



**Proposed Rezone
9201 E. Dry Creek Road
Centennial CO
From BP zoning to EC-MU-75**

Prepared for the City of Centennial's Virtual Community Meeting
September 23, 2024

Developer: Consolidated Investment Group, 18 Inverness Pl E,
Englewood, CO

Agent: Pulley Studios, Steve Ferris

Site/Application Information

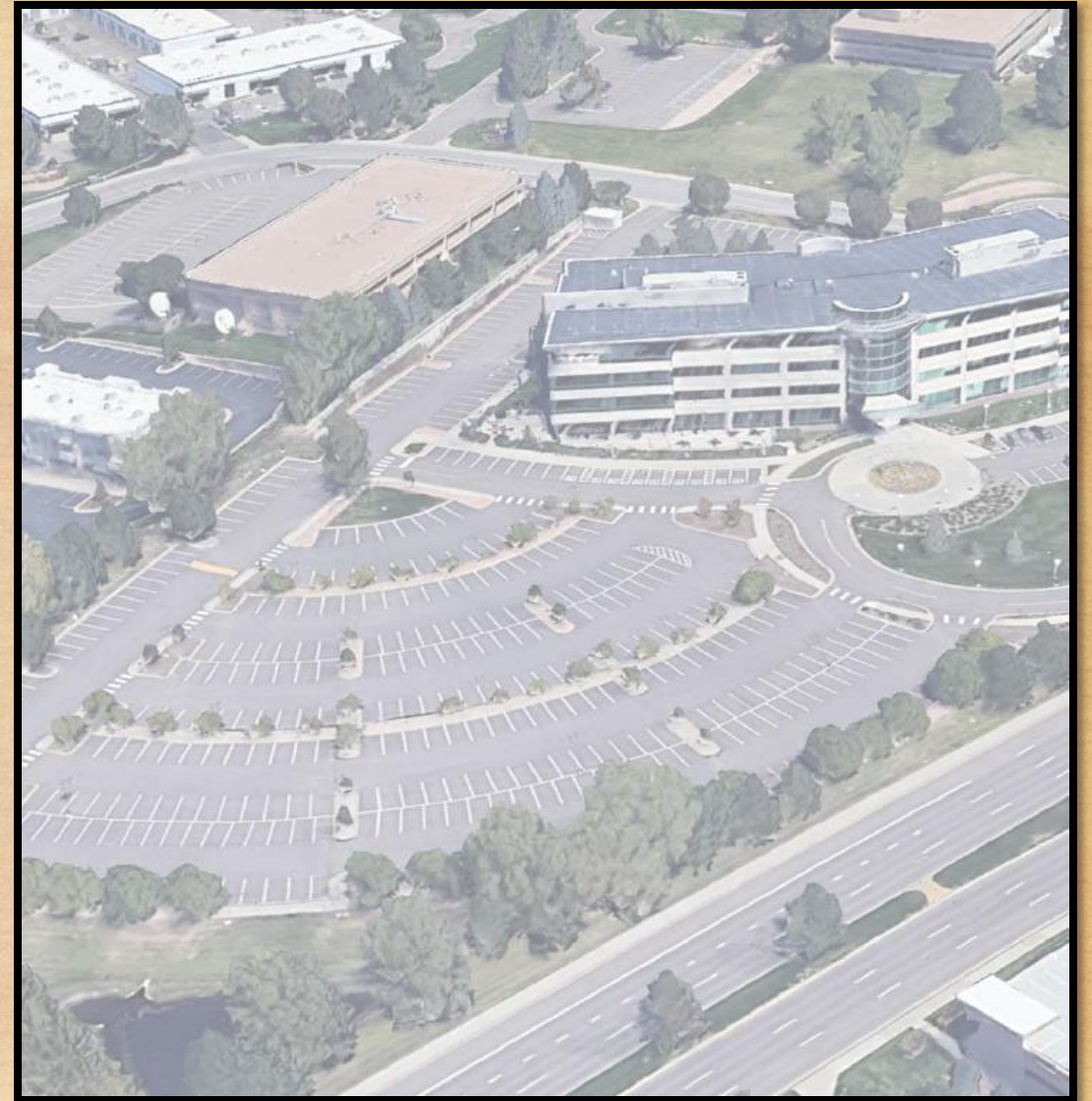
- 9 acres of land containing 126,448 square feet of vacant office space
- Developer & Applicant: Consolidated Investment Group
- Current Owner: Kcp Nnn Ii Fee Owner 3 Llc
- Current Zoning: BP
- Proposed Zoning: EC-MU-75
- Proposed Use: Multi-Family
- Proposed Processes: Rezoning followed by Site Plan Approval



