

Exhibit 6.4 Map Comment Responses and Staff Recommendations

Comment on the future land use	Name	Suggest a future land use type	Staff Comments and Recommendations
Lat: 39.85351 Lon: -104.95896 This particular open space has become an unofficial homeless encampment with several RV's and even a make shift home made out of wood. It has recently become trashed and polluted. I think a park would be perfect for this area as the nearest part in this subdivision is Rotella part. There are plenty of trees and vegetation, all that would be needed is the clean-up, pavement of walkways and installation of playground equipment.	Rolando Tello	Parks Open Space	Comment noted.
Agricultural uses are not viable at this location and residential uses are not likely due to the surrounding land uses and the location along a major, regional roadway and near a planned grade separated interchange at U.S. 85. The County's investment in the 120th Ave. corridor, the regional nature and high traffic volumes of 120th Ave., and the planned interchange at U.S. 85 and 120th make this property suitable for a broader range of uses. After having discussions with staff, we support the future land use designation of Mixed-Commercial at this location	Mann Lake Holdings	Mixed Use Commercial	Comment noted. Staff recommends changing designation to Mixed Use per Planning Commission direction
I am very concerned with the land use revision being considered. Outside storage is the lifeblood of our business. Our property is zoned I-2 The change in zoning regulations would condemn the use of the property and literally put us out of business.	ROXY VENDENA	Industrial High	Comment noted. Future land uses in the Square Lake area are administered and potentially updated through the Square Lake Subarea Plan.
As much open space as possible	Marc Volland	Parks Open Space	Comment noted.
A future land use of Parks and Open Space significantly limits the potential value of a property, because the pool of potential buyers is shrunk to basically one. A property with current zoning of I-2 should not be downgraded to open space. It's frustrating to see Adams County trying to run off the industrial businesses that provide jobs to county residents. Parks and Open Space are good, but they don't pay the bills. It's also frustrating that a choice was made by the county to put commuter rail through an industrial area, and now the County wants that industrial area to go away. Industrial property owners make significant long-term investments in their land and business, which benefit Adams County through job creation, property taxes and sales taxes. At least a mixed use designation would still help maintain the value of the property, but Open Space is very limiting.		Industrial Medium	Comment noted. Based on input from the County Parks and Open Space Department, staff recommends maintaining the Parks & Open Space designation.
We'd like to be included in all communication.	Kyle Schmidt		Added to contact list.
The current land use of this area is Industrial. There are many small businesses in this area who perform essential services such as paving, tractor trailer repair, delivery truck repair, manufacturing, and construction services. There is also already significant traffic on these roads without moving this area to Mixed Use. Additionally, most of the buildings in this area are built on filled landfills or quarries and require specialty construction to reduce movement of foundations.	Drew Goodman	Industrial Medium	Comment noted. Staff recommends a designation of Industrial Medium.
This land just needs to stay I-2 like it has been for years. The mixed use development will just drive industrial business out. The area here are what have built Adams county.	David White	Industrial High	Comment noted. Future land uses in the Square Lake area are administered and potentially updated through the Square Lake Subarea Plan.
i think the plan is well researched and thoughtful with a vision for the long-term future of Adams County.	tom green		General comment noted
It's imperative that the county keeps Industrial zoning. We will lose so many businesses if we lose more I-Zoning.	Kyle Schmidt		Comment noted. Mixed Use Commercial does envision lighter industrial zones like I-1.
This property needs to remain I2 zoned as it's an industrial area and surrounded by other I-zoned properties.	Kyle Schmidt	Industrial Medium	Comment noted. Staff has revised it's recommendation to Industrial Medium based on existing conditions, context, and available services.

I don't see the need to change this future use of this property. This parcel is bounded on the west, north and east by CDOT property. Specifically, the parcel to east of 275 is a CDOT regional detention pond that could never be developed. The north and east is CDOT right of way for the interstate. Since the parcel to the south is industrial, I see no need to propose a future use as mixed used. I suggest you keep the property's use the same as it currently is which is industrial (I-3).	Paul Snyder	Industrial High	Staff does not recommend a reclassification to Industrial High as that category is a placeholder for things like oil refineries or other heavy industry with lasting impacts.	
