

Memo

To: Dalton Guerra
From: Ethan Frisch
Date: 11/18/2022
Re: Nexus North at DIA PUD Amendment

Background: Originally approved in March 2019, the Nexus North at DIA PUD zone document set for the various industrial distribution, warehouse, flex and office land uses, as well as details the specific Planning Areas for these various land uses within the project. The first amendment was approved in January 2020 to make certain allowances for the construction of a large warehouse distribution facility (>750,000 sq. ft.), while maintaining the same total area of PA-3 uses (primary flex, office, tech and research) as the original Nexus North PUD. The second amendment was approved in May 2021 to include an adjacent 12-acre parcel from DIA Tech PUD. This 12-acre parcel was a remnant piece of land and incorporating it into Nexus North at DIA allowed more flexibility for development.

Request: The proposed PUD amendment adds several warehousing and distribution uses for the last parcel (PA-3) in the northwest corner of Nexus North at DIA.

Additionally, the maximum building setback within PA-3 is proposed as NA, which creates no adverse conditions to the community. The current maximum setback within PA-3 is 100'. No changes are requested in regards to the minimum setback.

Purpose and Justification: The subject parcel is in PA-3, which permits more intense uses such as food, machinery, metal, textile and wood manufacturing uses, as well as wholesale establishments. The additional uses proposed all fall within typical light industrial uses, and are allowed in a traditional I-1 district.

Furthermore, office flex is an approved use for the subject parcel. Per code, office flex is defined as a type of development designed to be versatile, which may be used in combination with office, research and development, quasi-retail sales, wholesale operations, and including but not limited to craft manufacturing, warehouse, and distribution uses. The primary uses of the proposed building will be distribution, warehouse, office, and likely some level of light manufacturing, which would align with the intent of the park.

All other parcels within Nexus North at DIA are developed or currently under construction with similar warehouse and distribution uses. This is the last remaining undeveloped parcel, and will need to be allowed the same uses as it's adjacent parcels in order to be developed. All traffic from this development will be utilize the existing infrastructure within the industrial park and directed out to Tower Road.

In regards to the increased maximum setback, this will allow the proposed building to sit further back from the property line. The proposed building sits 150' from East 88th Ave right-of-way and approximately 400' from Quintero Road right-of-way. The property's only access will be from Quintero Road within Nexus North. No access for cars or trucks to East 88th Ave is proposed. The proposed building will sit within a few feet of the existing grade, however that is in excess of 20' below the current grade of the Quintero Road cul-de-sac. In order to provide a safe transition grade along the entrance driveway for trucks and emergency vehicles, the building will need to be located beyond the current maximum setback of 100'.