

Memo

To: Jenny Axmacher, AICP
From: Matt Garver
Date: 1/12/2021
Re: Nexus North 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.

Request: This proposed PUD amendment adds an adjacent 12-acre parcel, currently in the DIA Tech PUD, into the Nexus North PUD.

The planning area boundaries have been adjusted in this amendment, as allowed under the previous amendment, to reflect the current development of a large warehouse distribution facility (>750,000 sq. ft.).

Purpose and Justification: The 12-acre parcel is currently isolated in the northwest corner of the DIA Tech boundary with an existing building to the south, wildlife refuge to the west, Nexus North PUD to the north, and Quintero Street to the east. Incorporating this parcel into Nexus North will allow much more flexibility for how it can be developed. The parcel is adjacent to PA-1 within the Nexus North PUD, and is proposed to be included as PA-1 in this amendment. PA-1 is similar in nature to PA-10 that the 12-acre parcel is currently under within the DIA Tech PUD.

Adding this parcel to the Nexus North PUD would increase the total acreage from 158 acres to 170 acres. The uses remain the same within each planning area. The total area of PA-3 uses (primary flex, office, tech and research) has been maintained. PA-2 has shrunk, as allowed under previous amendment to accommodate the large distribution facility currently under development. Similarly, PA-1 has grown to accommodate this development along with the 12-acre parcel proposed with this amendment.