



Location: 10381 Havana Street  
Applicant: Diversified Transfer and Storage  
Requests: CUP for Transportation Terminal

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**CU-115-16**

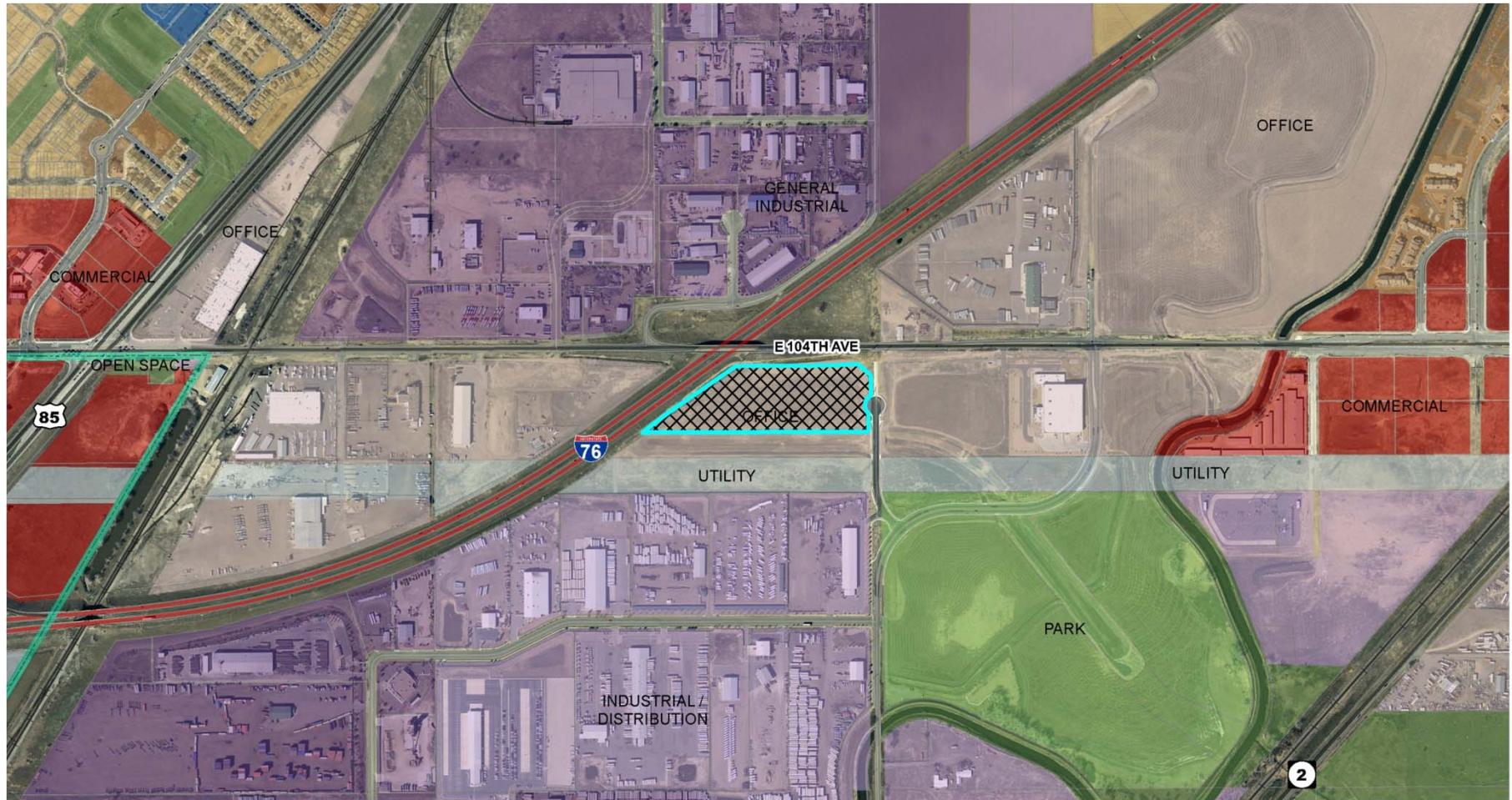
# Zoning: I-1



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# Comprehensive Plan: Office/Flex



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# Case History

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- AN-79-87 annexation from Adams County in 1987
- Z-455-87 annexation zoning to I-1 with conditions
- Z-455-87-10 zoning amended to remove conditions



# Current Request

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- Diversified Transfer and Storage (DTS) proposes a 123,000 square foot transportation terminal facility
  - 107,000 square foot cold storage warehouse
  - 7,000 square foot office space
  - 9,000 square foot maintenance shop
- DTS provides distribution and storage services for truckload and LTL needs

# LDC Requirements

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- Transportation Terminals in the I-1 zone district require a Conditional Use Permit
  - No adverse impact to surrounding area
  - Any adverse impacts mitigated to maximum extent
  - Characteristics of site are suitable for use
  - Adequately served by existing city improvements
  - Community need or complies with Comp. Plan

# Surrounding Area



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# Site Plan



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# Elevations



1  
9  
MAIN OFFICE RENDERING  
SCALE: N.T.S.