Why do you bother pretending to care about what the citizens say or want. You do whatever the developers want regardless of any citizen comment.		Parks Open Space	Comment noted.	
We are located on the west side of the Brighton Lateral Ditch which has a public walkway. We wish to continue to have public access to this area with the City of Brighton maintaining the ditch landscape.	David Thomas	Residential Low	Area not in unincorporated Adams County and not subject to comprehensive plan. Email response sent.	
I attempted to send a comment but the system would not allow me to do so. The comment failed and disappeared. Here is my second try at sending a comment This map is not particularly helpful without supporting documentation explaining the plan. No documentation was provided other than a map. Please provide supporting information. Melinda Mullett Analyticsinformatics@gmail.com 720.421.0131	Melinda Mullett	Mixed Use	Area not in unincorporated Adams County and not subject to comprehensive plan. Email response sent.	
I attempted to send a comment but the system would not allow me to do so. The comment failed and disappeared. Melinda Mullett Analyticsinformatics@gmail.com 720.421.0131	Melinda Mullett	Mixed Use	Area not in unincorporated Adams County and not subject to comprehensive plan. Email response sent.	
Why are you not enforcing current zoning laws to go after bad actors instead of passing new laws which will hurt good actors. Why would business owners invest in there properties if it is contingent on conditional use permit?	Ryan Jones	Industrial Medium	General comment noted. Future land uses in the Welby Subarea Plan are administered and potentially updated in that plan.	
Please no future schools in this area. Horrible aviation noise related issues. All of this blue hatched area. No schools please...	Andrea Christensen	Mixed Use Commercial	The land use category of Public is intended for utilities rather than the Institutional category which may include schools and government buildings. The property is in the Public Category. Thank you for the comment.	
Adams County must stop its proposed redefining of outdoor storage on commercial property. To change the definition of outdoor storage would be to take away historic property rights from land owners. This is not the way to "clean up" Adams County. Use existing laws to punish bad actors do not punish all commercial property owners. Work with businesses because without them you will destroy Adams County.	Bill Paige	Commercial	Staff has revised it's recommendation to Industrial Medium based on existing conditions, context, and available services.	
NUMEROUS YEARS OF INDUSTRIAL USE HISTORY IN THIS AREA. DEVELOPMENT OCCURRING OVER TIME OF VARYING INDUSTRIAL USES AND VERY LIMITED 1950'S RESIDENTIAL PROPERTY WITHIN. THIS AREA IS AN OLD LANDFILL WITH MOSTLY BRICK AND SAND CONTENTS. FUTURE USE SHOULD REMAIN INDUSTRIAL TO SUPPORT OTHER INDUSTRIES THROUGHOUT THE METRO AREA AND THE STATE.	DENNIS RICHEY	Industrial Medium	The current land use designation is Industrial Medium. No change to FLUM designation.	

Many of Brannan Sand and Gravel's properties are located in I-2 and I-3 zoning currently, and are surrounded by compatible land uses, in heavy industrial areas. All of our properties in I-2 and I-3 are listed as Industrial Low, Mixed Use, Square Lakes or Welby subarea plan in the proposed Comprehensive Plan. These changes in zoning are incompatible with current uses and will affect our properties very strongly. Nearly all of the industrial areas are zoned to a much lower category in the Comprehensive Plan. Industrial and construction properties are often not looked at positively, but are very important and necessary for Adams County, the Denver Metro, the Front Range and the entire state.	Joshua Oliver	Industrial Low	Comment noted. Staff does not recommend a change from Industrial Low. Industrial Low designation establishes a better transition to the adjacent Mixed Use Commercial envisioned for the area.	
This area should remain industrial. Surrounding area is mostly industrial. This land was designated Industrial many years ago. The previous use was a concrete landfill. The County and it's Commissioners should send invitations to their open houses and public meetings at least 1month in advance. Word can get out and people can make plans to attend. Dumping the notification on Friday late in the day and having the public meetings in 3 days is crap. This is how I would plan a meeting I hope nobody will show up for. (I believe intentional) This keeps happening , What's the rush?	Jeff Richey	Industrial Medium	The current land use designation is Industrial Medium. The comment regarding public meetings will be forwarded to appropriate parties. No change to FLUM designation.	
