



Reunion PUD Amendment No. 6

Case #PUDA23-0002

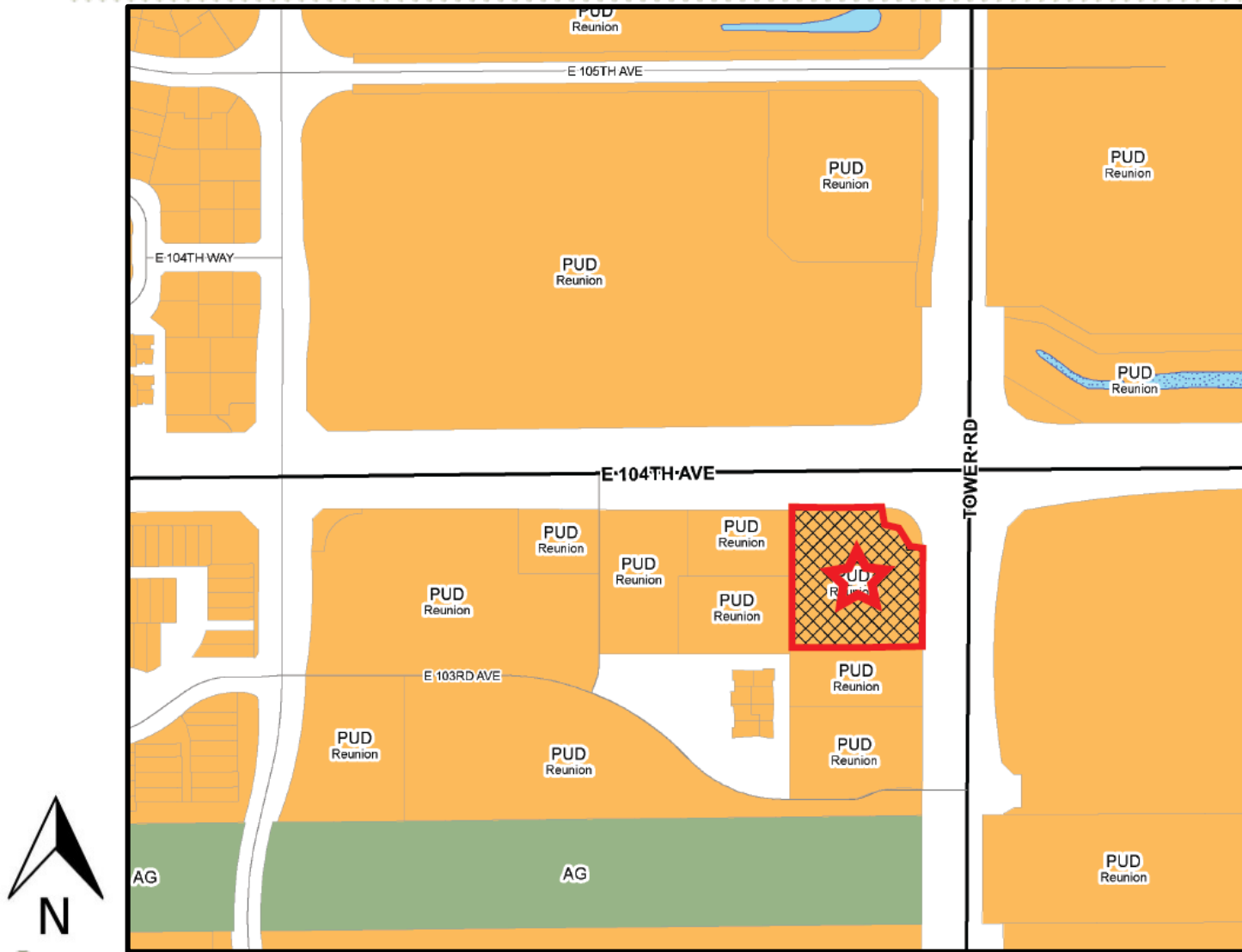
Location: SWC of E. 104th Ave. & Tower Rd. (18494 E. 104th Ave.)
Applicant: Terracina Design

