

# FTK: Land Use Plan Amendment

## NARRATIVE QUESTIONNAIRE

### LAND USE PLAN/MAP AMENDMENT QUESTIONNAIRE

#### A. General Property Information:

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| 1. | Property Address or Parcel Identification Number (PIN): | Tract A & B, Gruenewald Filing No. 1<br>In the City of Commerce City, County of Adams, State of Colorado |
| 2. | Applicant's Name:                                       | Randy Simmering<br>Huntington Industrial   |
| 3. | Property Owner's Name:                                  | Robert W. Derr/Derrt Family Limited Partnership/Edith Lanell<br>Gruenewald/HIP Denver - Ringsby, LLC     |
| 4. | Current Zoning of the Subject Property:                 | R-1  |

#### B. Land Use Identification:

| Residential (Specify Type) |  | Non-Residential (Specify Type) |  |
|----------------------------|--|--------------------------------|--|
| Existing Future Land Use   |  | Existing Future Land Use       | Residential - Medium   |
| Existing Use               |  | Existing Use                   | Unoccupied   |
| Acres/Number of Units      |  | Acres/Square Feet              | Tract A - 4.8596 ac/211,684 s.f.<br>Tract B - 7.0185 ac/305,725 s.f. |
| Requested Future Land Use  |  | Requested Future Land Use      | Industrial / Distribution  |
| Number of Proposed Units   |  | Maximum Square Footage         | Tract A - 4.8596 ac/211,684 s.f.<br>Tract B - 7.0185 ac/305,725 s.f. |
| Existing Zoning            |  | Existing Zoning                | R-1  |
| Proposed Zoning            |  | Proposed Zoning                | I-1  |

|                                  |           |               |
|----------------------------------|-----------|---------------|
| <b>Adjacent Future Land Uses</b> | <b>N:</b> | Residential   |
| (For example, "Commercial")      | <b>E:</b> | Residential   |
|                                  | <b>W:</b> | Industrial    |
|                                  | <b>S:</b> | Office / Flex |
| <b>Adjacent Land Uses</b>        | <b>N:</b> | Unoccupied    |
| (For example, "School")          | <b>E:</b> | Unoccupied    |
|                                  | <b>W:</b> | Unoccupied    |
|                                  | <b>S:</b> | Office / Flex |

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| C. | <b>Specific Details</b> <i>(Be specific! Do not answer just ‘Yes’ or ‘No.’ Applicants should explain in detail the nature of the request and why the proposal is justified (e.g., how it meets the required approval criteria listed on page #3. Prior to being determined a complete application, clear justification statements <u>must</u> accompany amendment requests. If you have any questions, please ask for assistance.)</i> |
| 1. | <b>What is the purpose of your proposed amendment?</b> (Describe, in general terms, what the proposed amendment is intended to accomplish.)  |

HUNTINGTON INDUSTRIAL REQUESTS THE CITY CHANGE THE PLAN MAP DESIGNATION FOR TRACT A & TRACT B FROM RESIDENTIAL-MEDIUM TO INDUSTRIAL/DISTRIBUTION. THIS WILL ALLOW HUNTINGTON INDUSTRIAL TO CREATE AN INDUSTRIAL PARK WITH TRACT B AND TRACT C. THEY DO NOT HAVE TRACT A UNDER CONTRACT BUT AT THE REQUEST OF THE CITY AND THROUGH AN AGREEMENT WITH THE ADJACENT PROPERTY OWNER, ARE REQUESTING THE CHANGE.

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| 2. | <b>Describe the desired Comprehensive Plan map designation as it relates to the property.</b> |
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THE COMPREHENSIVE PLAN MAP DESIGNATION CURRENTLY IDENTIFIES BOTH PROPERTIES AS RESIDENTIAL-MEDIUM. THE DESIRED COMPREHENSIVE PLAN MAP DESIGNATION IS INDUSTRIAL/DISTRIBUTION.

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3. Describe what type of development is envisioned for the property proposed for change:

AN INDUSTRIAL DEVELOPMENT IS ENVISIONED FOR TRACT B.. HUNTINGTON INDUSTRIAL IS CURRENTLY UNDER CONTRACT TO PURCHASE TRACT C TO THE WEST AND WILL PROVIDE A COHESIVE INDUSTRIAL PARK ENCOMPASSING BOTH TRACTS B AND C.

- TRACT A EXISTING BUILDINGS:
- 1. 3000 S.F. STORAGE/WAREHOUSE, BUILT IN 1983, COMMERCIAL USE.
  - 2. 2,708 S.F. OFFICE BUILDING, BUILT IN 1983, COMMERCIAL USE.

TRACT A IS NOT OWNED BY THE DEVELOPER AND THERE IS NO INTENTION TO PURCHASE TRACT A AT THIS TIME. BASED ON THE FACT THAT THE ZONING WILL BE REVISED TO INDUSTRIAL/DISTRIBUTION, WE BELIEVE THE PROPERTY WILL BE DEVELOPED AS SUCH.

4. Describe the desired future zoning for the property:

THE DESIRED FUTURE ZONING OF BOTH PROPERTIES IS I-1.