I am the CEO of Hutchison Inc. a third-generation family-owned business proudly entering its 70th year of business. We serve farm and ranch suppliers. Since 1974, Commerce City has been home to corporate headquarters for the company. We currently employ 50 at the 28-acre site. In attempting to review your plan we are having trouble opening and using the interactive maps in connection with the Comprehensive Plan and therefore, we cannot identify by map the proposed plan for our properties. In addition, we are having trouble understanding the rezoning of all properties in Adams County and the effect that will have on property owners, in particular industrial property owners, in Adams County and the use of their properties to continue to operate our business at its current location. Please let us know if a revised proposed Comprehensive Plan becomes available for public review which has access to maps and further information on rezoning.	Blake Hutchison	Industrial Medium	Comment noted. Future land use category is currently Industrial Medium. No change.	
We are a small business operating for the last 20+ years within this proposed future zoning of residential. This area has always been light/mod industrial. The companies residing in this area are the ones that have helped build Adams County (past & future). There are several multi-generational construction businesses located in this very small area. Other than light rail, this area does not include an "inclusive community" that every county is trying to achieve. I-76 runs over Tennyson St. in this area making an even more undesirable situation for residential housing. Furthermore the homeless situation that Adams County has not dealt with, makes it even more undesirable for future residential. We encourage the county to consider this and leave the area following the CURRENT zoning rules. We all maintain our properties well and are good neighbors for the current residential areas. Most of this section of Tennyson (with the exception of the trailer park) are Industrial buildings.	Jennie Young	Industrial Medium	Comment noted. The Mixed Use Commercial designation does envision some industrial uses. Staff does not support a change to Industrial Medium given the adjacent residential as Mixed Use Commercial provides a better transition. As a note, the Imagine Adams FLU was Urban Residential.	
I have comments to submit. I don't know where I can email them.	Mark Molen	Commercial	General comment noted and email response sent.	
Consider for Mixed Use (MU) designation to better reflect adjacent development patterns and plans; to *exclude* Industrial Uses at this location within the 64th Avenue mixed-use district.		Mixed Use	Comment noted. Staff recommends keeping Mixed Use Commercial designation.	
Consider for Mixed Use (MU) designation to better reflect City of Aurora comprehensive plan mixed-use commercial designation; to *exclude* Industrial Uses at this location.		Mixed Use	Comment noted. 2012 Imagine Adams designation was Industrial. Staff recommends keeping Industrial Low designation.	

<p>The new designation for my land into Mixed Use will make this property useless for my business. this is a brand new facility we built to operate our company with outdoor storage, fleet and inventory. I will not be able to add shop space and warehouse space for future growth of my business. We boarder commercial warehouse, crestview water's building/yard that has outdoor storage and fleet. Crestview moves to "public" so they will not be forced out and we are being treated very unfair. This facility is our livelihood and we must be able to change our buildings, fleet and storage based on the current and future market in order to stay competitive. This new zoning will not allow us to operate here. We are great employers for Adams county residents, support the community and run a clean and honest operation.</p>	<p>Hunter Hartman</p>	<p>Industrial Medium</p>	<p>Imagine Adams designation was Residential. The Mixed Use Commercial category is more in line with P.U.D and adjacent zoning.</p>	
<p>This parcel is currently a wetland. Changing the zoning to mixed use commercial would eliminate this valuable ecological resource</p>		<p>Parks Open Space</p>	<p>Comment noted. Staff recommends Agriculture Small Scale to align with parcel size and existing zoning.</p>	
<p>The current use of this parcel and the surrounding parcels is Medium Industrial. Transitioning this area to Mixed-Use Commercial would tell the small businesses located here that they are no longer welcome in the area.</p>		<p>Industrial Medium</p>	<p>Comment noted. Staff has revised it's recommendation to Industrial Medium based on existing conditions, context, and available services.</p>	