Request

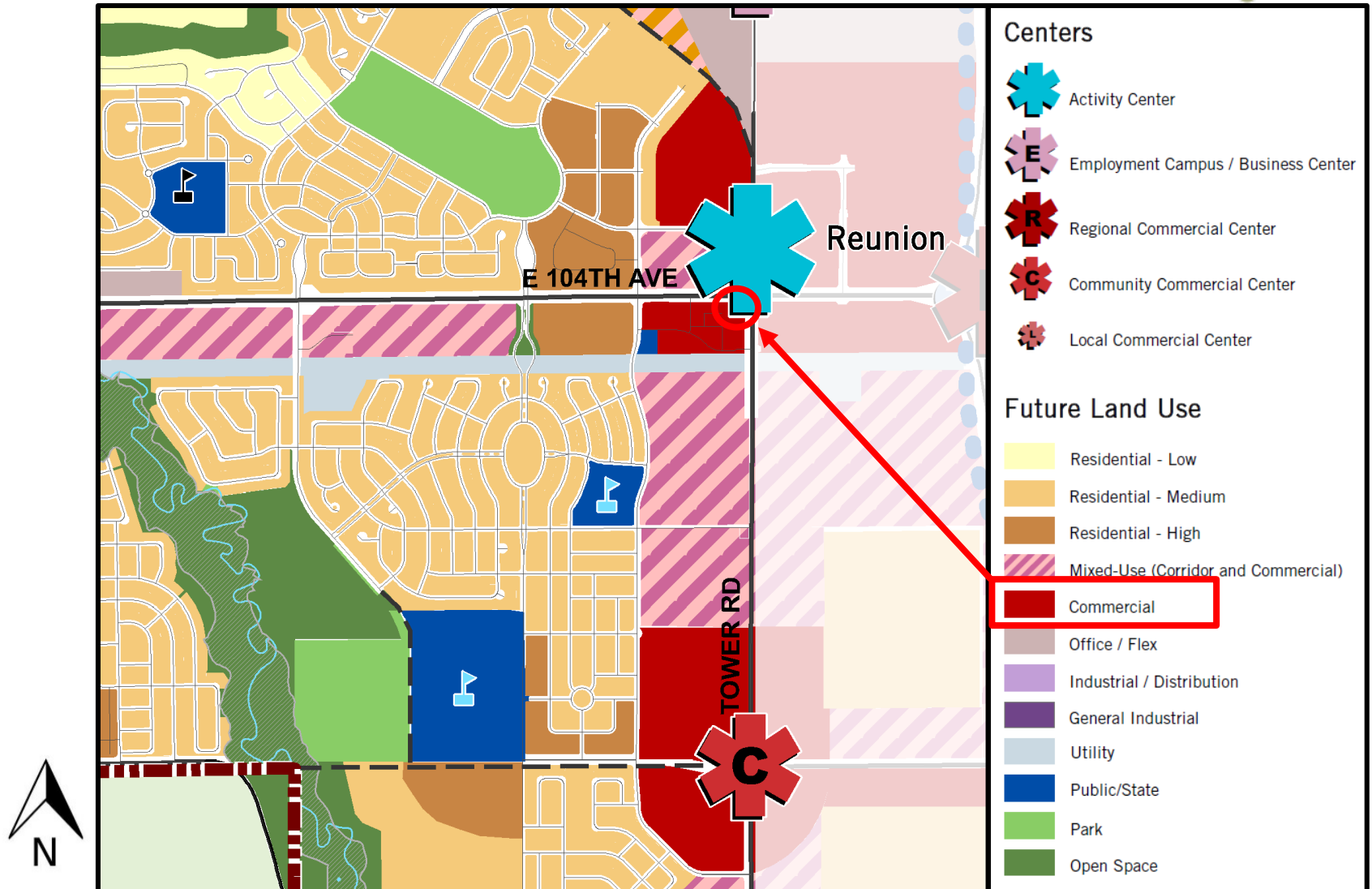
Approval of the Reunion PUD Zone Document Amendment No. 6 to modify allowed uses, including the addition of marijuana uses, create setback requirements for a single medical marijuana center and retail marijuana store, and institute new and modified development standards for the 1.48-acre lot.



Vicinity Map



Future Land Use Plan



Aerial



Current Conditions



Current Conditions



Current Conditions



Background

- Undeveloped property
- Currently part of Parcel 4-F of the Reunion PUD Amd. No. 1
- Parcel 4-F is designated as “Mixed-Use” – allows for a variety of commercial and residential uses
- PUD Amd. No. 6 proposes to substantially reduce the number of allowed uses on the property:
 - Removing all residential uses
 - Removing several more intense commercial uses such as gas stations, car washes, and auto repair shops
- Fig. 5 in PUD Zone Document Report gives a side-by-side comparison of currently allowed vs. proposed allowed uses
- PUD Amd. 6, if approved, would only apply to this specific 1.48-acre site at the corner of E. 104th Ave. and Tower Rd.

Proposed Marijuana Use

- Single tenant space, limited to 2,500 SF, proposed for a medical marijuana center and retail marijuana store
- Conditions currently prohibiting the proposed marijuana use:
 - Residential uses currently allowed on the property
 - Other properties zoned agricultural, residential, and mixed-use within 2,000 ft. LDC distancing requirement
- PUD Amd. 6 proposes a 500-ft. distancing requirement (for the proposed marijuana use) from existing residential uses
- No distancing requirement proposed from properties zoned agricultural, residential, or mixed-use that do not contain residential uses
- Complying with all other LDC setbacks for marijuana use

Additional Information

- Proposed PUD Development Permit (PUDP23-0007) currently under review for this site:
 - One commercial building, approx. 12,000 sf.
 - Units for up to five individual tenants, including:
 - A restaurant (min. 2,000 sq. ft.)
 - A combined medical marijuana center and retail marijuana store (max. 2,500 sq. ft.)
 - Proposing 30% more parking than is required
- PUD Amd. 6 also proposes several development standards for the site that exceed LDC requirements:
 - Enhanced architectural standards
 - Enhanced site design standards
 - Sustainability standards



Neighborhood Meeting

- Neighborhood meeting held January 24th from 6:00pm – 7:30pm at the Bison Ridge Recreation Center
- Applicants mailed letters in a 2,500-foot radius to notify surrounding property owners of the meeting
- Approximately 32 individuals attended the open house style meeting
- Vast majority of attendees appeared to be either neutral or vocally in favor of the request – general excitement around the marijuana dispensary itself and the guaranteed restaurant space on the site
- Two couples voiced opposition to the project, with concerns regarding property values, safety, and general opposition to the marijuana use.



PUD Zone Document Analysis

The following slides will provide a summary and analysis of each sheet of the proposed PUD Zone Document.

Reunion PUD Amendment No. 6 – Sheet 1

REUNION VILLAGE PLAZA PUD

AMENDMENT #6 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT
A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT _____ BEING THE OWNER
OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF
THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT, LOT SA, REUNION PLING 30, 3RD AMENDMENT, CITY
OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, CONTAINING 1.48 (64.65' x 50.71'
ACRES MORE OR LESS.
EXECUTED THIS _____ DAY OF _____, AD 20____.

