

# Rustic Hills Redevelopment

CPC ZC 20-00172 and PD DP 64-62-A39MJ20

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Planning Supervisor



# Applications



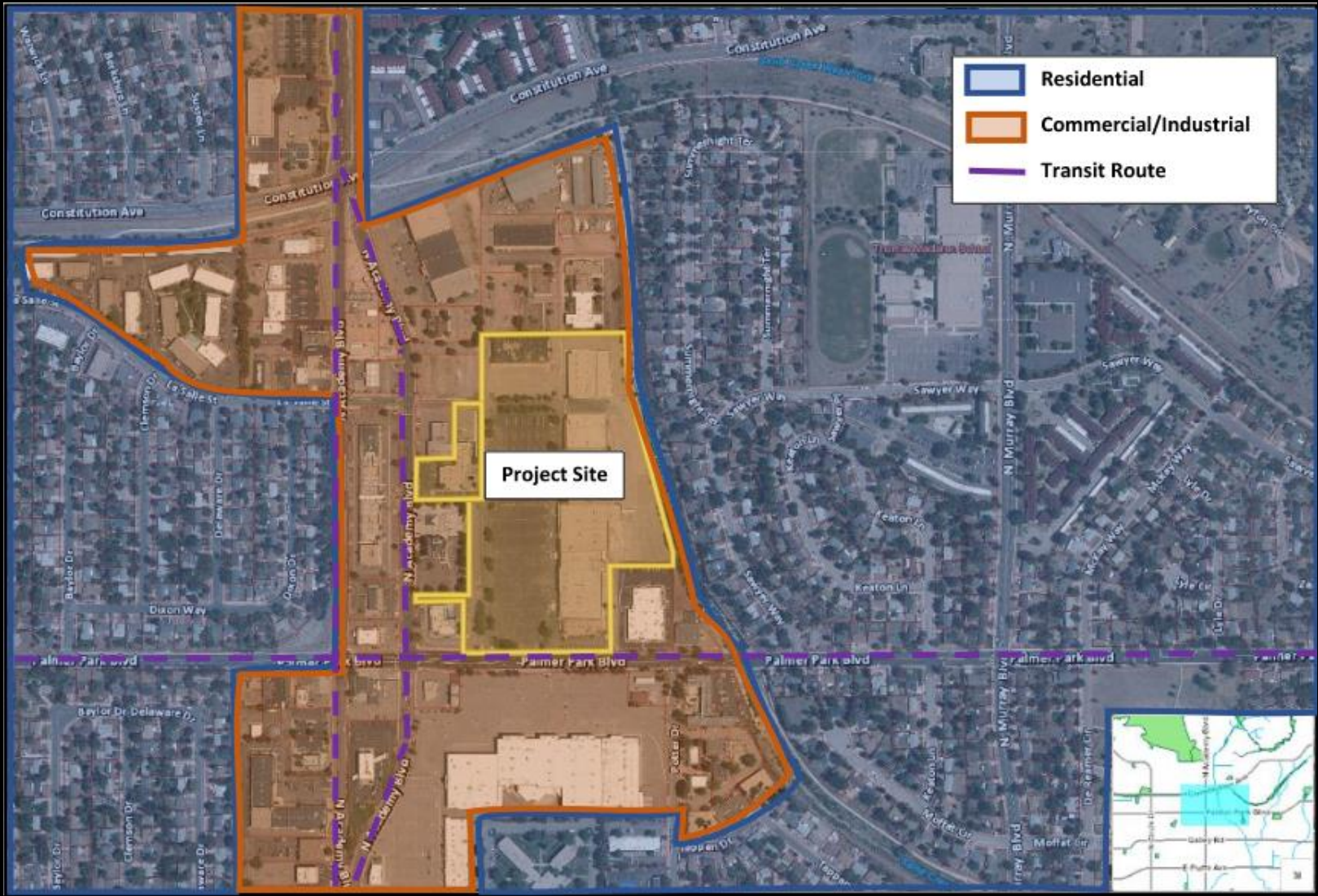
## **CPC ZC 20-00172**

A Zone Change request for 19.4 acres of land associated with the Rustic Hills Redevelopment project, rezoning from PBC/SS (Planned Business Center with Streamside Overlay) to M1/cr/SS (Light Industrial with Conditions of Record and Streamside Overlay). (Quasi-Judicial)

## **PD DP 64-62-A39MJ20**

A Major Development Plan Amendment for the Rustic Hills Redevelopment project illustrating a change of use to establish commercial and industrial uses and minor building and site changes. (Quasi-Judicial)