<p>The current use of this parcel and the surrounding parcels is Medium Industrial. Transitioning this area to Mixed-Use Commercial would tell the small businesses located here that they are no longer welcome in the area.</p>		<p>Industrial Medium</p>	<p>Comment noted. Staff has revised it's recommendation to Industrial Medium based on existing conditions, context, and available services.</p>	
<p>These new storage proposals would put us out of business. Please enforce current laws to deal with the bad actors. Why pass new laws when we can't enforce current ones. Also conditional Use permits will that are not permanent are of no use to any of us who have invested our money back in to our companies that provide services directly to Adams county and residents of Adams county.</p>	<p>Ryan Jones</p>	<p>Industrial High</p>	<p>Comment noted. Staff does not support a designation of Industrial High. Location where comment is made is designated for commercial and currently zoned residential.</p>	
<p>why are all the mixed uses where there is a difference in elevation would we be able the put and asphalt and concrete plant into one of your mixed use.</p>	<p>Ben Frei</p>	<p>Industrial High</p>	<p>Comment noted. Staff would not support an Industrial High category, however, Industrial Low may be appropriate given the surrounding context. Industrial High is a place-holder for things like oil refineries or heavy industry with lasting impacts. Staff has revised it's recommendation to Industrial Low based on existing conditions, context, and available services.</p>	
<p>We own and operate a towing and recovery business in Adams County. We provide service to the Colorado State Patrol, Brighton Police and Broomfield Police. We store vehicles that have been in accidents, abandoned on properties- highways-etc, under investigations until insurance companies either retrieve vehicles The new changes would SEVERELY impact our business and the capability to provide our service. If we were limited on outside storage, it would cause a HUGE issue. With what is happening in todays world, many times we are at a financial loss on vehicle-- due to no insurance, abandonment of disabled vehicle and at times - campers to which the homeless has been evicted or abandoned the destroyed unit. Due to police account restrictions, code enforcement laws of certain cities, hoa's - we are limited as to where we can even park our towing equipment and be able to respond with the time length of up to 30 mins.</p>	<p>Kim Weber</p>	<p>Industrial Low</p>	<p>Staff has revised it's recommendation to Industrial Medium based on existing conditions, context, and available services.</p>	

<p>If I am correct, our business Complete Trailers Llc and Complete Trailers Service will move from Industrial which included outside storage to Commercial mixed use. We are zone I2. We have to have outside storage for our sales side. We sell trailers to Schools, Counties, States, Race car enthusiasts, Homeland security, Electrical, Pumbing, HVAC Construction, Landscape, Cement work trades, Atv, motorcycle, Concession, Military, Emergency response, Camping and many more uses. We offer full service and repair for these trailers as well and it requires outside storage until the units can be repaired. Our property has never looked as good as we maintain it. If moving to Commercial Mixed Use eliminates outside storage for units we sell similar to all Automobile dealerships, it will mean a possible loss for all employees jobs , moving if we can find anywhere to go or closing our business. Our type of business is related to Automobilesales and display not clearly trailer sales and service</p>	<p>Jay Costa</p>		<p>Staff has revised it's recommendation to Industrial Medium based on existing conditions, context, and available services.</p>	
<p>Study leased farm lands' payments to the County to determine if these revenues can be a funding stream for ag education, infrastructure projects and services for regenerative ag and carbon sequestration conservation purposes. Identify and hire a land conservation consultant, e.g. Christine Quinlan, to evaluate land potential for ag and conservation outside Historic Splendid Valley parameters, especially east of I-76.Study and establish composting service policies and incentives for residential and commercial food waste become viable compost material and to keep food waste out of the landfills(reduce methane and other greenhouse gas emissions). --- [Response to staff comment] Thanks for your response. I was not sure how the difference is between small and large agriculture. If large agriculture fits zoning then I support that. My request is to keep agriculture lands from being divided and paved over for storage units, housing or warehouses.</p>	<p>Christy Dowling</p>	<p>Agriculture Small Scale</p>	<p>Comment noted. Agriculture Large Scale aligns with existing A-3 zoning and desired minimum lot size of 35 acres.</p>	