OWNER(S) SIGNATURE AND PRINTED NAME:

OWNERSHIP CERTIFICATE

1894110TH LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY
LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO DOES
HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND AGREE TO PERFORM
UNDER THE TERMS HEREIN.

BY: _____
VISHAN PATIDAR, 1894110TH LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF _____
COUNTY OF _____
CITY OF _____

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
AD 20____.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES _____

APPROVAL CERTIFICATE

APPROVAL BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS _____ DAY OF _____
AD 20____.

BY: _____
CHAIRPERSON

APPROVAL BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY THIS _____ DAY OF _____
AD 20____.

BY: _____
CITY CLERK

BY: _____
MAYOR

VICINITY MAP

SCALE: 1" = 1000'

PROJECT INTENT

THE PURPOSE OF THIS AMENDMENT IS TO CHANGE THE UDS AND REGULATORY GOVERNING LOT SA, REUNION
PLING 30, 3RD AMENDMENT WITHIN THE PLANNING AREA OF THE BUFFALO HILLS RANCH PUD ZONE
DOCUMENT. AMENDMENT #6 REVISIONS INCLUDE BUT ARE NOT LIMITED TO:

- ADDING MEDICAL MARIJUANA CENTERS/MEDICAL MARIJUANA STORES AND RETAIL MARIJUANA STORES AS
ALLOWED UDS
- REMOVING ALL RESIDENTIAL UDS FROM THE PARCEL
- REMOVING A LARGE AMOUNT OF COMMERCIAL UDS IN ORDER TO LIMIT COMMERCIAL DEVELOPMENT TO
HIGHLY DESIRABLE UDS
- IMPROVING AND BUILDING SUSTAINABLY BY ADOPTING PRACTICES AND STRATEGIES THAT MINIMIZE
ENVIRONMENTAL IMPACT, ENHANCE RESOURCE EFFICIENCY, AND CONTRIBUTE TO AN OVERALL HEALTHIER
AND MORE RESILIENT SUSTAINABLE ENVIRONMENT
- ADDITIONAL SITE BUILDING AND SUSTAINABILITY REQUIREMENTS HAVE BEEN ADDED TO THE DOCUMENT THAT
ARE ABOVE AND BEYOND THE COMMERCE CITY PLANNED DEVELOPMENT CODE

EXISTING LAND USE & ZONING

THE SITE IS CURRENTLY VACANT WITH A MIXED USE ZONING DESIGNATION FOR THE BUFFALO HILLS RANCH PUD ZONE
DOCUMENT.

PROJECT PHASING

ANY CONSTRUCTION ON SITE WILL OCCUR IN ONE (1) PHASE.

APPLICANT/OWNER

1894110TH LLC
2946 E 51ST DR
DENVER, CO 80239
(720) 989-4745
CONTACT: VISHAN PATIDAR
vishan@1894110th.com

ENGINEER

TERRACINA DESIGN
12000 E GRAND AVE #A 314
DENVER, CO 80231
(303) 632-8867
CONTACT: DAVID BACCI
david@terrincina.com

PLANNER

TERRACINA DESIGN
12000 E GRAND AVE #A 314
DENVER, CO 80231
(303) 632-8867
CONTACT: JEFF MARCK
jeff@terrincina.com

ARCHITECT

PROVILLAGE DESIGN + DEVELOPMENT
2431 FEDERAL BLVD
DENVER, CO 80211
(303) 817-3339
CONTACT: BRIAN UNDER
brian@provillage.com

SHEET INDEX

SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	LAND USE SCHEMATIC
3	LAND USE DESIGNATION MATRIX
4	LAND USE STANDARDS

REUNION PUD ZONE DOCUMENT
AMENDMENT #6
A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO

ISSUE DATE
06/21/2023

REVISION DATES
11/07/2023
12/19/2023
01/11/2024
02/13/2024

SHEET TITLE
COVER SHEET

SHEET NUMBER
1

SHEET 1 OF 4



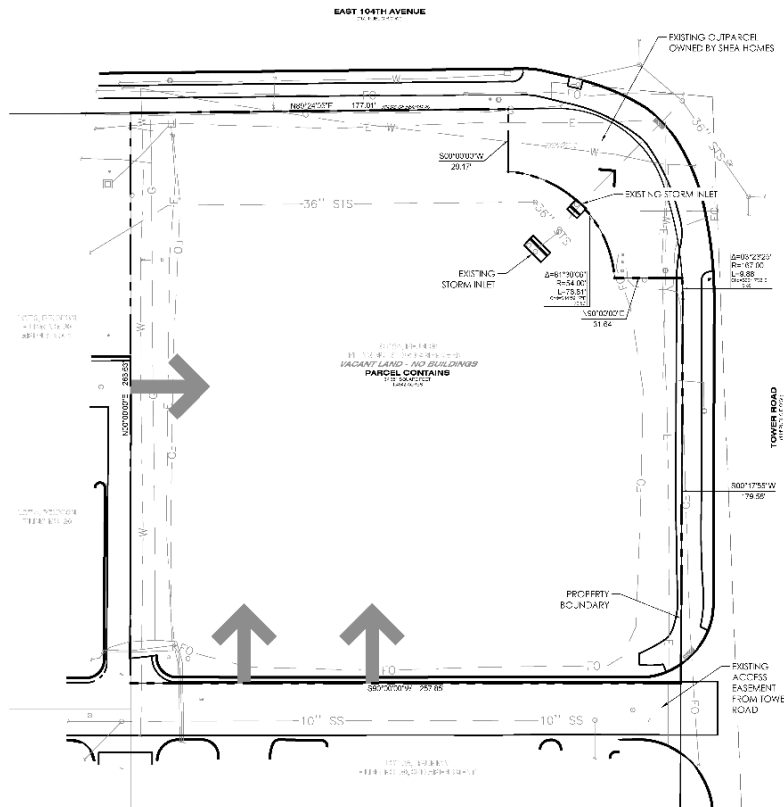
Sheet 1 Summary & Analysis

- Cover Sheet
- Discusses project intent, including:
 - Adding medical marijuana center & retail marijuana store as allowed uses
 - Removing all residential uses & large number of commercial uses in order to limit commercial development to highly-desirable uses
 - Improving site and building sustainability
 - Addition of site, building, and sustainability requirements above and beyond LDC requirements
- Clarifies site is currently vacant & zoned PUD (mixed-use)
- Confirms proposed development would be constructed in one phase



