

TruStile Rezoning

RCU2018-00021

1041 E 71st Avenue & 999 E 71st Avenue

September 11, 2018

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Anna Gibson



Request

Rezoning:

- Current Zoning: Agricultural-1 (A-1)
- Proposed Zoning: Industrial-1 (I-1)

Background

- TruStile Doors, light manufacturing use
- Currently operating at four separate buildings
- Wants to keep business in Adams County
- Consolidate and construct ~ 260,000 sf facility
- Retain 260 jobs and create 200 new jobs
- Complete street improvements



E. 73rd Avenue

Site

Interstate 270

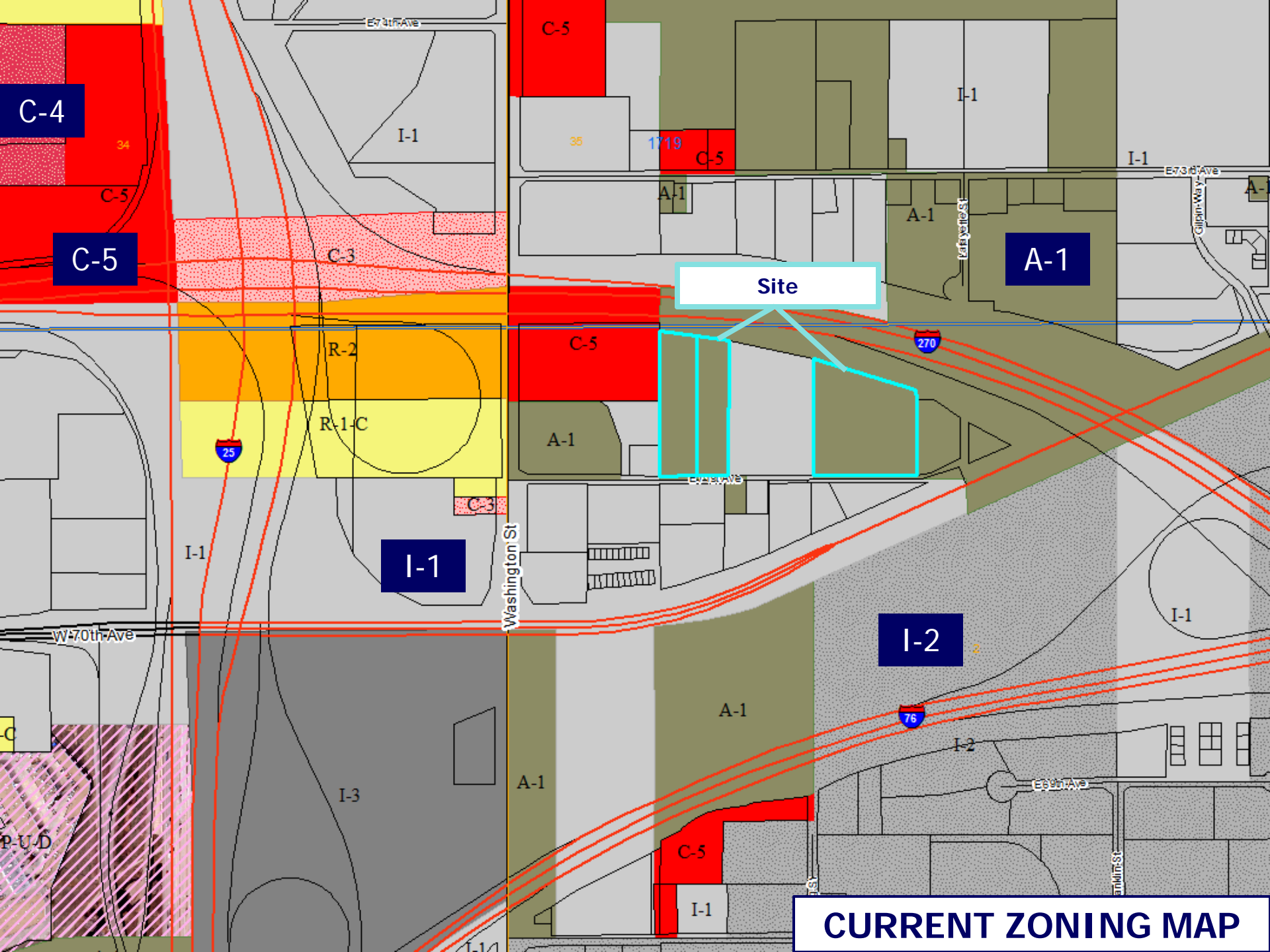
E. 70th Avenue

Washington Street

Interstate 25

Interstate 76

AERIAL MAP



CURRENT ZONING MAP

Criteria for Rezoning Approval

Section 2-02-13-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible

SITE

Overall Size: ~13 acres

Overall Lot Width: 1,115 Feet

I-270

I-1 Standards:

Minimum Lot Size: 1 acre

Minimum Lot Width: 100 feet

2.3 ac

3.9 ac

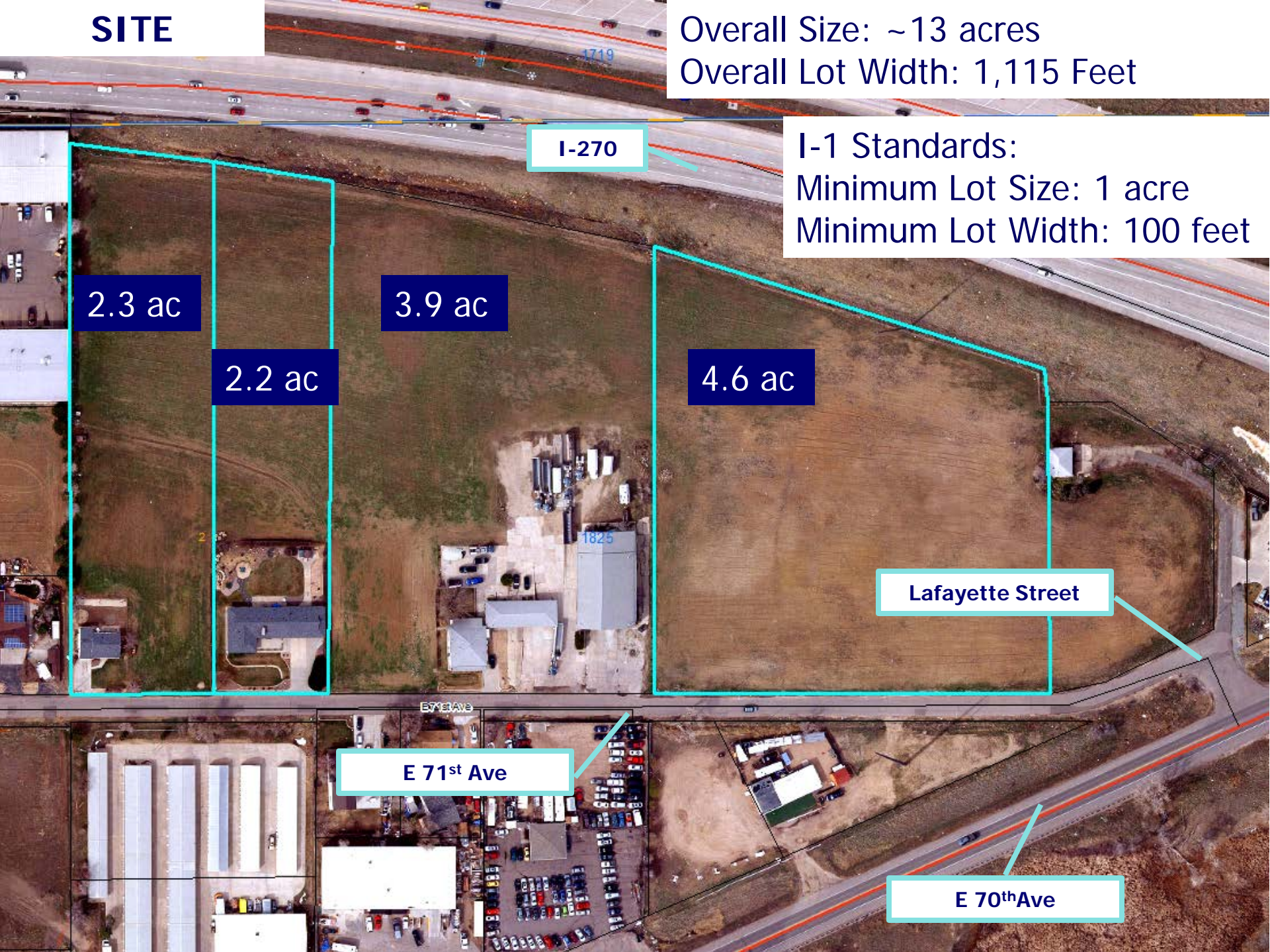
2.2 ac

4.6 ac

Lafayette Street

E 71st Ave

E 70th Ave



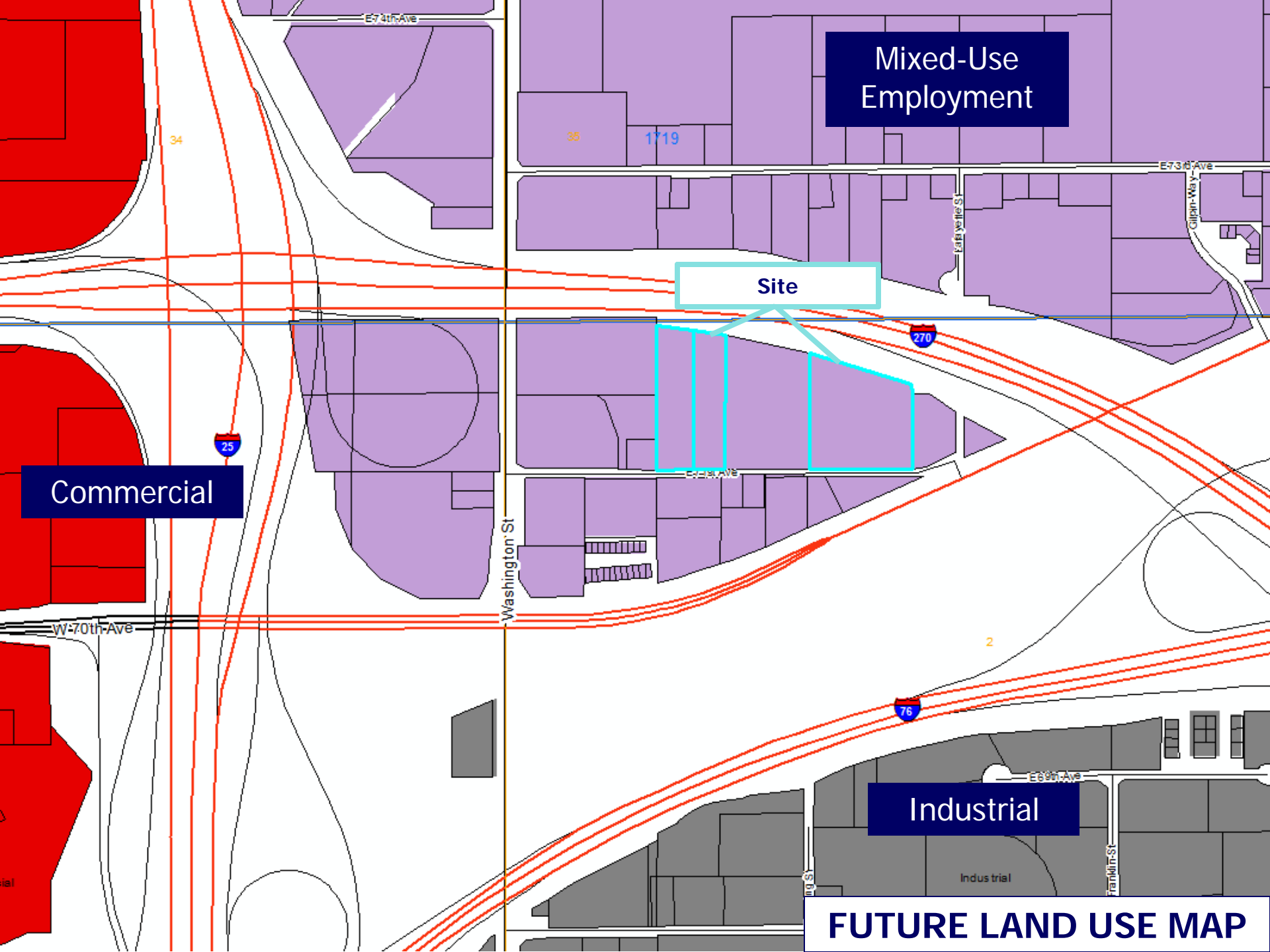
Mixed-Use
Employment

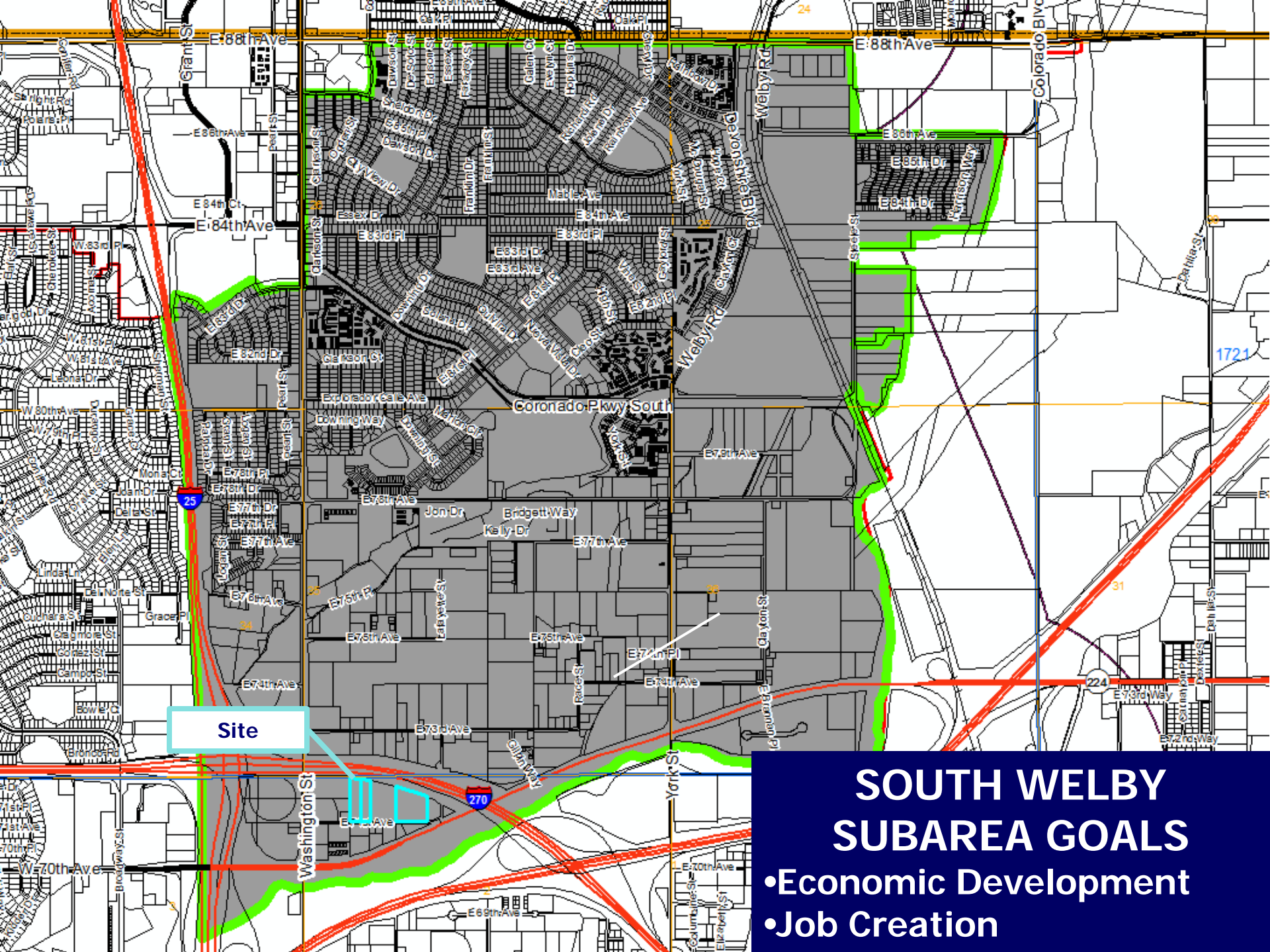
Site

Commercial

Industrial

FUTURE LAND USE MAP



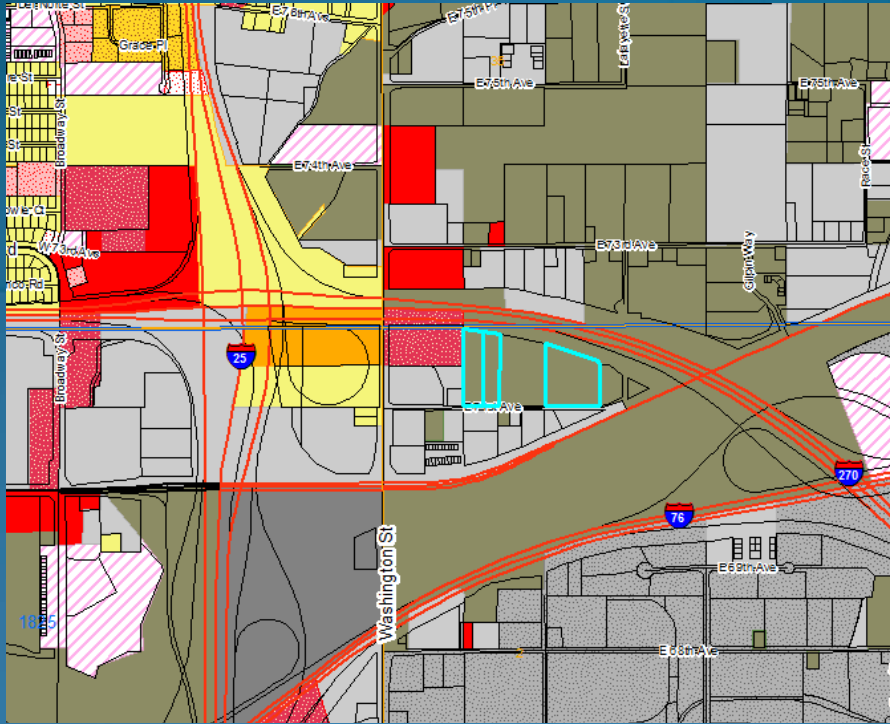


