

October 17, 2019
High Point at DIA FDP Amendment No. 4

Rezone Request – Letter of Justification

As part of the High Point at DIA Framework Development Plan (FDP) Amendment No. 4, a rezoning is requested to better align the outdated zoning designations with the proposed FDP land use. A portion of the site currently designated as Regional Activity Center (RAC); whereas the applicant requests this be zoned AD (Airport Distribution) to align with the adjacent AD zoning to the west and to allow flexibility in the Industrial land uses proposed within this subarea in this FDP Amendment.

Conformance with Rezoning Criteria

1. The change to the Zoning Map is needed to correct an error; or
2. The change is required because of changed conditions or circumstances and:
 - a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council;

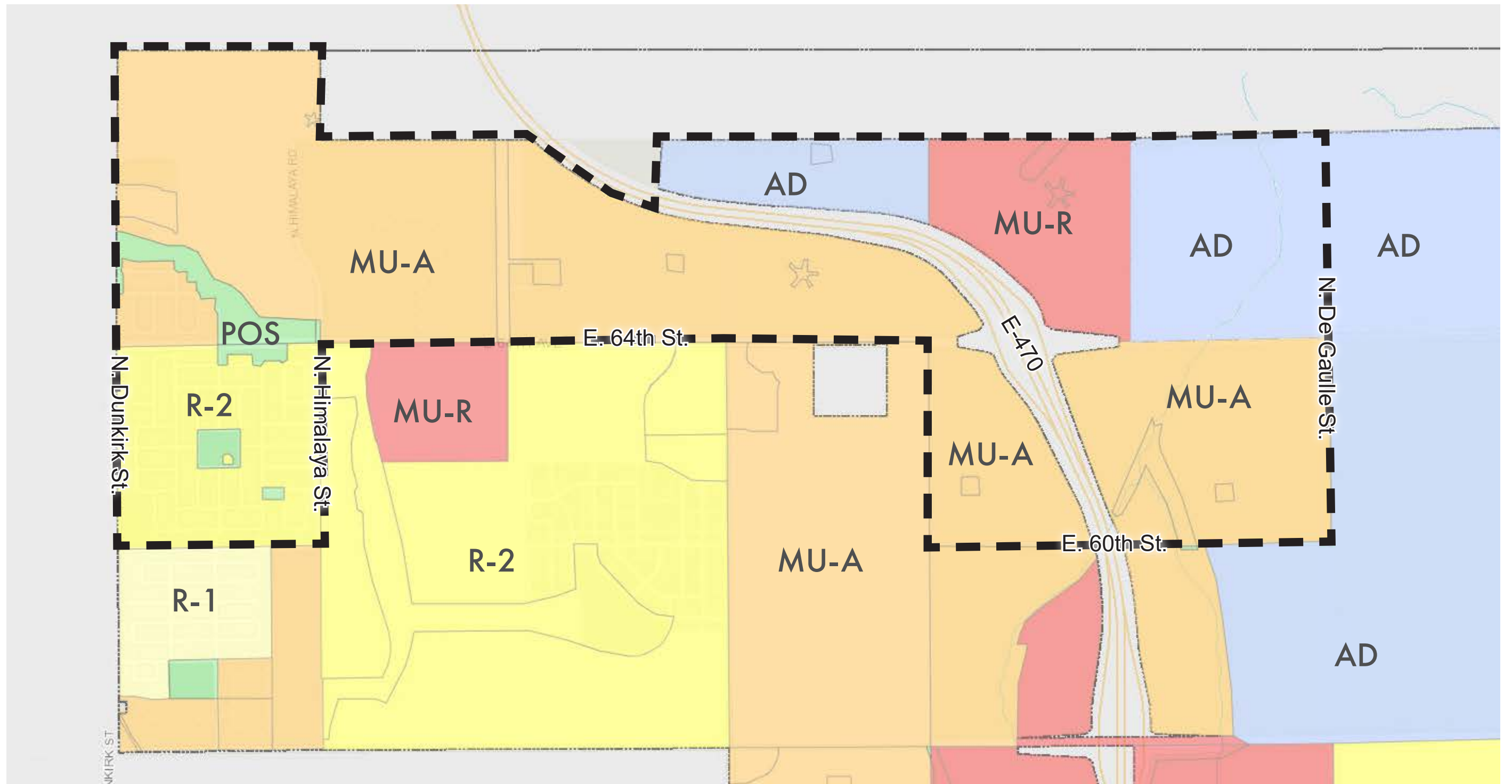
Along with the requested rezone, there are several areas within the FDP Amendment that requests a Comprehensive Plan Amendment to better align the Placetype to the proposed land use as reflected in the FDP. The AD zone district best aligns with the proposed Industrial Hub Placetype that is proposed as the land use designation of this area.