# Context Map



# General Information



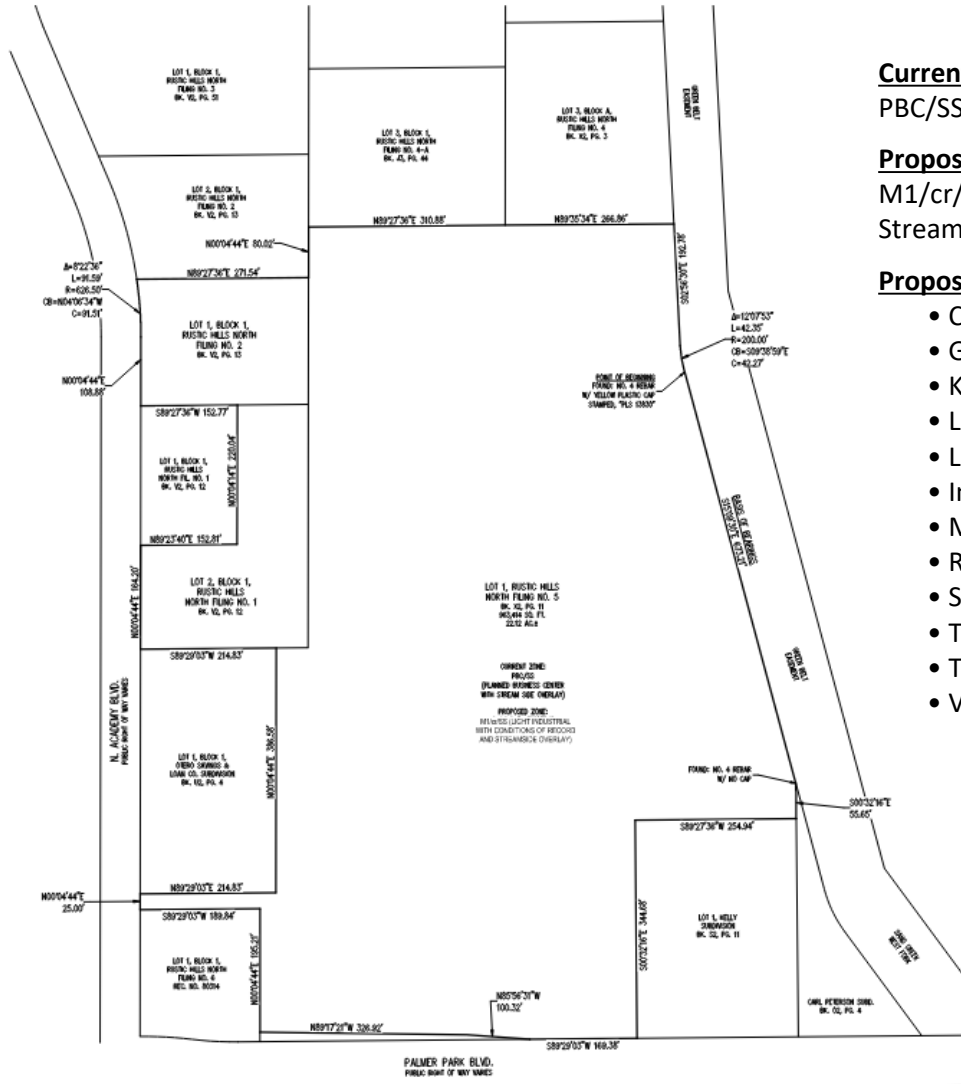
## Site Details:

- Zoned PBC/SS (Planned Business Center with Streamside Overlay)
- The project site is not part of a master planned area
- Within the South Academy Economic Opportunity Zone, located in the north catalyst area
- The project site is fully developed and slopes down to the east towards the West Fork of Sand Creek and south toward Palmer Park Boulevard

## Public Notification and Involvement:

- Public notice was mailed to 303 property owners, on three occasions: internal review and prior to the Planning Commission and City Council hearings
- The site was also posted on the three occasions above
- City Planning staff received comments excited about the redevelopment proposal.

# Zone Change Exhibit



## Current Zoning:

PBC/SS (Planned Business Center with Streamside Overlay)