Site

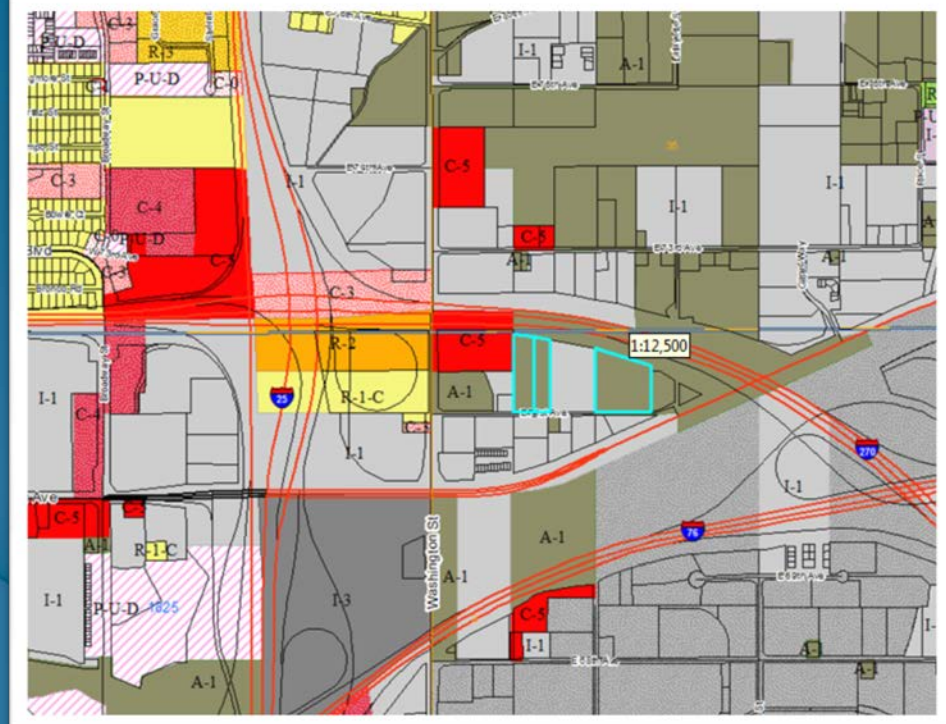
SOUTH WELBY SUBAREA GOALS

- Economic Development
- Job Creation

Zoning (2000-2018)



**2000
ZONING MAP**



**2018
ZONING MAP**















Referral Period

Notices sent to property owners and occupants*	# of Comments Received
185	3

* Property owners and occupants within 1,000 feet were notified

Residents:

- 3 residents responded in support
- 1 of the 3 expressed concerns about the traffic loads on E 71st Ave and Lafayette St, and the capacity of existing utilities.

Referral Agencies:

- CDOT requested a full Traffic Impact Study and Drainage Maps
 - To be provided prior to development
- Responded without concerns:
 - Tri-County Health Department
 - North Washington Street Water and Sanitation

Summary

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible

PC Update

Public Hearing: August 23, 2018

- No public comment
- PC Concerns: Next steps for development
- Voted (6-0) for approval

The Planning Commission and staff recommend **Approval** of the proposed rezoning with 4 Findings-of-Fact.

(RCU2018-00021 TruStile Rezoning)