AMENDMENT #6 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT
A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

1. ANY STANDARD IN DEVELOPED IN THIS SUB AMENDMENT SHALL, BY DEFAULT, TO THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE.
2. ACCESS IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY COMMERCE CITY PUBLIC WORKS.
3. DRAINAGE IS PRELIMINARY AND SUBJECT TO FINAL APPROVAL BY COMMERCE CITY PUBLIC WORKS.
4. ALL UTILITIES SHALL COMPLY TO COMMERCE CITY'S STANDARD UTILITY CROSS-SECTIONS.
5. IN THE EVENT LOT 5A, RELINQUISHING 30, 3RD AMENDMENT IS RE-PLATED, THE STANDARDS HEREIN SHALL APPLY TO THE RE-PLATED LOT(S).



LAND USE DEVELOPMENT STANDARDS MATRIX	
PRINCIPAL BUILDING	COMMERCIAL
MIN. LOT SIZE (1)	75,000
LOT WIDTH (2)	100'
MIN. FLOOR AREA (F.A.R.) (3)	0.15
MIN. BUILDING HEIGHT (4)	10'
MAX. BUILDING HEIGHT (5)	50'
SETBACKS:	
FRONT	10'
SIDE/REAR CORNER	5' / 10'
REAR	10'
LANDSCAPE REQUIREMENTS	CODE
PARKING	CODE
CORNER LOT:	
MIN. LOT SIZE	6,000
SETBACKS:	
FROM ADJACENT	30'
FROM ADJACENT STREET	50'
NOTES:	
(1) SETBACKS FOR SIGNAGE WALLS SHALL BE 10' TO 15'	

Scale: 1"= 30'-0"



LEGEND



POTENTIAL ACCESS POINT

FRONTLINE

terraccina
design

ASSESSOR'S
PARCEL
IDENTIFICATION
NUMBER:
01723162014

U PUD ZONE DOCUMENT
AMENDMENT #6

**RUD ZONE DOCUMENT
AMENDMENT #6**

ISSUE DATE
08/21/2023

REVISION DATE
11/07/2023
12/12/2023
01/11/2024
02/13/2024

SHEET TITLE

LAND USE
SCHEMATIC

SHEET NUMBER

2

SHEET 2 OF 4



Commerce
CITY

Sheet 2 Summary & Analysis

- Simple site map with potential access points
- Commercial development standards table, which includes standards for the following:
 - Min. lot size
 - Min. lot width
 - Min. floor area ratio (FAR)
 - Min. & max. building height
 - Building setbacks
 - Landscape requirements (confirms these will be per LDC)
 - Parking requirements (confirms these will be per LDC)



Reunion PUD Amendment No. 6 – Sheet 3

REUNION VILLAGE PLAZA PUD	
AMENDMENT #6 OF THE BUFFALO HILLS RANCH PUD ZONE DOCUMENT A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO	
USE CLASSIFICATION	SPECIFIC USE TYPE
COMMERCIAL USES	
Animal Services	Veterinary offices or clinics
	Bar or tavern
	Barbecue
	Catering services
	Restaurant with drive thru/ up
	Restaurant without drive thru/ up
	Testing room
Enticing and Drinking Establishments	
Financial Institutions	Bank or financial institution
	Gas station (see note #3)
	Other similar uses (e.g., deli/cafeteria, retail bakery, specialty food market, coffee shop)
Food and Beverage Sales	
	Business or professional (including medical/dental office/clinic)
Office	Courier services
	Massage therapy office/clinic
Personal Services	Hair and nail salon
	Instructional services, studios
Recreation or Amusement Facilities, Private	Health clubs
Retail Establishments	Retail store
	Thrill/consumption store
MARIJUANA USES	
Marijuana Use	Medical marijuana center / Medical marijuana store
	Retail marijuana store
INDUSTRIAL USES	
Manufacturing, Food	Microbrewery
	Wine winery
Printing and Publishing	Printing and related support activities

NOTES:

1. USES NOT LISTED IN THE ABOVE TABLE ARE PROHIBITED.
2. THE ABOVE LAND USE DESIGNATION MATRIX ONLY APPLIES TO THE AREA AFFECTED BY THIS PUD AMENDMENT.
3. A LIQUOR STORE IS ONLY PERMITTED AS A USE IF NO MARIJUANA USES EXIST ON THE SITE.
4. THIS DEVELOPMENT SHALL HAVE AT LEAST 2,000 SQ. FT. ALLOCATED TO A RETAIL MARIJUANA USE.
5. ONLY ONE (1) MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE OR RETAIL MARIJUANA STORE SHALL BE ALLOWED IN THE AREA AFFECTED BY THIS PUD AMENDMENT.
6. MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE AND RETAIL MARIJUANA STORE USES SHALL BE LIMITED TO 2,500 SQ. FT.