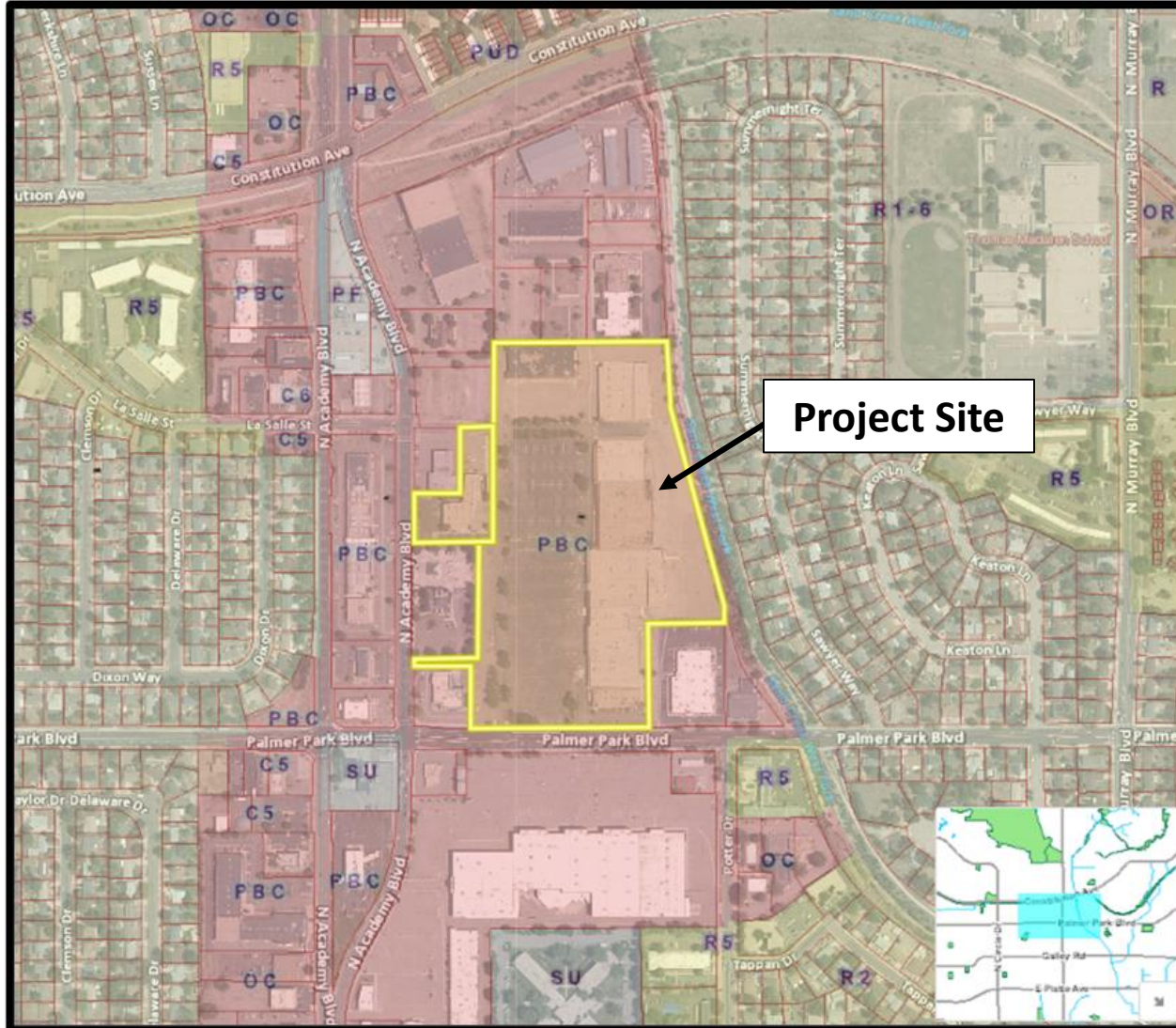
## Proposed Zoning:

M1/cr/SS (Light Industrial with Conditions of Record and Streamside Overlay)

## Proposed Prohibited Land Uses

- Convenience Food Sales (w/Fuel Sales)
- Garbage Service Companies
- Kennel (Commercial Only)
- Landfill
- Large Recycling Collection Center
- Industrial Laundry Service (Large Scale Activities)
- Mining Operations
- Recycling Processing Center
- Scrap Metals Processing Yard
- Transfer Station
- Truck Terminal
- Vehicle Dismantling Yard

