

- 1) Z-902-12
- 2) S-588-12
- 3) CU-98-12

Location: 9101 Yosemite

Applicant: BNSF Railroad

Request: 1) Rezone from I-1 to I-3

2) Consolidation Plat of 3 parcels

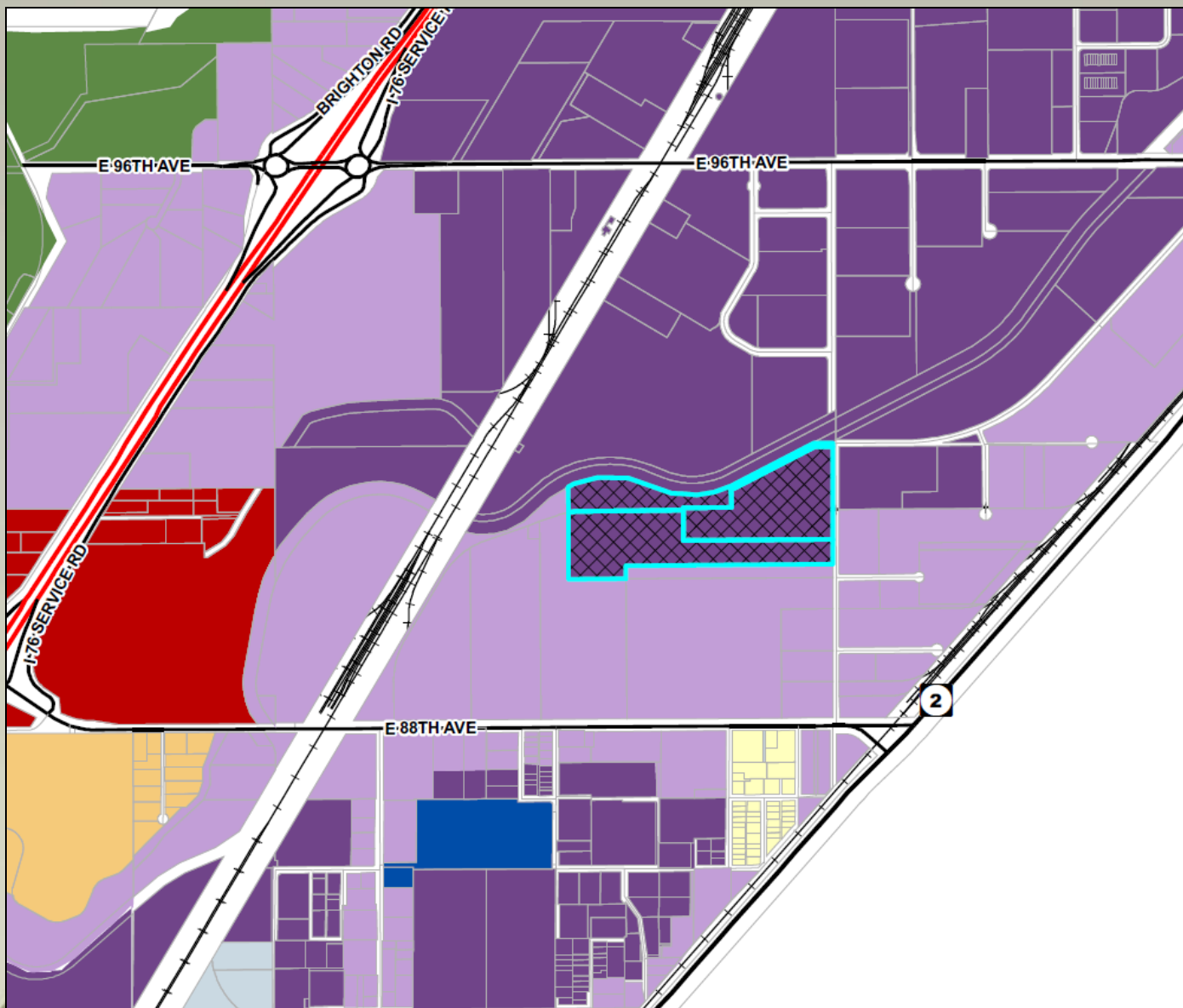
3) CUP for expansion of automobile staging facility and rail yard