ISSUE DATE
06/21/2023

REVISION DATES
11/07/2023
12/12/2023
01/11/2024
02/13/2024

SHEET TITLE
LAND USE DESIGNATION MATRIX

SHEET NUMBER
3


SHEET 3 OF 4

REUNION PUD ZONE DOCUMENT
AMENDMENT #6
A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO

FRONTLINE
PLANNING & DESIGN

Frontline
PLANNING & DESIGN
1000 14TH AVENUE, SUITE 100
DENVER, CO 80202
303.733.8888

ASSISTANT'S
FACILITY
IDENTIFICATION
NUMBER:
01/23-6121014



Commerce
CITY

Sheet 3 Summary & Analysis

- Sheet 3 provides the proposed use table, which lists all of the uses that would be allowed on this site should PUD Amd. 6 be approved
- PUD Amd. 6 would prohibit residential uses and several more intense commercial uses (e.g. gas stations, car washes & auto repair shops)
- Refer to Fig. 5 in PUD Zone Document Report for side-by-side comparison of this proposed use table vs. what is currently allowed
- Sheet 3 also lists the following notes:
 - This development shall have at least 2,000 sq. ft. allocated to a restaurant use.
 - A liquor store is only permitted if no marijuana use exists on site.
 - Only one combined medical/retail marijuana store is allowed on site, and that use is limited to a maximum of 2,500 sq. ft.
 - Uses not listed in the above table are prohibited.

Reunion PUD Amendment No. 6 – Sheet 4

REUNION VILLAGE PLAZA PUD

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CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

MARIJUANA USE STANDARDS

THE FOLLOWING STANDARDS SHALL GOVERN MARIJUANA USES ON THIS PROPERTY.

A. DEFINITIONS

1. RETAIL MARIJUANA STORE IS DEFINED AS A LOCATION AT WHICH CANNABIS AND CANNABIS-RELATED PRODUCTS ARE SOLD FOR RECREATIONAL USE TO PERSONS 21 YEARS OF AGE OR OLDER.
2. MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE IS DEFINED AS A LOCATION AT WHICH CANNABIS AND CANNABIS-RELATED PRODUCTS ARE SOLD FOR MEDICAL USE TO PERSONS 21 YEARS OF AGE OR OLDER THAT ALSO POSSESS A VALID COLORADO MEDICAL MARIJUANA CARD.
3. A RETAIL MARIJUANA STORE AND MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE MAY EXIST AS PART OF THE SAME BUSINESS.

B. LOCATION RESTRICTIONS

1. GENERAL RESTRICTIONS: RETAIL MARIJUANA STORES AND MEDICAL MARIJUANA CENTERS/MEDICAL MARIJUANA STORES SHALL NOT BE LOCATED WITHIN:
 - a. 1,000 FEET OF ANY EDUCATIONAL INSTITUTION OR SCHOOL, EITHER PUBLIC OR PRIVATE, EXCLUDING INSTITUTIONS OF POST-SECONDARY EDUCATION.
 - b. 1,000 FEET OF ANY STATE LICENSED CHILD CARE FACILITY.
 - c. 1,000 FEET OF ANY ALCOHOL OR DRUG REHABILITATION FACILITY.
 - d. 1,000 FEET OF ANY GROUP HOME.
 - e. 1,000 FEET OF ANY HIGHWAY HOUSE OR CORRECTIONAL FACILITY.
 - f. 1,000 FEET OF ANY CITY-OWNED PARK OR CITY-OWNED RECREATION CENTER PROVIDED, HOWEVER, THAT FOR PURPOSES OF THIS SECTION, THE TEN PARK SHALL EXCLUDE ANY TRAIL.
 - g. 1,000 FEET OF ANY OTHER MARIJUANA BUSINESS OF ANY TYPE, OR 500 FEET OF ANY EXISTING RESIDENTIAL USE.
2. THERE SHALL BE NO LOCATION REQUIREMENTS OR RESTRICTIONS IN RELATION TO DISTANCES FROM AGRICULTURAL, RESIDENTIAL, OR MIXED USE ZONING. THERE SHALL ALSO BE NO LOCATION REQUIREMENTS OR RESTRICTIONS FROM AGRICULTURAL OR MIXED-USE USES.

ADDITIONAL STANDARDS

ADDITIONAL SUSTAINABILITY, USE, AND ARCHITECTURAL REQUIREMENTS HAVE BEEN ADDED TO THIS DOCUMENT THAT ARE ABOVE AND BEYOND THE COMMERCE CITY LAND DEVELOPMENT CODE (LDC). THE GOAL IS TO ADOPT PRACTICES AND STRATEGIES THAT MINIMIZE ENVIRONMENTAL IMPACT, ENHANCE RESOURCE EFFICIENCY, AND CONTRIBUTE TO AN OVERALL HEALTHIER, MORE RESILIENT, AND MORE ATTRACTIVE BUILT ENVIRONMENT.

THE STANDARDS HERE WITHIN WILL REPLACE COMMERCE CITY LDC STANDARDS. ALL OTHER STANDARDS NOT DERIVED IN THIS DOCUMENT WILL REVERT TO THE LDC.

