



Annexation & Zoning Narrative

Keenesburg Annexation & Zoning Application

Prepared for

Front Range Resources, LLC

Front Range Resources Annexation and Zoning Project Narrative

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Introduction

Front Range Resources, LLC is requesting the annexation and zoning of eight parcels located in Sections 17 and 18, Township 2 North, Range 64 West of the 6th P.M., Weld County Colorado. The property is east of County Road (CR) 49 and south of CR 22, adjacent to and between the Pioneer and Cook Annexations. The total annexation area is approximately 607.77-acres, including rights-of-way for CRs 51, 20 and 22. The subject property is eligible for annexation and capable of integration into the Town of Keenesburg.

The Front Range Resources zoning request is the Light Industrial (LI) District for the northern 230.75-acres and Heavy Industrial (HI) District for the southern 377.02-acres. The site is within an area designated for industrial use on the Keenesburg Land Use Plan Map, dated 9/27/2019. The site is also adjacent to other industrially zoned land.

Description of Site

The subject property consists of eight contiguous parcels currently zoned in Weld County as Planned Unit Development (PUD) as part of the Pioneer PUD, case no. PZ-1125. Parcels are described below and shown in Figure 1:

Parcel 1:

Parcel Number: 130518200011
Legal Description: PT NW4, Section 18, Township 2N, Range 64W

Parcel 2:

Parcel Number: 130518200008
Legal Description: PT NW4, Section 18, Township 2N, Range 64W

Parcel 3:

Parcel Number: 130518100017
Legal Description: N2NE4, Section 18, Township 2N, Range 64W

Parcel 4:

Parcel Number: 130518100016
Legal Description: PT S2NE4, Section 18, Township 2N, Range 64W, Lot B RE-3731

Parcel 5:

Parcel Number: 130517000020
Legal Description: PT N2N2, Section 17, Township 2N, Range 64W, Lot B RE-2827

Parcel 6:

Parcel Number: 130517000015
Legal Description: SW4NW4 / W2SW4, Section 17, Township 2N, Range 64W

Parcel 7:

Parcel Number: 130517200029
Legal Description: PT SE4NW4, Section 17, Township 2N, Range 64W

Parcel 8:

Parcel Number: 130517300028
Legal Description: PT E2SW4, Section 17, Township 2N, Range 64W, Lot B RE-3467

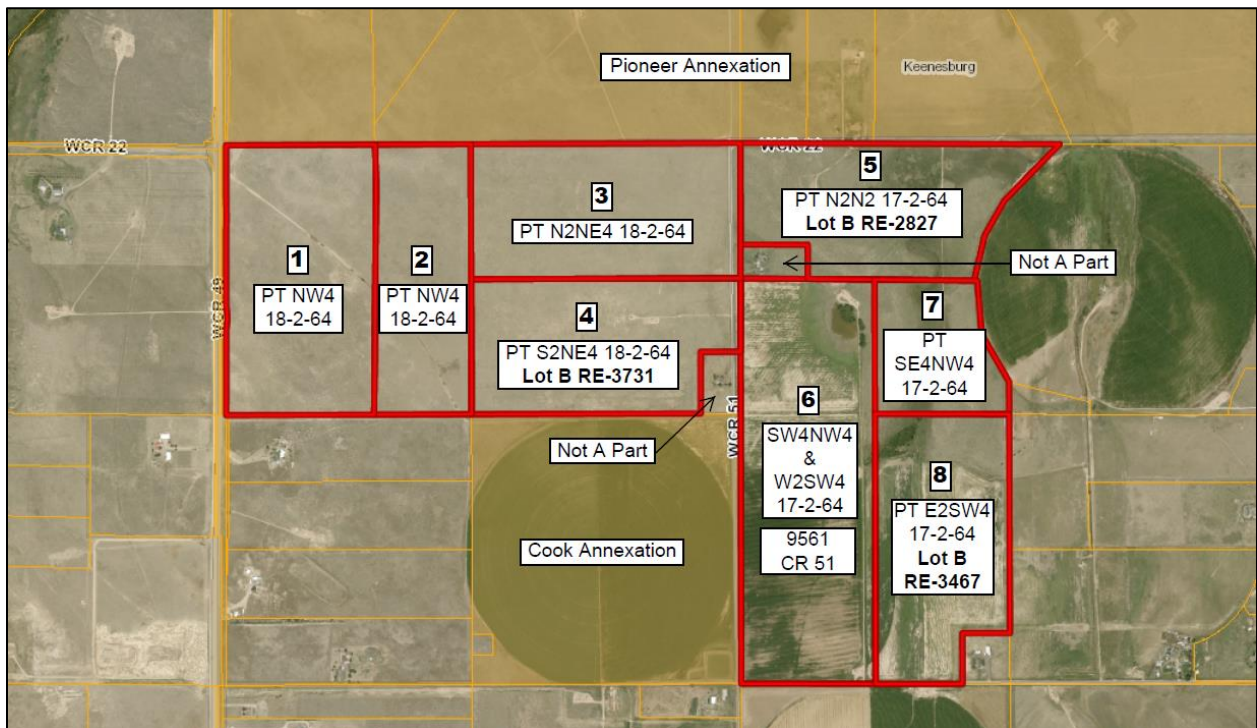


Figure 1

The property consists of non-irrigated range land, flood irrigated fields, and existing oil and gas wells. There are no residences on-site.