Location/Context of the Site

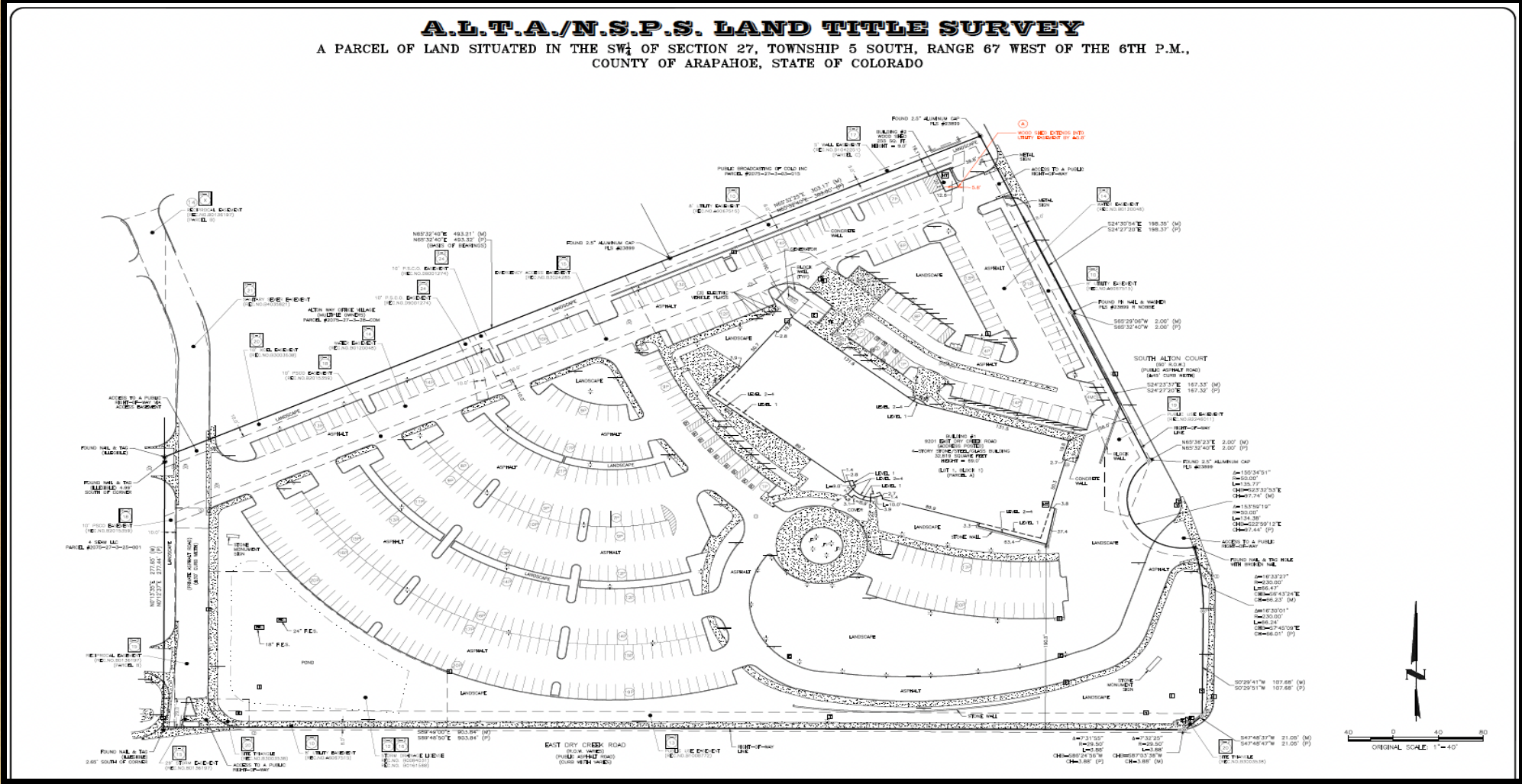
Key Info for Zoning & Redevelopment

1. The proposed building will be
 - Height: Approximately 75'
 - SF: Approximately 325,000 GSF, Reuse of Existing building TBD
 - Building materials: Wood-framed
2. Landscaping and buffering within and along the perimeter of the site is planned to replicate existing plantings.
3. Vehicles will access the site from Alton Court and South Alton Way, similar to the current plan.
4. Sidewalks will connect the site to the nearby retail services and Dry Creek light rail station.
5. Stormwater will be managed on site, likely through adaptations of existing infrastructure on the southwest and southeast corners.
6. The traffic impacts will be similar to the current office use, with different peak hours.
7. The developer plans to begin construction Q1 2026.
8. The proximity of the site to Dry Creek Station, combined with the low demand for office and high demand for housing, suggests an ideal location for rezoning that will allow multi-family housing.



Aerial From Southwest of Site

Current Site Survey



Contemplated Sketch Plan with Grading Overlay, Preliminary Only Final Plan May Not Reuse Existing Building

	SURFACE PARKING
	STRUCTURED PARKING
	LANDSCAPED AREA