A. SUSTAINABILITY

1. BUILDING REQUIREMENTS: THE FOLLOWING IS A LIST OF SUSTAINABLE BUILDING ELEMENTS. THE DEVELOPER MUST SELECT AT LEAST FIVE (5) ELEMENTS FROM THE LIST TO INCORPORATE INTO THE BUILDING DESIGN:
 - a. ENSURE THAT ANY NEW EQUIPMENT PURCHASES ARE ENERGY STAR RATED WHEN AVAILABLE.
 - b. INSTALL WATER-EFFICIENT TOILETS.
 - c. PROVIDE RECYCLING RECEPTACLES FOR EMPLOYEE AND CUSTOMER USE.
 - d. PARTICIPATE IN XCEL ENERGY'S STRATEGIC ENERGY MANAGEMENT (SEM) PROGRAM.
 - e. INSTALL LED LIGHTING.
 - f. USE RESOURCE-EFFICIENT BUILDING MATERIALS.
 - g. INCORPORATE SOLAR PANELS INTO THE BUILDING DESIGN.
 - h. USE ENERGY-EFFICIENT WINDOWS ON BUILDING FACADES.
 - i. INSTALL LOW FLOW RESTRICTIONS IN RESTROOMS AND EMPLOYEE AREA FAUCETS.
2. SITE REQUIREMENTS: THE FOLLOWING IS A LIST OF SUSTAINABLE SITE ELEMENTS. THE DEVELOPER MUST SELECT AT LEAST FIVE (5) ELEMENTS FROM THE LIST TO INCORPORATE INTO THE SITE DESIGN:
 - a. INSTALL AN ELECTRIC VEHICLE CHARGING STATION IN THE PARKING LOT.
 - b. PROVIDE BIKE RACKS FOR EMPLOYEES AND CUSTOMERS.
 - c. USE XERISC, WATERWISE, AND/OR NATIVE PLANT SPECIES IN PLANTING AREAS.
 - d. SELECT PLANT SPECIES THAT PROMOTE POLLINATION AND BIODIVERSITY.
 - e. INCORPORATE PERVIOUS PAVEMENT FOR AT LEAST 20% OF THE SITE'S HARDSCAPE AREA.
 - f. PROMOTE WALKABILITY & MULTI-MODAL TRANSIT NETWORKS BY PROVIDING AT LEAST TWO (2) CONNECTIONS TO CITY SIDEWALKS.

C. RESTRICTIONS RELATED TO RESIDENTIAL USES

- a. RETAIL MARIJUANA STORES AND MEDICAL MARIJUANA CENTERS/MEDICAL MARIJUANA STORES SHALL BE PERMITTED ON LOT 5A, REUNION PLAZA NO. 30, 3RD AMENDMENT.
 - b. ALL OTHER MARIJUANA BUSINESSES AND PRIMARY CAREGIVERS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF ANY PROPERTY IN THE CITY THAT IS ZONED MIXED USE AND HAS A RESIDENTIAL ENTITLEMENT; RESIDENTIAL OR AGRICULTURAL.
 - c. PERMITTED MARIJUANA USES ON LOT 5A, REUNION PLAZA NO. 30, 3RD AMENDMENT, SHALL NOT CREATE ANY REVERSE STRAIGHTS THAT IMPACT ALLOWED LAND USES ON PROPERTIES OUTSIDE OF LOT 5A.
 3. NO RETAIL MARIJUANA STORE OR MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE SHALL BE LOCATED WITHIN 2,000 FEET OF ANY OTHER RETAIL MARIJUANA STORE OR MEDICAL MARIJUANA CENTER/MEDICAL MARIJUANA STORE.
 4. APPLICABILITY: THE LOCATION RESTRICTIONS CONTAINED IN THIS SECTION SHALL BE APPLICABLE AT THE TIME OF INITIAL LICENSING.
- C. ADVERTISING, SIGNAGE, AND DESIGN
1. ADVERTISING GENERALLY, IN ADDITION TO THIS CODE, PRIMARY CAREGIVERS AND ALL MARIJUANA BUSINESSES, REGARDLESS OF WHETHER THEY ARE MEDICAL OR RETAIL IN NATURE, SHALL COMPLY WITH THE PROVISIONS CONTAINED IN SERIES 1100 OF THE RETAIL MARIJUANA CODE (SEE COLORADO DEPT. OF REVENUE CODE OF REGULATIONS).
 2. SIGN APPROVAL REQUIRED, NO PERMANENT OR TEMPORARY SIGN ASSOCIATED WITH A MARIJUANA BUSINESS SIGNED WITH THE CITY MAY BE INSTALLED OR LOCATED UNTIL REVIEWED AND APPROVED BY THE CITY VIA A TEMPORARY OR PERMANENT SIGN PERMIT.
 3. COLOR RESTRICTIONS: COLORS FOR BOTH SIGNAGE AND THE OVERALL BUILDING THAT OVER LOW REFLECTANCE IN BUILDING MATERIALS OR NATURAL TONES ARE REQUIRED OVER THE USE OF HIGH-INTENSITY OR REFLECTIVE COLORS THAT DRAW ATTENTION TO THE BUSINESS.
 4. SYMBOLIC MARIJUANA-SUGGESTIVE IMAGES OR SIGNAGE SHALL BE PROHIBITED.
 5. ONLY ONE (1) MONUMENT SIGN SHALL BE ALLOWED ON SITE.

- a. PROVIDE WATER QUALITY TREATMENT ON SITE.
- b. PROMOTE SITE DESIGN THAT IS ORIENTED TO PROVIDE THE MAXIMUM ADVANTAGE OF SUNLIGHT.
- c. INCREASE TREES IN PARKING LOT TO REDUCE HEAT ISLAND EFFECT.
- d. REDUCE WATER USE FOR LANDSCAPE IRRIGATION.
- e. USE RENEWABLE SOURCES FOR LANDSCAPE ELECTRICITY NEEDS.