Surrounding Uses

The property is south of and adjacent to the Keenesburg Pioneer Village project, which seeks to be the center for industrial development in the region. The Front Range Resources Annexation is also located adjacent to and northwest of the Cook Annexation zoned HI. The light industrial

zoning in the northern portion of the property is compatible with the proposed Pioneer Village development and will serve as a buffer from the heavy industrial zoning on the southern portion of the property. The heavy industrial zoning is consistent with the adjacent Cook heavy industrial zoning.

Adjacent land uses are described below:

- North:** Keenesburg PUD Zone, Pioneer Village, undeveloped
- East:** Weld County Ag Zone, range land
- South:** Keenesburg Heavy Industrial Zone, Cook Annexation, undeveloped
- West:** Weld County Highway (CR 49)

The site is accessed from CR 49, CR 51 and CR 20. There is a planned extension of CR 22 with the Pioneer Village development. The Front Range Resources Annexation includes that portion of CR 51 between the Cook Annexation and the Pioneer Annexation and those portions of CR 20 and 22 adjacent to the subject property.

There are two approximately 5-acre parcels adjacent to the property containing an existing residence each, being Lot A of Recorded Exemption No. RE-2827 and Lot A of Recorded Exemption No. RE-3731. Letters were issued offering inclusion of these parcels in the Front Range Resources annexation and zoning request. As of the date of submittal of this request, no responses to the inclusion offer letters were received.

Code Compliance, Compatibility and Statement of Community Need

The subject property is eligible for annexation and capable of integration into the Town of Keenesburg. The annexation area is less than three miles from the Town of Keenesburg's municipal boundaries. More than 1/6 of the property is contiguous to the Town of Keenesburg's municipal boundaries. Annexation proceedings have not been commenced by another municipality. Additionally, a community of interest exists between the area proposed to be annexed and the Town of Keenesburg.

The site is in an urbanizing area and is adjacent to properties recently annexed into the Town of Keenesburg. The zoning request is consistent with the mixed-use zoning of the Pioneer Village development and the heavy industrial zoning of the Cook property.

The site is situated adjacent to CR 49, the Weld County Highway, approximately 2.5-miles north of the CR 49 - Interstate Highway I-76 interchange. Both highways provide regional connectivity that make this an attractive site for new business. Industrially zoned parcels will contribute to the economic development of the area.

The site is in an area designated for industrial use on the Keenesburg Land Use Plan Map, dated 9/27/2019.

Districts and Services

Districts within the area to be annexed include:

- Central Colorado Water Conservancy District
- Hudson Fire Protection District
- Weld Central RE-3(J) School District
- Southeast Weld Conservation District
- High Plains Library District
- AIMs Junior College

The property was removed from the Pioneer Metro District No. 1 by Order for Exclusion Case No. 2006CV231 and from the Pioneer Metro District No. 6 by Order for Exclusion Case No. 2006CV236. If needed in the future, a new Metro District may be established. There is no sanitary sewer service to or within four hundred feet of the subject property. Septic systems are expected with site development unless a wastewater main is extended adjacent to the site, sanitary taps are purchased and appropriate infrastructure installed. The subject property is within United Power's and ATMOS Gas' service areas. It is unknown if the Town of Keenesburg has plans for extending or providing municipal services to the area to be annexed.

Police protection is currently provided by the Weld County Sheriff Department. Future police protection will be determined by agreements with the Town of Keenesburg. Following annexation, the property is expected to be removed from the Hudson Fire Protection District and included in the Southeast Weld Fire Protection District. The annexation and zoning are not expected to impact the school district governing the area to be annexed.

Denver Basin water rights have been adjudicated for municipal, commercial and industrial uses. Water rights underlying the subject property will be dedicated to the Town of Keenesburg with the annexation for reservation for future use on the subject property.

Soil Limitations, Hazards & Environmental Clearances

The majority of the soils are a type of sandy loam or sand. The 100-year floodplain is located to the east of the property and the northeast corner of the property appears to have the potential for shallow groundwater. The site is suitable for Small Commercial Buildings (defined as less than 3 stories, no basement, and shallow foundations) and is expected to be suitable for industrial buildings. Further geotechnical testing should be completed prior to construction and site engineering. A NCRS Custom Soil Report and Small Commercial Building Soil Survey Report are included with the application materials.

The site is not located with a floodplain, geologic hazard overlay district or airport overall district. No environmental clearances are anticipated with the annexation and zoning request.

Conclusion

The subject property is eligible for annexation and capable of integration into the Town of Keenesburg. The property is within Keenesburg's Growth Management Area. The proposed zoning is consistent with the planned industrial zoning in the area. The proposed annexation and zoning will conform to applicable Town of Keenesburg zoning regulations and standards.