# City Zoning Map





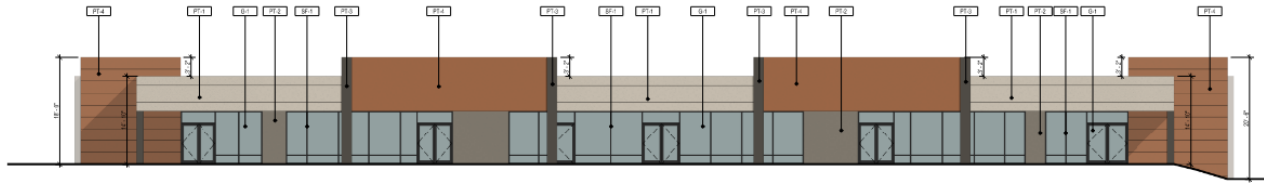




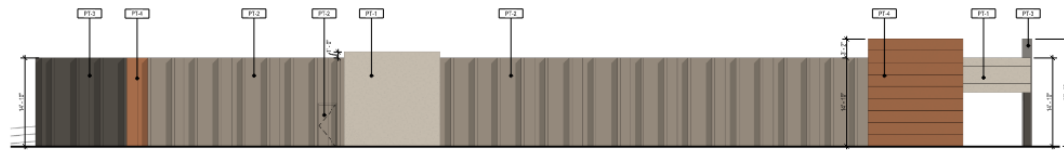
# Elevations



EXTERIOR MATERIAL SCHEDULE			
MARK	MATERIAL	MANUFACTURER	COLOR
PT-1	PAINT	SHERWIN-WILLIAMS	SW 7036 - ACCESSIBLE BEIGE
PT-2	PAINT	SHERWIN-WILLIAMS	SW 7056 - KEYSSTONE GRAY
PT-3	PAINT	SHERWIN-WILLIAMS	SW 7040 - TORRANCE BRONZE
PT-4	PAINT	SHERWIN-WILLIAMS	SW 7716 - BRADYWAYNE
ST-1	STAINWOOD	TIG	BLACK EXISTING
GL-1	INSULATED GLASS	TIG	GLASS



4 BUILDING F - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 BUILDING F - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 BUILDING F - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



1 BUILDING F - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

FOR CITY USE

CITY FILE NUMBER

12 OF 144 SHEETS

# South Academy Economic Opportunity Zone



## North Catalyst Area



# PlanCOS Conformance



## Ch. 3 – Unique Places

- “*Embrace Creative Infill, Adaptation, and Land Use Change*”, has Goal UP-2 that states:

“Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.”

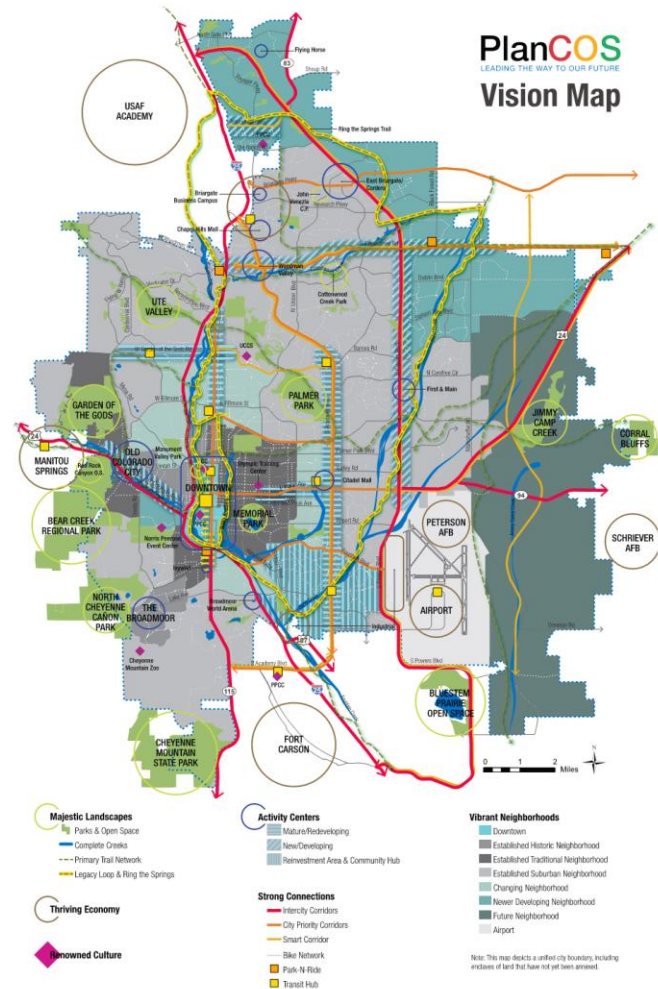
## Ch. 4 – Thriving Economy

- “*Expand Our Base*”, has Goal TE-2 that states:

“Diversify the local economy by fostering a range of business types and sizes.”

- “*Embrace Sustainability*” big idea, has Goal TE-4 stating:

“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas”



# Recommendation



## **CPC ZC 20-00172 – Zone Change from PBC-SS to M1/cr/SS**

Approve the zone change for 19.4 acres of land from Planned Business Center with Streamside Overlay (PBC/SS) to Light Industrial with Conditions of Record and Streamside Overlay (M1/cr/SS), based upon the findings that the review criteria for a change of zone, as set forth in City Code Section 7.5.603.

## **PD DP 64-62-A39MJ20 – Major Development Plan Amendment**

Approved the Major Development Plan Amendment for the Rustic Hills Redevelopment project, based upon the findings that the amended plan meets the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E).