B. SITE DESIGN

1. THE DEVELOPER SHALL PROVIDE AT LEAST 1,000 SQ. FT. OF COMMON GATHERING SPACE ON THE SITE.
2. SYNTHETIC AND/OR ARTIFICIAL TURF IS ALLOWED IN THE COMMON GATHERING SPACE FOR THIS PUD AMENDMENT.
3. THE COMMON GATHERING SPACE SHALL INCLUDE AT LEAST FIVE (5) OF THE FOLLOWING ELEMENTS:
 - a. SEASONAL PLANTING AREAS.
 - b. PEDESTRIAN SCALE LIGHTING.
 - c. PUBLIC ART.
 - d. BENCHES AND/OR OTHER SEATING.
 - e. SYNTHETIC TURF.
 - f. EMBARCASS PAVING.
 - g. FIRE PIT.
 - h. OUTDOOR DINING.
 - i. PLAZA.
 - j. WATER FEATURE.
 - k. WAYFINDING SIGNAGE.

C. ARCHITECTURE

1. EACH BUILDING OF ANY SITE, WHETHER FREE-STANDING OR PART OF A SHOPPING CENTER, SHALL HAVE A HIGHLY VISIBLE CUSTOMER ENTRANCE FEATURING A COMBINATION OF AT LEAST FIVE (5) OF THE FOLLOWING ELEMENTS:
 - a. ROOF OVERHAUS, RAISED CORNICE PARAPETS OR PEAKED ROOF FORMS.
 - b. RECESSED OR PROJECTING WALL SECTIONS.
 - c. ARCADES OR ARCHES.
 - d. OUTDOOR PATIOS.

D. PROHIBITIONS: THE FOLLOWING ACTIVITIES ARE PROHIBITED:

1. STORAGE OF MARIJUANA OR MARIJUANA-RELATED PRODUCTS OFF THE SITE OF THE LICENSED PREMISES WITHOUT A VALID OFF-SITE STORAGE PERMIT.
2. MARIJUANA HOSPITALITY AND RETAIL HOSPITALITY.
3. MARIJUANA MUSEUMS OR CLUBS.
4. MARIJUANA BUSINESSES AS HOME OCCUPATIONS.
5. MARIJUANA BUSINESSES WITHIN A MIXED USE DEVELOPMENT THAT INCLUDES A RESIDENCE AND MARIJUANA VAPOR LOUNGES.
6. MARIJUANA VAPOR LOUNGES.



ASSESSOR'S
PARCEL
IDENTIFICATION
NUMBER:
9172316121014

REUNION PUD ZONE DOCUMENT
AMENDMENT #6
A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS,
STATE OF COLORADO

ISSUE DATE

08/21/2023

REVISION: DATE

11/07/2023

12/12/2023

01/11/2024

09/13/2024

SHEET TITLE

LAND USE

STANDARDS

SHEET NUMBER

4

SHEET 4 OF 4



Sheet 4 Summary & Analysis

Marijuana Use Standards

- Locational restrictions (as previously mentioned):
 - Min. of 500 ft. from any existing residential use
 - Proposing no location restrictions for distancing from agricultural, residential, or mixed-use zoning, and no locational restrictions from agricultural or mixed-use uses
 - All other location restrictions are per LDC requirements
- All advertising, signage, and design standards related to the marijuana use listed on Sheet 4 comply with the LDC
- All prohibitions related to the marijuana use listed on Sheet 4 comply with the LDC

Sheet 4 Summary & Analysis

Additional Standards

- Sustainability
 - Developer required to select a minimum of 5 elements (from a list of 9) to incorporate into the proposed building
- Site requirements
 - Developer required to select a minimum of 5 elements (from a list of 11) to incorporate into the site design
- Gathering space (site design)
 - Developer required to provide a gathering space on the site, incorporating a minimum of 5 elements (from a list of 11)

Sheet 4 Summary & Analysis

Additional Standards (continued)

- Architecture
 - Developer required to comply with several architectural design standards in excess of LDC requirements, including:
 - A “highly visible customer entrance”, incorporating a minimum of 5 elements (from a list of 8)
 - Enhanced architectural treatments for walls exceeding 65 ft. in length, incorporating a minimum of 5 elements (from a list of 14) when facing adjacent streets, or 4 elements when not facing adjacent streets
 - A fenestration requirement of at least 45% of the wall area of building facades (e.g. windows, doors, or faux windows)
 - All other architectural standards will comply with the LDC

Road Network Impact

- Located at intersection of two principal arterial roadways (E. 104th Ave. and Tower Rd.)
- Per the City's Transportation Master Plan:
 - Principal arterials are for high speed, unimpeded, citywide connections
 - Developments should provide internal street systems and limit or prohibit individual direct access to arterials
- Proposed development will comply with the Master Plan by not providing any new connections to E. 104th Ave. or Tower Rd.
- Access to the subject property will be via an existing private drive, which connects to Yampa St. and Tower Rd.
- The City's Development Review Engineering division has reviewed this PUD Amendment request and had no concerns

Overall Analysis

- Proposed zone change has been reviewed by all relevant Development Review Team agencies, and there are no outstanding issues
- There is sufficient evidence in the record to demonstrate that the proposal meets the PUD Zone Document approval criteria in Municipal Code Sec. 21-3251(3)



Commerce
CITY

Considerations for Discussion

The PUD Amendment:

- Would bring the site into greater consistency with the Comprehensive Plan by removing all residential uses.
- Proposes many site design, architectural, and sustainability standards which go above and beyond anything required by the LDC for similar development.
- Proposes a pared-down list of allowed uses, consisting of a small number of highly desirable commercial uses.
- Would prohibit several more intensive commercial uses, such as gas stations, car washes, and auto repair shops that are approvable per the existing Reunion PUD Amendment No. 1 that currently governs this site.
- Would guarantee a min. 2,000 sq. ft. restaurant space on the site.
- Would allow a single medical marijuana center and retail marijuana store to be developed on this site, occupying a maximum of 2,500 sq. ft. Currently the City only has marijuana retail facilities located south of E. 72nd Avenue.
- Would result in the development of this site, which has remained vacant.