Site Surroundings



Zoning: I-1
and I-3

Comprehensive Plan



Comp Plan:
General
Industrial

BNSF



Case History

- Z-874-08
 - Northern Enclave Annexation
 - Rezone I-3 (existing operation)
 - Rezone I-1 (drainage and vacant parcel)

- AH-1708-12
 - Height exception for light poles (20-feet)

Site Photos



Site Photos



Site Photos



Zone Change Request

Current Zoning



Proposed Zoning



Zone Change Approval Criteria

- Comprehensive Plan: General Industrial
- Surrounded by Industrial properties
- I-3 appropriate use for automobile staging facility and rail yard
- Remove less intense zone districts
- Consistent with Consolidation Plat (S-588-12)

Consolidation Plat Request

I-3 Bulk Standards

	LDC Standard	Subject Property	Standard Met?
Minimum Lot Area	50,000 sf.	49 acres	Yes
Minimum Lot Frontage	80 ft.	1,137 ft.	Yes

Consolidation Plat Approval Criteria

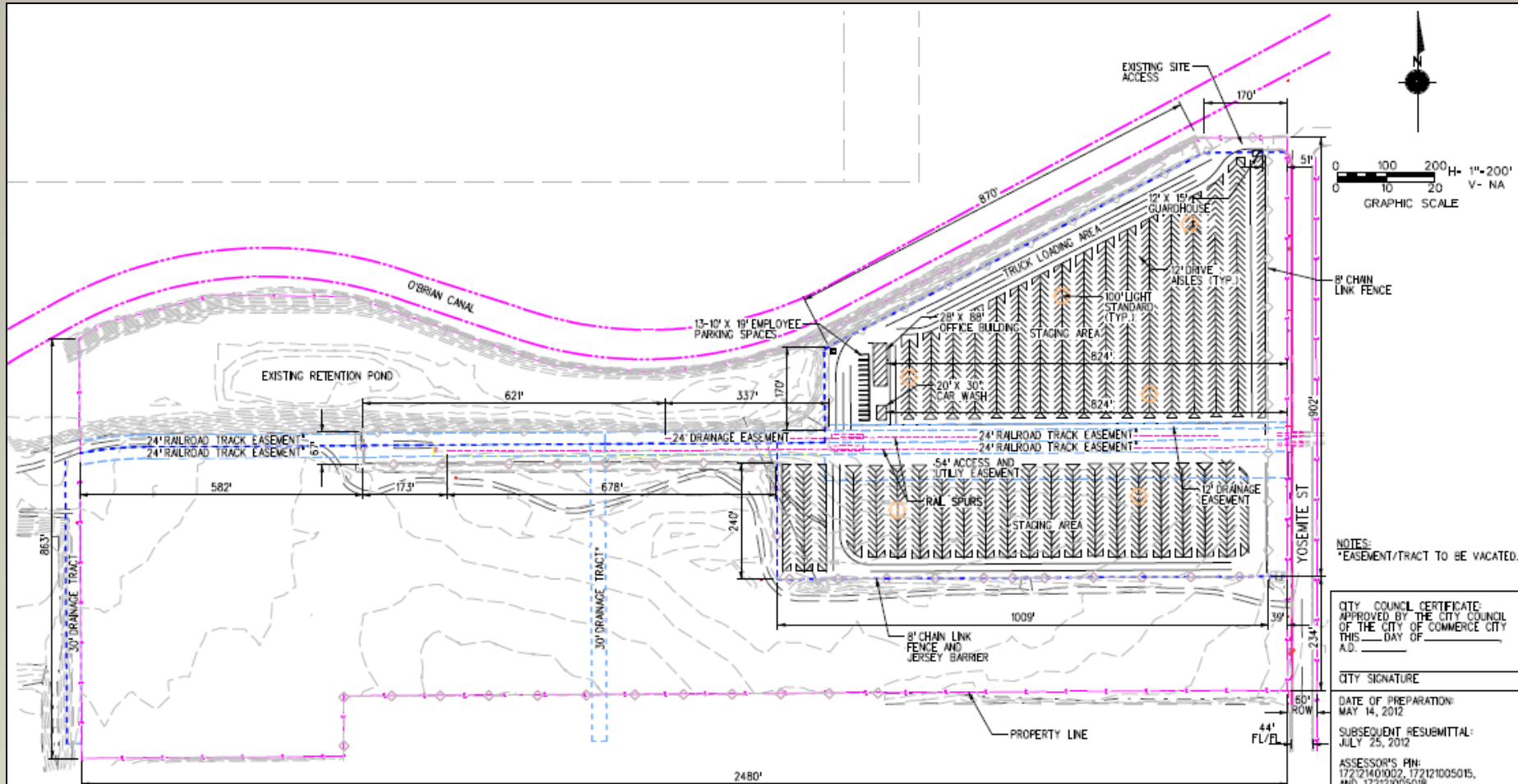
- Consistent with CUP and rezoning
- Complies with City subdivision regulations and bulk standards
- No anticipated impacts to adjacent properties