<p>Dear Adams County planning department, I would like to suggest a future land use for this 160 acer(4x40 parcels) property - 14625 Manilla Road to be made into a PUD with clustered residential or zoning to A1 with 2.5 acre lots for building housed. This property is across the Manilla road from the Cavanaugh Hills development which is zoned in the same way I beleive. Thank you for your consideration. Ravi Maroju</p>	<p>Ravi Maroju</p>	<p>Residential Medium</p>	<p>Comment noted. Staff does not recommend a change in designation at this time. The comment will be added to the public record and staff packet for Planning Commission consideration.</p>	
<p>Dear Adams County planning department, I would like to suggest a future land use for this 152 acre property on County Road 4 to be made into a PUD with clustered residential or zoning to A1 with 2.5 acre lots for building houses. This property is less than 1 mile from high density residential sub divisions on 168th and Country Road 31. Thank you for your consideration. Ravi Maroju</p>	<p>Ravi Maroju</p>	<p>Residential High</p>	<p>Comment noted. Property in Weld County.</p>	
<p>See Public Comment 5.1</p>	<p>Albert Frei & Sons</p>		<p>Comment noted. Property was Activity Center in Imagine Adams Plan. Staff does not recommend a change from Mixed Use.</p>	
<p>See Public Comment Response 5.1</p>	<p>Albert Frei & Sons</p>		<p>Property was Activity Center in 2012 Imagine Adams plan. Staff does not recommend a change from Mixed Use.</p>	
<p>See Public Comment Response 5.1</p>	<p>Albert Frei & Sons</p>		<p>Property is designated for Industrial Low. Staff does not recommend a change.</p>	
<p>See Public Comment Response 5.1</p>	<p>Albert Frei & Sons</p>		<p>Properties incorrectly designated as Parks & Open Space. Staff recommends designation changed to Residential Low.</p>	

See Public Comment Response 5.1	Albert Frei & Sons		Property is administered through the Splendid Valley District Plan.	
See Public Comment Response 5.3	Brownstein Hyatt Farber Schreck, LLP on behalf of Fiore & Sons, Inc., A-One Chipseal, Iron Woman Construction & Environmental Services, and Waste Connections of Colorado, Inc.	Industrial Medium	Staff does not recommend a change from Industrial Low to better transition from surrounding Mixed Use Commercial	
See Public Comment Response 5.3	Brownstein Hyatt Farber Schreck, LLP on behalf of Fiore & Sons, Inc., A-One Chipseal, Iron Woman Construction & Environmental Services, and Waste Connections of Colorado, Inc.	Industrial Medium	Staff does not recommend a change from Mixed Use Commercial to better establish a 'Gateway Corridor' into the county and support other plan policies.	
See Public Comment Response 5.3	Brownstein Hyatt Farber Schreck, LLP on behalf of Fiore & Sons, Inc., A-One Chipseal, Iron Woman Construction & Environmental Services, and Waste Connections of Colorado, Inc.	Industrial High	Staff does not recommend a designation of Industrial High as that category is a placeholder for uses like oil refineries. Staff recommends keeping the Industrial Medium designation.	
See Public Comment Response 5.5	Comunale Properties	Industrial Medium	Staff does not recommend a change from Mixed Use Commercial to better establish a 'Gateway Corridor' into the county and support other plan policies.	
See Public Comment Response 5.6	EFG Denver	Mixed Use Commercial	Properties were designated as Activity Center in the 2012 Imagine Adams plan. Staff does not recommend a change from Mixed Use at this time which is further supported by the Clear Creek TOD plan.	
See Public Comment Response 5.2	Fairfield & Woods on behalf of Brannan Sand and Gravel Company, LLC	Industrial High	Staff does not recommend a designation of Industrial High as that is a placeholder category for uses like oil refineries. Staff recommends keeping the Industrial Low designation to better transition to adjacent Mixed Use Commercial.	
See Public Comment Response 5.2	Fairfield & Woods on behalf of Brannan Sand and Gravel Company, LLC	Industrial Medium	This property is administered through the Square Lake Sub-Area plan. No change is recommended at this time.	
See Public Comment Response 5.8	James Gibson Ft Gibson LLC		Staff has revised it's recommendation to Industrial Medium based on existing conditions, context, and available services.	
See Public Comment Response 5.13	Public Utility Trailers	Industrial Medium	Comment noted. Staff recommends a designation of Industrial Medium.	

See Public Comment Response 5.7	Foster Graham Milstein, & Calisher, LLP ("FGMC") on behalf of Mann Lake Holdings and Concrete Express, Inc.	Mixed Use Commercial	Comment noted. Staff agrees with Planning Commission direction and recommends Mixed Use as the designation. Staff recognizes the opportunity to be more communicative with engaged stakeholders going forward.	