Planning Commission Summary

- This case went to Planning Commission on March 5th
- There were two individuals who gave public comment – One in favor of the proposed marijuana use, and one opposed
- Planning Commission voted 3 to 1, with 1 abstaining, to recommend denial



Approval Criteria

Sec. 21-3251(3) – PUD Zone Document Approval Criteria.

A decision for this case must be based on the following criteria from Sec. 21-3251(3) of the LDC. A PUD zone document may be approved only if:

- 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;

Approval Criteria

- 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.



The applicant is present to speak on behalf of this request and to answer any questions.

Staff is also available to answer any questions after the applicant's presentation.



Approval Criteria

Sec. 21-3251(3) – PUD Zone Document Approval Criteria.

A decision for this case must be based on the following criteria from Sec. 21-3251(3) of the LDC. A PUD zone document may be approved only if:

- 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;

Analysis: The proposed PUD Amendment would eliminate all currently allowed residential uses on the property, meaning that if the PUD Amendment were approved, the lot would be in even greater compliance with the Comprehensive Plan, which designates this area as “Commercial”. Furthermore, this case is supported by Fiscal Stability Goal (Goal FS 2) in the Comprehensive Plan, which strives to retain/increase the employment base. For a more detailed description of how this criterion is met, please refer to the “Comprehensive Plan Consistency” Section on Page 2 of the Zone Change Report. **Therefore, it can be found that this application meets Criteria (a).**

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

Analysis: N/A

Approval Criteria

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

Analysis: The proposed PUD Amendment addresses the unique situation of allowing a marijuana business to exist in closer proximity to existing agricultural, residential, and mixed-use zoning, even though the actual existing residential uses are well over 500 feet from the subject property. This is accomplished by proposing a 500-foot distancing requirement from existing residential uses, instead of having a requirement from properties that are simply zoned agricultural, residential, or mixed-use, but do not contain residential uses. Furthermore, the proposed PUD Amendment also proposes several development standards for the site that exceed Land Development Code (LDC) requirements. For a more detailed description of how this proposal represents an improvement in quality over what could be accomplished by applying LDC standards, please refer to Paragraph 2 of the “Additional Information” Section on Page 2 of the Zone Change Report.

Approval Criteria

[Criteria (c)(i) Analysis Continued]:

In addition to addressing a unique situation and proposing an improved quality of development, this PUD Amendment also achieves the purposes set out in Code Sec. 21-4370. Per that code section, the PUD district is further intended to:

- (a) Promote more economical and efficient use of land while providing a harmonious grouping of a variety of land uses;

Analysis: The proposal meets this criterion by, through the proposed PUD Development Permit that is dependent on this PUD Amendment, proposing a single structure to house multiple proposed uses, and then activating the area saved with a well-programed gathering space.

- (b) Promote innovative design of residential areas and allow for greater densities when additional site amenities are included in the development;

Analysis: N/A

- (c) Create physical connections between existing and proposed developments in order to achieve an integrated community with common open space, transportation, transit, and public service networks; and

Analysis: The proposal meets this criterion by, again through the proposed PUD Development Permit, proposing vehicular and pedestrian connections to the surrounding commercial developments that already exist.

Approval Criteria

[Criteria (c)(i) Analysis Continued]:

(d) Allow for innovative development projects that assist in the implementation of the comprehensive plan and not as a device to circumvent development regulations, standards, and good planning practice.

Analysis: The proposal meets this criterion by proposing innovative and enhanced design requirements in excess of what is required by the LDC. The PUD Amendment also proposes to eliminate residential uses, which are currently allowed, from the property which will bring the site into greater compliance with the “Commercial” designation that is assigned to the property by the City’s Comprehensive Plan.

Therefore, it can be found that this application meets Criteria (c), by way of meeting Criteria (c)(i).

- ii. [Criteria (c)(ii)] The PUD is required to avoid completely prohibiting a legal, permitted business use within the city;

Analysis: N/A

Approval Criteria

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

Analysis: The proposed PUD Amendment complies with all applicable city standards not otherwise modified or waived by the city. **Therefore, it can be found that this application meets Criteria (d).**

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

Analysis: Through the proposed PUD Development Permit, which is dependent on this PUD Amendment, the site will provide vehicular and pedestrian connections to the surrounding commercial developments that already exist. **Therefore, it can be found that this application meets Criteria (e).**



Approval Criteria

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

Analysis: As discussed in greater detail in Paragraph 2 of the “Additional Information” Section on Page 2 of the Zone Change Report, the proposed PUD Amendment also proposes several development standards for the site that exceed Land Development Code (LDC) requirements. These development standard improvements cover the areas of site design, architecture, and sustainability, and should all work together to mitigate, to the maximum extent feasible, any potential significant adverse impacts on adjacent properties or on the general community. **Therefore, it can be found that this application meets Criteria (f).**

- 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;

Analysis: Through their review of this proposal, the City’s Development Review Engineering Division, South Adams County Fire Department, and South Adams County Water and Sanitation District, did not identify any issues with the proposed PUD Amendment in relation to the subject property’s ability to provide sufficient public safety, transportation, and utility facilities and services. **Therefore, it can be found that this application meets Criteria (g).**

Approval Criteria

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

Analysis: N/A

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

Analysis: This proposal could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications. **Therefore, it can be found that this application meets Criteria (i).**