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| 5. | <b>How will your proposal affect transportation, services, and facilities?</b> (Describe how the property is currently served, or is planned to be served, by roads and other applicable transportation systems like bus, bicycle, or pedestrian (attach copies of documents from service providers regarding available or planned services, if any)). |
|----|--|

OUR PROPOSAL WILL NOT AFFECT TRANSPORTATION, SERVICES AND FACILITIES. THE FUTURE DEVELOPMENT WILL CONSTRUCT AN ACCESS ROAD ALONG 108TH TO THE EASTERN MOST DRIVEWAY OF TRACT B. TRAFFIC WILL NOT BE ADVERSELY AFFECTED BY THE NEW INDUSTRIAL DEVELOPMENT. PER THE TRAFFIC REPORT "NO CHANGES TO THE CURRENT TRAFFIC CONTROL ARE NECESSARY TO ACCOMMODATE THE ADDITIONAL TRAFFIC".

TRACT A IS NOT OWNED BY THE DEVELOPER AND THERE IS NO INTENTION TO PURCHASE TRACT A AT THIS TIME. BASED ON THE FACT THAT THE ZONING WILL BE REVISED TO INDUSTRIAL/DISTRIBUTION, WE BELIEVE THE PROPERTY WILL BE DEVELOPED AS SUCH. WE DO NOT EXPECT TRACT A TO AFFECT TRANSPORTATION, SERVICES OR FACILITIES SINCE THE FUTURE DEVELOPMENT OF TRACT B AND C WILL CONSTRUCT AN ACCESS ROAD ALONG 108TH TO THE EASTERN MOST DRIVEWAY OF TRACT B.

|    |   |
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| 6. | <b>How will your proposal affect any utility service systems?</b> (Describe how the property is, or is planned to be, served by sewer and water (attach copies of documents from service providers regarding available or planned services, if any)). |
|----|---|

THE FUTURE INDUSTRIAL DEVELOPMENT ON TRACTS B AND C WILL TIE THE NEW ONSITE STORM AND WATER LINES INTO THE EXISTING STORM AND WATER LINES IN 108TH AVENUE. THE NEW ONSITE SANITARY SEWER LINES WILL TIE INTO TO THE EXISTING SANITARY SEWER LINE ON THE PROPERTY TO THE WEST.

TRACT A IS NOT OWNED BY THE DEVELOPER AND THERE IS NO INTENTION TO PURCHASE TRACT A AT THIS TIME. BASED ON THE FACT THAT THE ZONING WILL BE REVISED TO INDUSTRIAL/DISTRIBUTION, WE BELIEVE THE PROPERTY WILL BE DEVELOPED AS SUCH. THERE WILL BE NO CHANGES TO HOW TRACT A IS SERVED BY SEWER AND WATER.

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7. If your proposal would create pressure to change the designations of other properties, describe how these changes would be in the best interest of the neighborhood, city, and region:

OUR PROPOSAL WOULD NOT CREATE PRESSURE TO CHANGE THE DESIGNATION OF OTHER PROPERTIES. AT THE CITY'S REQUEST, HUNTINGTON INDUSTRIAL IS WORKING WITH THE ADJACENT PROPERTY OWNER TO THE EAST (TRACT A) TO CHANGE THE DESIGNATION FROM RESIDENTIAL-MEDIUM TO INDUSTRIAL/DISTRIBUTION.

8. How will your proposal benefit the community?

THE PROPOSED CHANGE IN DESIGNATION AND REZONE WILL INCREASE LOCAL JOB AVAILABILITY AND TAX REVENUE FOR THE COMMUNITY.

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| 9. | <b>How does your proposal support the goals, objectives, and policies of the Comprehensive Plan?</b> |
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OUR PROPOSAL PROVIDES A COHESIVE USE ON THE SOUTH SIDE OF 108TH AVENUE BETWEEN THE UNION PACIFIC RAILROAD TRACKS TO THE WEST AND THE PUD RESIDENTIAL PROPERTY TO THE EAST.

|     |             |                              |  |
|-----|-------------|------------------------------|--|
| 10. | amendments? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|-----|-------------|------------------------------|--|

If 'Yes,' describe what new information or changed circumstances should be considered:

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11. **How will your proposal affect the following elements of the Comprehensive Plan?** (Describe both positive and negative impacts and any measures you are taking to mitigate negative impacts):

➤ **Housing:** OUR PROPOSAL WILL REDUCE THE RESIDENTIAL-MEDIUM (OR R-1 ZONING) AREA BUT WILL BRING DEVELOPMENT TO A CURRENTLY UNDERUSED AREA WHICH COULD SPUR ADDITIONAL DEVELOPMENT ON THE ADJACENT PROPERTIES.

➤ **Parks:** OUR PROPOSAL WILL NOT AFFECT THE PARKS.

➤ **Environmental Features:** OUR PROPOSAL WILL NOT AFFECT ANY ENVIRONMENTAL FEATURES.

12. **How does the proposed amendment meet a definable public need?**

OUR PROPOSAL WILL BRING DEVELOPMENT TO A CURRENTLY UNDERUSED AREA WHICH COULD SPUR ADDITIONAL DEVELOPMENT ON THE ADJACENT PROPERTIES AND WILL INCREASE LOCAL JOB AVAILABILITY AND TAX REVENUE FOR THE COMMUNITY.