yard setback within Planning Area 3 for the property located at 17010 East 88th Avenue.

Planning Commission Recommendation

- On July 1, 2025 the Planning Commission voted 5-0 recommending approval to the City Council

PUD Approval Criteria

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

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 questions



Commerce
CITY

PUD Approval Criteria

A decision for this case must be based on the following criteria from Sec. 21-3251 (3) of the Land Development Code.

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 subject property is within the DEN Gateway District Character Area as identified by the 2045 Commerce City Comprehensive Plan. The DEN Gateway District Character Area calls for warehousing and distribution as a primary land use. The DEN Gateway District Character Area identifies warehousing and distribution facilities as a land use that benefits from the large land area, proximity to the airport, and easy access to interstates. The Economic Development Framework identifies the subject property as an Airport Employment Area. These areas leverage proximity to the airport by supporting industrial and business development while considering noise restrictions and providing buffering to adjacent neighborhoods. The proposed amendment to allow warehouse and distribution land uses and to eliminate the maximum front yard setback for Planning Area 3 is consistent with the primary land uses and goals outlined within the DEN Gateway District Character Area and the Economic Development Framework goals for Airport Employment Areas.

PUD Approval Criteria

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

The PUD Concept Schematic was reviewed by staff and presented to Planning Commission in 2018. There were two amendments to the original PUD approved by City Council in 2019 and 2021 which modified the boundaries of the PUD and the planning areas. The PUD and planning areas have changed significantly since the original concept plan was reviewed but the proposed amendment to allow warehouse and distribution land uses and to eliminate the maximum front yard setback for Planning Area 3 is consistent with the intent of the concept schematic to create a regional employment center that can accommodate airport related uses including warehouse and distribution.

PUD Approval Criteria

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;

City Council approved the original PUD for this property in 2019. The proposed amendment to allow warehouse and distribution land uses and to eliminate the maximum front yard setback for Planning Area 3 is consistent with the overall intent of the PUD. The Nexus North at DIA Tech Center PUD has specific Design Standards and Guidelines that must be met by all new development. The Design Standards document provides specific standards for open space, landscaping, vehicular circulation, architecture, and signage. These standards help create a unique development that would not be accomplished through straight zoning. The proposed amendment will allow Planning Area 3 to be developed with a warehouse distribution use that is consistent with the surrounding area and will meet the standards outlined in the Nexus North at DIA Tech Center PUD Design Standards and Guidelines.

PUD Approval Criteria

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

The proposed amendment to allow warehouse and distribution land uses and to eliminate the maximum front yard setback for Planning Area 3 has been reviewed by the City of Commerce City Planning, City of Commerce City Engineering, City of Commerce City Economic Development, City of Commerce City Geographic Information Systems, City of Commerce City Parks Recreation Golf. City of Commerce City Planning reviewed the proposed amendment against the Nexus North at DIA Tech Center PUD, the Land Development Code, and the 2045 Commerce City Comprehensive Plan.

PUD Approval Criteria

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

The proposed amendment to allow warehouse and distribution land uses and to eliminate the maximum front yard setback for Planning Area 3 does not alter the existing roadway network within Nexus North at DIA Tech Center. Access to Planning Area 3 will be provided to the south from Quintero Street. An emergency fire lane access point will be provided from East 88th Avenue but there is no public access from East 88th Avenue. The City of Commerce City Parks Recreation Golf Department has identified this area for a future trail connection to the Rocky Mountain National Wildlife Refuge. A pedestrian trail connection to the Rocky Mountain National Wildlife Refuge will be included in future plans for the development.

PUD Approval Criteria

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

Planning Area 3 is currently vacant and surrounded by large warehouse and distribution buildings to the south. To the west is the Rocky Mountain National Wildlife Refuge, to the west is vacant passive open space within the Nexus North at DIA Tech Center that will not be developed, and to the north is passive open space within the Buffalo Highlands PUD that will not be developed. The closest residential zoned property is approximately 950 feet northeast of the property line for Planning Area 3. The building footprint within Planning Area 3 would be approximately 1,500 feet from the nearest residential property. There is no public access to the subject property from East 88th Avenue so all truck and vehicle traffic will be from the south internal to the Nexus North at DIA Tech Center PUD. The Nexus North at DIA Tech Center Design Standards and Guidelines outline standards to provide adequate landscaping, buffering, and building design to mitigate any potential significant adverse impacts on adjacent properties or on the general community. Staff will work with the applicant on future Development Plan review to ensure that the proposed site design as shown in the conceptual site plan meets the Nexus North at DIA Tech Design Standards and Guidelines document. Staff will also review the future site design to ensure that it mitigates any potential significant adverse impacts on adjacent properties or on the general community.

PUD Approval Criteria

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 proposed PUD Amendment to allow warehouse and distribution land uses and to eliminate the maximum front yard setback for Planning Area 3 was reviewed by the Development Review Team (DRT) including City of Commerce City Engineering, South Adams County Fire Department, South Adams County Water and Sanitation District, United Power, and Xcel Energy. All agencies indicate that there were no issues with the proposed amendment to allow warehouse and distribution land uses and to eliminate the maximum front yard setback for Planning Area 3.

PUD Approval Criteria

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

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 warehouse and distribution land uses and the elimination of the maximum front yard setback within Planning Area 3. Amending the PUD allows Planning Area 3 to be developed with warehouse and distribution land uses consistent with the rest of the Nexus North at DIA Tech Center PUD. It also ensures that future development will be subject to the Nexus North at DIA Tech Center Design Standards and Guidelines to keep the consistent unique development found in the surrounding area.