Conditional Use Permit Request

Operations: Current and Proposed

	Current	Proposed
Vehicle Stalls	Approximately 1,400	3,192
Rail Spurs	2 rail spurs on site	7 rail spurs on site (5 additional)
Access	Northeastern corner of property at Yosemite and Heinz Way.	New access located to the south along Yosemite Street to reduce stacking. Old access will remain as emergency access.
Landscaping	Along Yosemite Street. Well maintained	Increased landscaping along Yosemite Street and new access.
Truck Traffic	Current traffic does not create undue adverse effects	Proposed increase in truck traffic, however, increased distance at new access mitigates potential stacking on Yosemite Street.
Train Traffic	6 crossings/day	6 crossings/day

Current Site



NOTES:
*EASEMENT/TRACT TO BE VACATED.

CITY COUNCIL CERTIFICATE:
APPROVED BY THE CITY COUNCIL
OF THE CITY OF COMMERCE CITY
THIS ___ DAY OF _____
A.D.

CITY SIGNATURE

DATE OF PREPARATION:
MAY 14, 2012

SUBSEQUENT RESUBMITTAL:
JULY 25, 2012

ASSESSOR'S PIN:
17212100002, 172121005015,
AND 172121005018

BNSF RAILWAY COMPANY - ENGINEERING SERVICES

REV	DATE	DESCRIPTION

DESIGNED	
CHECKED	
DRAWN	
APPROVED	
PROJECT	
DATE	07/25/2012
PROJECT NO.	
PLAN REV. PLAN	

COLORADO DIVISION
 BRUSH SUBDIVISION
 LINE SEGMENT 2

REVISIONS		
NO.	DESCRIPTION	DATE

BNSF IRONDALE AUTOMOTIVE
 STAGING FACILITY
 EXISTING SITE PLAN

FILE: CC_EXSP_01.DGN SHEET 3 DATE: 07/25/2012



Proposed Site

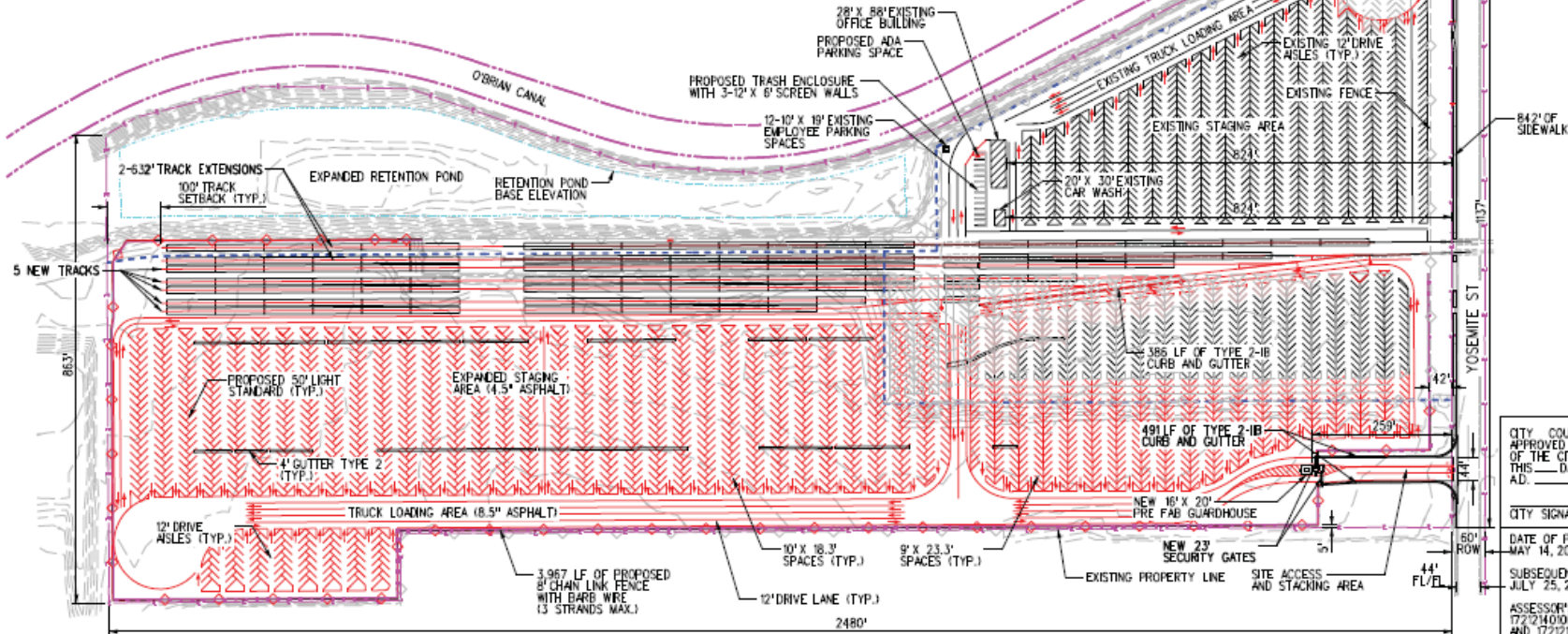
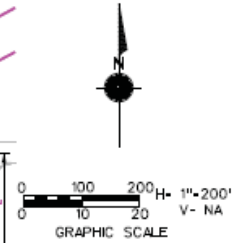
SUMMARY OF PROJECT STATISTICS:

GROSS ACREAGE	49 AC	PROPOSED TRACK CAPACITY	115 CARS
EXISTING BUILDINGS	3,244 SF	PROPOSED STAGING PARKING CAPACITY	3,192 SPACES
PROPOSED BUILDINGS	320 SF	PROPOSED TRUCK LOADING CAPACITY	36 SPACES
TOTAL BUILDING AREA	3,564 SF	ESTIMATED NO. OF EMPLOYEES	8 EMPLOYEES
TYPE OF BUILDING CONSTRUCTION	PREFABRICATED	EMPLOYEE PARKING SPACES REQUIRED	13 SPACES
LANDSCAPE AREA	274,110 SF	EMPLOYEE PARKING SPACES PROVIDED	13 SPACES
CURRENT ZONING	I1 & I3	ADA PARKING SPACES REQUIRED	1 SPACE
REQUESTED ZONING	I3	ADA PARKING SPACES PROVIDED	1 SPACE

NOTES:

1. CURRENT STAGING AREA IS ZONED AS I3. UNDEVELOPED PROPERTY IS ZONED AS I1. REZONING TO I3 IS CURRENTLY BEING REQUESTED FOR ENTIRE PROPERTY.
2. THIS PROPERTY WILL BE USED AS AN AUTOMOBILE STAGING FACILITY AND THEREFORE WILL NOT NEED TO MEET THE STANDARD PARKING STALL DIMENSIONS OF 9' X 19' FOR ALL AREAS THAT ARE USED FOR STAGING PURPOSES.
3. IF ANY OUTDOOR STORAGE WILL EXIST ON SITE, IT WILL BE SCREENED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
4. EXISTING SITE ACCESS TO REMAIN FOR POTENTIAL USE AS EMERGENCY ACCESS/EGRESS.
5. TYPE 2-B AND TYPE 2-IB CURB AND GUTTER PER COMMERCE CITY DETAIL 300-21.

EXISTING SITE ACCESS (FOR EMERGENCY USE ONLY)
EXISTING 12' X 15' GUARDHOUSE TO REMAIN



CITY COUNCIL CERTIFICATE:
APPROVED BY THE CITY COUNCIL
OF THE CITY OF COMMERCE CITY
THIS ____ DAY OF ____
A.D. ____

CITY SIGNATURE

DATE OF PREPARATION:
MAY 14, 2012

SUBSEQUENT RESUBMITTAL:
JULY 25, 2012

ASSESSOR'S PIN:
172121401002, 172121005015,
AND 172121005018

BNSF Railway Company
1011 Yosemite
Ironton, CO 81040



AECOM USA, Inc.
717 Seventeenth Street, Suite 2000
Denver, CO 80202
T 303.228.3000 F 303.228.3001 www.aecom.com