See Public Comment Response 5.7	Foster Graham Milstein, & Calisher, LLP ("FGMC") on behalf of Mann Lake Holdings and Concrete Express, Inc.	Industrial Medium	Comment noted. Staff agrees Industrial Medium is the appropriate designation and recommends keeping it as such.	
We are concerned that our land use rights will be changed and our business can not continue to function.		Commercial	Comment noted. Property where comment is placed is zoned A-3 and designated as Local District Mixed Use in 2012 plan. Staff recommends maintaining Mixed Use designation as appropriate.	
See Public Comment Response 5.4	Buckley Parallel LLC	Industrial Medium	Comment noted. The property is designated as Agriculture in the Brighton FLUM and 2012 Imagine Adams Plan and is in relatively close proximity to Barr Lake. Staff does not recommend a change from Agriculture Large Scale at this time.	
My property is bounded by I-25 on the east, I-76 on the north, a CDOT regional detention pond on the west, and industrial zoned property on the south. There is no reason to change the future land use from industrial to mixed commercial. It is illogical to do so. My property is an island surrounded by CDOT owned property and related structures and industrial. Please keep my property as industrial.	Paul Snyder	Industrial Medium	Comment noted. Based on available services and surrounding context of Mixed Use Commercial and Industrial Low, staff has revised its recommendation to Industrial Low for the subject property.	
This parcel 0172102123001 is within the Commerce City city limits. It should not be shown on the Future Land Use map.	City of Brighton		Technical correction made	
This is an odd location for a park (0172102000021) in that it is immediately adjacent to a major arterial and surrounded by right-of-way on 3 sides.	City of Brighton	Residential Low	Changed to recommendation to Commercial per PC input to match Imagine Adams FLUM	
An industrial designation on 0157136002001 look toward the future uses of this area and would be more appropriate as Mixed Use. The incorporated area east of here is potentially developing into a large sports complex that will host tournaments and be a travel-to destination. The Adams Crossing area to the east is proposed to be developed as a dense, mixed-use development with retail and residential uses.	City of Brighton	Mixed Use	Recommended designation changed to Mixed Use to match surrounding area	
Parcels -156920000038, 156920000039, 0156920000015, 0156920000010, 0156920000011, and 0156920000012 are or will be Parks and Open Space for the City of Brighton.	City of Brighton	Parks Open Space	Properties are subject to the Splendid Valley District Plan. Future land uses are administered through that plan.	
Brighton objects to the change in designation from Local District Mixed Use to Agriculture for parcels 0157123000026, 0157124000015, 0157126000004, and 0157125200001. These properties are part of the gateway into the Historic Splendid Valley and Brighton and will be one of the first things travelers see past E-470 along Highway 85. These are large, very visible parcels. In addition, Second Creek runs through these lands and will eventually have a trail connection which would help connect the South Platte River Trail to the Historic Splendid Valley via the trailhead and Willow Bay property west of Brighton Road.	City of Brighton		Property is adjacent to the Splendid Valley District Plan but not within the plan boundary. Plan. Staff recommends maintaining Agriculture Small Scale designation	
We are unclear as to why this property has been designated Institutional. This is a private residence. Please consider returning this to residential.	City of Brighton	Residential Low	Technical correction made	
We have current annexation applications that are not always consistent with this map. We should discuss.	Town of Bennett	Residential Medium	Comment noted. Annexation approved by Town of Bennett 7/12/2022. To be removed from AA FLUM.	

