

AGENDA ITEM 3A

**PUBLIC HEARING AND
RECOMMENDATION OF A PRELIMINARY
DEVELOPMENT PLAN AMENDMENT FOR
FOSTER PROPERTY**

**THE FOLLOWING ITEMS WERE
RECEIVED AFTER THE ORIGINAL
PACKETS WAS POSTED ON
THURSDAY, FEBRUARY 22, 2024.**

**THESE ITEMS ARE TO BE INCLUDED AS
PART OF THE PACKET ADDENDUM AND
PUBLIC RECORD FOR THE PLANNING
COMMISSION MEETING
FEBRUARY 27, 2024**

Foster PDP
Amendment
Additional
Comments
Received as of
2/27/2024

From: Mezhibovski, Roman <empuraeu@gmail.com>
Sent: Wednesday, February 21, 2024 9:17 PM
To: Kasza, Jacob
Subject: [EXTERNAL] Planning for W 136th and Huron

Follow Up Flag: Follow up
Flag Status: Completed

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Hello Jacob,

I live in the neighborhood and got the notice of public hearing for the proposed development of the vacant lot on 136th \ Huron.

I was hoping you could help me clarify something wrt to the proposed zoning; Based on the provided plan, planning areas 2 and 4 would be 'Employment-Flex'.

As far as I can find on municode.com that means an "M1 INDUSTRIAL DISTRICT. A manufacturing and office district which can allow all kinds of industrial uses from auto repair to Bulk Fuel Sales etc.

I am worried that this broad zoning might bring these industrial businesses that are not in line with the current character of the adjacent neighborhoods.

On the note it does mention the developer proposes office, medical and research etc - is the confirmed? Can they change \ lease to other types of businesses? This commercial zoning encompasses a wide variety of types of businesses ... Was it zoned M1 because they have specific business they want to target to be there?

Any feedback would be appreciated.

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Sincerely,
Roman Mezhibovski

From: Philip Altpeter <paltpeter@aol.com>
Sent: Thursday, February 22, 2024 12:47 PM
To: Kasza, Jacob
Subject: [EXTERNAL] Feb 27, 2024 Public Hearing 136th Ave. and Huron St.

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Hello Jacob; I am a Westminster resident that received the notice of public hearing for the above public hearing on Feb. 27th.

My questions are: 1) What is the name of the developer requesting the Preliminary Development Plan Amendment? 2) There have been previous public hearings for this property, can you provide the date of the most recent concluded public hearing concerning this property so I can review the minutes of the hearing hopefully available on the Planning Commission's web page? 3) What was the Planning Commission's ruling of recommendations based on the previous hearing?

Thank you.

Philip Altpeter, paltpeter@aol.com, (303) 635-2928 Home.

From: Linda scott <lscott720@comcast.net>
Sent: Monday, February 26, 2024 8:42 AM
To: Kasza, Jacob
Subject: Re: [EXTERNAL] Property inquiry 136th and Huron

Thank you Mr. Kasza,

This is just what I wanted to know. We've known since we moved into our home that there would be development at that corner and it appears so city of Westminster is doing a good job to make it so that the homeowners across the street west of Huron will be happy with the development that's done east of Huron.

Thank you,
Linda
Sent from my iPhone

On Feb 26, 2024, at 8:29 AM, Kasza, Jacob <jpkasza@westminsterco.gov> wrote:

Good morning Linda,

This public hearing is specifically for their Preliminary Development Plan (PDP) and does not include any actual development. This PDP Amendment will entitle their land with the new 2040 Comprehensive Plan. Here is a map showing the uses across the vacant property:

<image001.png>

At the hard corner of W 136th Avenue and Huron Street, they would construct about 20 acres of Retail Commercial land uses. This would be restaurants, banks, a gas station, similar to the Lowes or Walmart developments. The northern portion of the property is proposed as Employment Flex, which would include offices, medical offices, a hotel, and some light industrial uses like manufacturing and warehousing.

Let me know if you have any additional questions.

Jacob P. Kasza
Senior Planner

City of Westminster | Community Development
jpkasza@westminsterco.gov | 303.658.2400
4800 West 92nd Avenue, Westminster, CO 80031

<image003.png>

From: Linda Scott <lscott720@comcast.net>
Sent: Thursday, February 22, 2024 6:10 PM
To: Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: [EXTERNAL] Property inquiry 136th and Huron

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Hello,

I was referred to you by Jennifer Baden. I am trying to find out a general description of the current development plans for the property for the northwest corner of 136th and Huron.

My husband and I live in a nearby neighborhood and recently saw a notice for a public meeting in early March posted on the property. We will be out of town on the date so wondered if you'd be willing to share the future plans for the property. I don't need specific details. Just in general if it will be commercial, residential, a parking lot, RTD station or a park or whatever.

We've lived here for many years and have been waiting for the development to start so we're curious about the plans.

Thank you so much,

Linda Scott
720-250-6896