

July 15, 2019

Ms. Sarah Wieder
City of Aurora - Planning Department
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: BOWIP Annexation – Initial Zoning Letter of Introduction

Dear Ms. Wieder:

On behalf of Westside Investment Partners, Inc., it is our pleasure to submit this request for initial zoning for parcel number 0181900000013, referred to as the BOWIP annexation. Upon successful annexation and initial zoning, this land is intended to become a part of the High Point at DIA Framework Development Plan (FDP) via the 4th Amendment to that plan.

Context

The parcel is located generally northeast of the E-470 and E. 64th Avenue interchange within unincorporated Adams County; the property is currently vacant. The parcel is surrounded on three sides by the City of Aurora and adjacent land uses are defined in the Fulewider FDP (currently under City review) and the High Point at DIA FDP (4th Amendment currently under City review) to the south, east and west. Denver International Airport and vacant City and County of Denver owned land is located north of this parcel. The land to the north is currently vacant and the abutting properties to the south, west and east are proposed to be primarily Industrial land uses with some Commercial/Retail land uses along the E. 64th Avenue Corridor.

Initial Zoning

The subject property is currently zoned A-3 in Adams County. As part of the annexation, the applicant requests that the parcel be initially zoned E-470 Airport Distribution Subarea. The E-470 Airport Distribution Subarea is described as follows:

'A variety of commercial, light manufacturing, and distribution uses are anticipated to be developed in this classification, with an emphasis on high-quality transportation-oriented business related to DIA that require or desire close proximity to DIA and the surrounding highway system. Limited and supporting retail and service uses are also allowed in the subarea but are not intended to be regional draws. Residential single-family and multi-family uses are permitted as part of the overall mix of uses in the subarea but are not intended to be the predominant land use in the subarea. Residential uses are also discouraged from locating in potentially prime commercial sites that are visible from the E-470 right-of-way.'

Via the 4th Amendment to the High Point at DIA FDP, this parcel will be designated for primarily Industrial land uses, with limited Commercial/Retail land uses proposed along the E. 64th Avenue corridor which is appropriate under the E-470 Airport Distribution zoning designation. Residential land uses of any kind are not proposed on this parcel; this will be memorialized through the High Point at DIA FDP Amendment No. 4 which is under concurrent review with the City.

Section 146-401(C) of the City of Aurora Municipal Code lists the following approval criteria for initial zoning:

1. *The applicant has demonstrated that the proposed initial zoning or rezoning is consistent with the spirit and intent of the city's comprehensive plan and with other policies and plans adopted by the city council; or*
2. *The applicant has demonstrated that the proposed initial zoning or rezoning is compatible with surrounding development or that, through utilization of appropriate planning controls and techniques, the initial zoning or rezoning can be made compatible with surrounding development; or*
3. *A need exists to correct an error.*
4. *The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any rezoning. The city council may deny any rezoning if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.*

In response to the above criteria, the applicant finds that the proposed zoning designation and proposed land uses to be established via the High Point at DIA FDP Amendment No. 4 to be consistent and compatible with the surrounding development. As noted, this parcel as well as all surrounding parcels will consist of primarily Industrial land uses. The E-470 Airport Distribution Subarea zoning is also consistent with the proposed Comprehensive Plan Placetype as well as the Placetype designations of adjacent developments as described in more detail below.

Comprehensive Plan

The subject property is proposed to be designated as the Industry Hub Placetype as described in the City of Aurora's Comprehensive Plan. The Industry Hub Placetype lists Light to Heavy Industrial as the primary land uses; with Commercial Service, Commercial Retail and Restaurant as supporting land uses. Residential land uses are not allowed within this Placetype. The proposed land uses that will be established for this parcel through the High Point at DIA FDP Amendment No. 4 aligns with the proposed Placetype.

Adjacent property to the west and south of this site within the High Point at DIA FDP is also requested to be designated as Industry Hub through a Comprehensive Plan Amendment request; the land immediately east is part of the Fulenwider Framework Development Plan and is anticipated to be a part of the Industry Hub Placetype as well.

We appreciate your guidance and look forward to working with you and the City of Aurora through the review process and the eventual approval of this application. Please feel free to contact me with any questions or concerns.

Sincerely,
Norris Design



Diana R. Rael, PLA
Principal