<p>The Mixed Use Commercial area now designated northeast of Brighton Road and 124th Avenue is served by City of Brighton water utilities due to groundwater quality issues for wells in this area. As the water service provider, Brighton has concerns with the potential for mixed use development here as we have limited water resources that should be focused within City limits. If water is available for such a use, it is likely that water will be required to be dedicated to the City in order to obtain a new water tap or increase the size of an existing tap. The future change in access at the Highway 85 and 124th Avenue intersection would also make it harder for a commercial uses to remain viable due to limited traffic from and access to Highway 85 in the future. We would suggest low density residential as a better long-term land use designation.</p>	<p>City of Brighton</p>	<p>Residential Low</p>	<p>Comment noted. No change to staff recommendation of Mixed Use Commercial per Planning Commission direction.</p>	
<p>The Mixed Use Commercial area now designated southwest of Brighton Road and 124th Avenue is served by City of Brighton water utilities due to groundwater quality issues for wells in this area. As the water service provider, Brighton has concerns with the potential for mixed use development here as we have limited water resources that should be focused within City limits. If water is available for such a use, it is likely that water will be required to be dedicated to the City in order to obtain a new water tap or increase the size of an existing tap. The future change in access at the Highway 85 and 124th Avenue intersection would also make it harder for a commercial use to remain viable due to limited traffic from and access to Highway 85 in the future. We would suggest low density residential as a better long-term land use designation.</p>	<p>City of Brighton</p>	<p>Residential Low</p>	<p>Comment noted. No change to staff recommendation of Mixed Use per Planning Commission direction.</p>	
<p>•Mixed Use Commercial (MUC): Much of the lands around DEN have been identified in the Plan as Mixed Use Commercial (MUC); previous the DIA Reserve. The proposed MUC land use category includes possible residential development. The Plan notes that “Limited residential uses may be acceptable in a vertical mixed-use setting if all environmental conditions and concerns have been remediated and land-use adjacencies are mitigated.” DEN suggests that rather than considering remediation and mitigation measures with respect to residential development near DEN, the Plan should affirmatively declare that residential use should simply not be allowed adjacent to DEN.</p>	<p>Denver International Airport</p>	<p>Mixed Use Commercial</p>	<p>Comment noted. Additional symbology may be added to clarify the limitation on uses.</p>	
<p>•Public Institutional: DEN suggests making clear in the Plan that the airport overlay applies in the area, and that sensitive land uses, such as schools, should be prohibited in areas adjacent to DEN.</p>	<p>Denver International Airport</p>	<p>Public</p>	<p>Comment noted. The Public category is for utilities and does not envision schools.</p>	
<p>See Referral Comment 4.8. Southeast corner of 128th & ZUNI (parcel 0157333000001) should be designated Residential Medium rather than the proposed Residential Low</p>	<p>Westminster</p>	<p>Residential Medium</p>	<p>This property is a non-conforming A-3 property at 9.9 acres. The Westminster FLUM indicates Residential Medium is appropriate. Staff recommends Residential Medium.</p>	
<p>Shaw Heights residential area, multiple parcels, generally south of 92nd, west of Federal Blvd, north and east of Circle Drive, west of US-36 should be designated Residential Low rather than Residential Medium</p>	<p>Westminster</p>	<p>Residential Low</p>	<p>The properties in this area are zoned R-1-C and do not have the lot sizes to meet the intent of the Residential Low category. County staff does not recommend a reclassification to Residential Low.</p>	
<p>Parcels along the west side of Lowell Blvd south of 68th Avenue ideally would be designated Agricultural Small Scale to align with Westminster’s identified “Area to Remain Low Density/Agriculture”, however if this is not possible then we would recommend the Residential Low designation (Parcels 0182506400002 through 0182506400005) in lieu of the Advancing Adams proposed Mixed Use designation</p>	<p>Westminster</p>	<p>Residential Low</p>	<p>The four properties in this area are currently zoned R-1-C. One is vacant while the other three have single family homes. One property with a dwelling unit is 0.95 acres while the other three are less than 0.5 acres and do not meet the lot size as indicated in the Residential Low or Agriculture Small category. Given that these properties are within the 1/2 mile radius of the Westminster light rail station, staff recommends maintaining the Mixed Use category.</p>	

Parcels 0182505409011 and 0182505409012 south of 70th Ave and west of Zuni should reflect the current and proposed 20-acre expansion to the Metro District park as a Parks and Open Space designation in the Plan	Westminster	Parks Open Space	The property is proposed for both residential and park uses and staff does not support with designating 0182505409011 as Parks & Open Space 0182505409013 and 0182505409012 are appropriate for Parks and Open Space Designation.	
			General	15%
			Sub-Area	8%
			Approving	13%
			Changed recommendation based on comment, additional analysis, and additional direction	29%
			Reviewed property and context based on comment and did not change recommendation	35%