- b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development; and

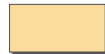

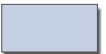

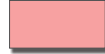
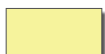

Rather than the currently located RAC area, the applicant proposes the heart of this community to be located along E. 64th Avenue, west of E-470 due to better visibility, accessibility and consistency with other developments happening along this corridor. The previously designated RAC area is better suited toward industrial or office land uses, east of E-470.

- c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits.

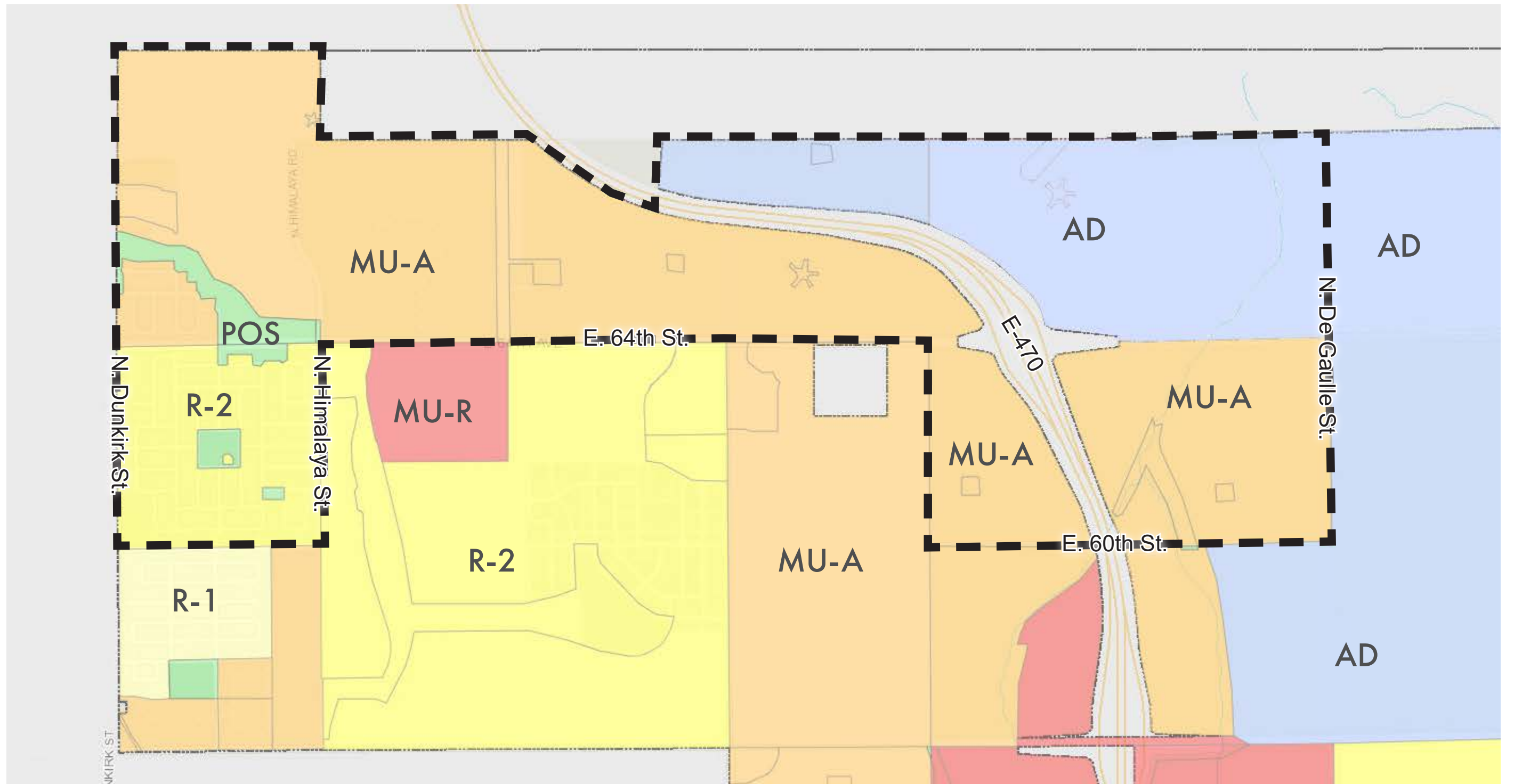
The impacts of future development as a result of this rezoning are compatible with surrounding land development; and the property is currently vacant, therefore no dislocation of tenants or occupants is anticipated.



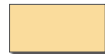

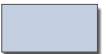

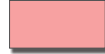
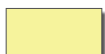

LEGEND **ZONING**

 MU-A	 R-1	 AD	 Property Line
 MU-R	 R-2	 POS	





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