

Applicant's Submission

July 21, 2020

On behalf of Albari Holdings Ltd., B&A Planning Group has submitted a Land Use Amendment application to redesignate ~6.41 ha (15.84 ac) of land located at 4440 Country Hills Boulevard NE from S-CRI Community Institution District and S-FUD Special Purpose – Future Urban Development District to I-G Industrial – General District to facilitate future industrial development.

The intent is to redesignate these two remnant portions of the site to I-G District to match the surrounding land use designation. The area is envisioned to be utilized for industrial warehouse purposes.

The portion of the site currently designated S-FUD District was excluded from a previous land use redesignation application as it contained a sour gas well. The well has since been decommissioned and has received a Reclamation Certificate.

The other portion of the site currently designated S-CRI District was intended for a stormwater pond and future fire station. Since the time of the original redesignation, Fire Station #27 has been built at #110, 11358 Barlow Trail NE rendering the north portion of the subject site, originally intended for a fire station, redundant. The south portion is and will remain S-CRI as it contains a stormwater pond

As the land use is consistent with the general land uses identified in the Municipal Development Plan and Northeast Industrial Area Structure Plan and is consistent with surrounding land use designation on the same parcel, we respectfully request your support of the application.