DESIGNED
CHECKED
DRAWN
APPROVED
PROJECT
DATE

07/25/2012

COLORADO DIVISION
BRUSH SUBDIVISION
LINE SEGMENT 2

REVISIONS

NO.	DESCRIPTION	DATE	BY



BNSF IRONDALE AUTOMOTIVE
STAGING FACILITY
PROPOSED SITE PLAN

BNSF RAILWAY COMPANY - ENGINEERING SERVICES

FILE: CC_SP_01.DGN

SHEET 4

DATE: 07/25/2012

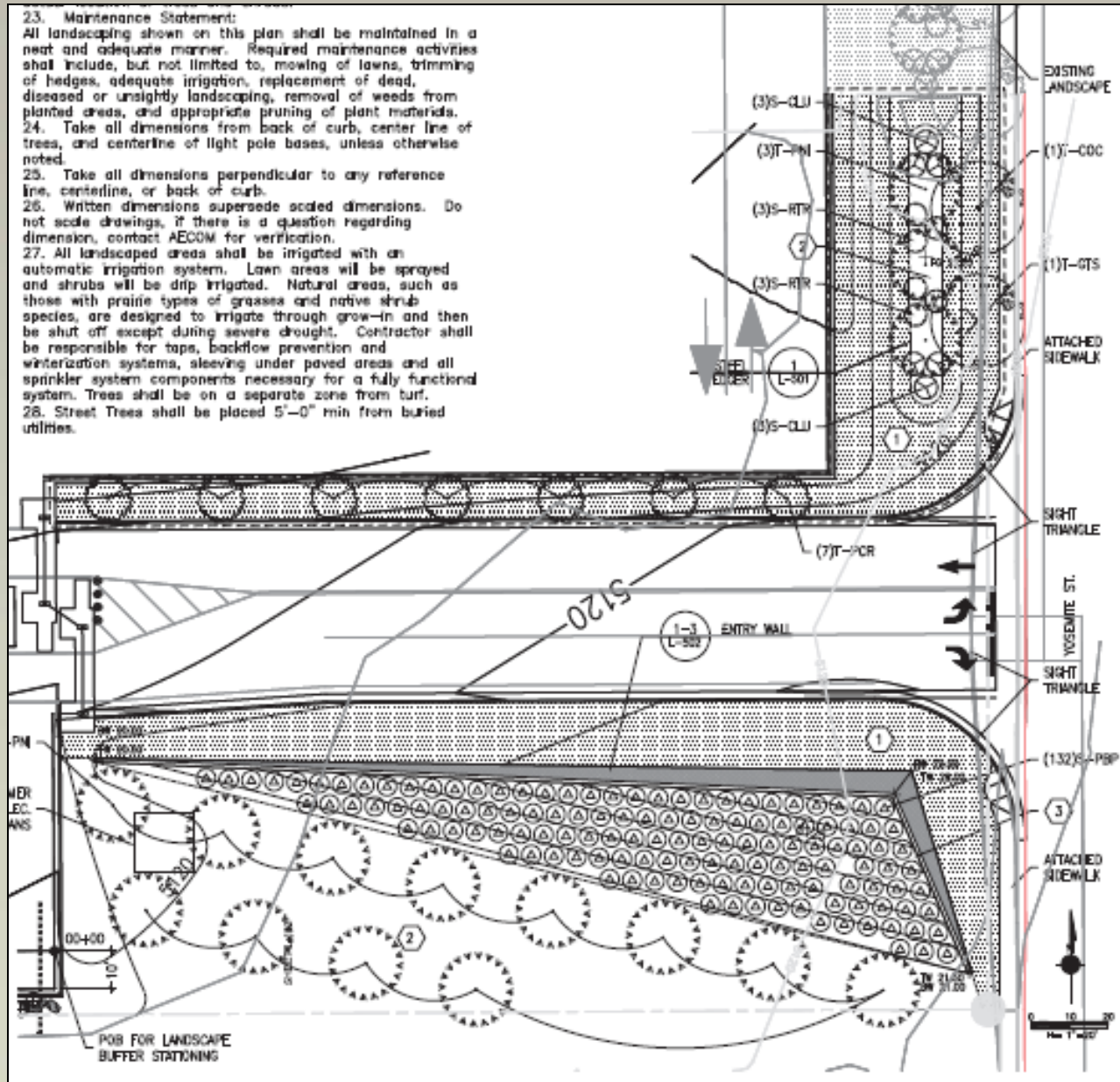


Railroad Crossing at Yosemite Street

- Planning Commission discussed the current condition of the crossing at Yosemite Street.
- Oversight by the Public Utilities Commission (PUC), not the City.
- Therefore, future maintenance would be addressed by PUC.

Entrance Landscaping

23. Maintenance Statement:
All landscaping shown on this plan shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly landscaping, removal of weeds from planted areas, and appropriate pruning of plant materials.
24. Take all dimensions from back of curb, center line of trees, and centerline of light pole bases, unless otherwise noted.
25. Take all dimensions perpendicular to any reference line, centerline, or back of curb.
26. Written dimensions supersede scaled dimensions. Do not scale drawings, if there is a question regarding dimension, contact AECOM for verification.
27. All landscaped areas shall be irrigated with an automatic irrigation system. Lawn areas will be sprayed and shrubs will be drip irrigated. Natural areas, such as those with prairie types of grasses and native shrub species, are designed to irrigate through grow-in and then be shut off except during severe drought. Contractor shall be responsible for taps, backflow prevention and winterization systems, sleeving under paved areas and all sprinkler system components necessary for a fully functional system. Trees shall be on a separate zone from turf.
28. Street Trees shall be placed 5'-0" min from buried utilities.



Conditional Use Permit Approval Criteria

- Complies with Comprehensive Plan
- No anticipated adverse effects on adjacent properties
- Community need for additional industrial facilities
- Surrounded by industrial uses
- Suitable Site for automobile staging facility and rail yard
- Improved and maintained landscaping on site
- No undue burden on the City or its residents
- No evidence that the use violates any federal, state, or local requirements

Planning Commission Analysis

- Meets Approval Criteria
 - Expanding business within the City
 - No anticipated impacts on adjacent properties
 - Compatible with surrounding development
 - Increased Landscaping

Planning Commission Recommendation

- Z-902-12: Favorable recommendation
- S-588-12: Favorable recommendation
- CU-98-12: Favorable recommendation subject to 4 conditions