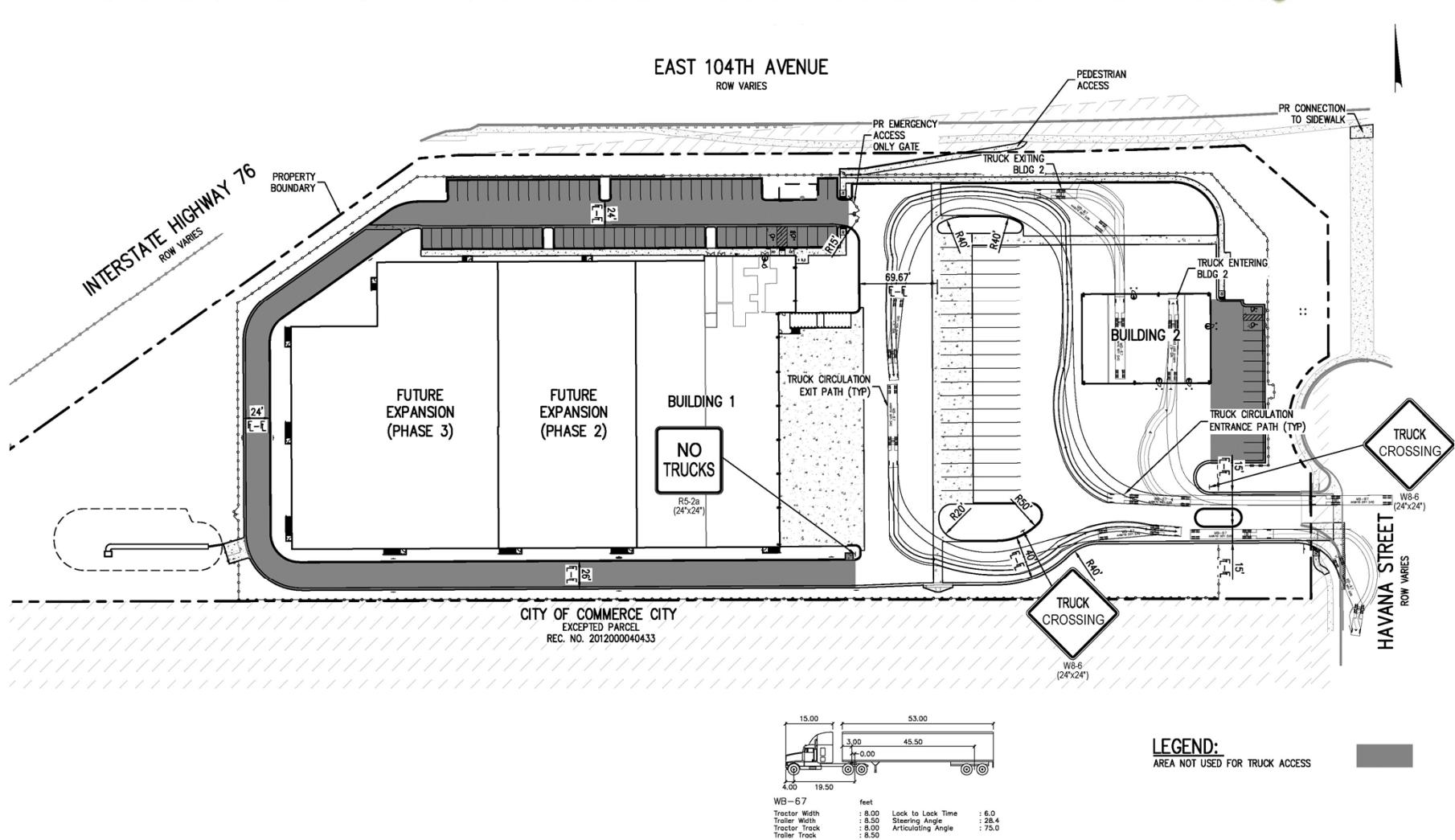


2  
9  
PHASE 3 RENDERING  
SCALE: N.T.S.

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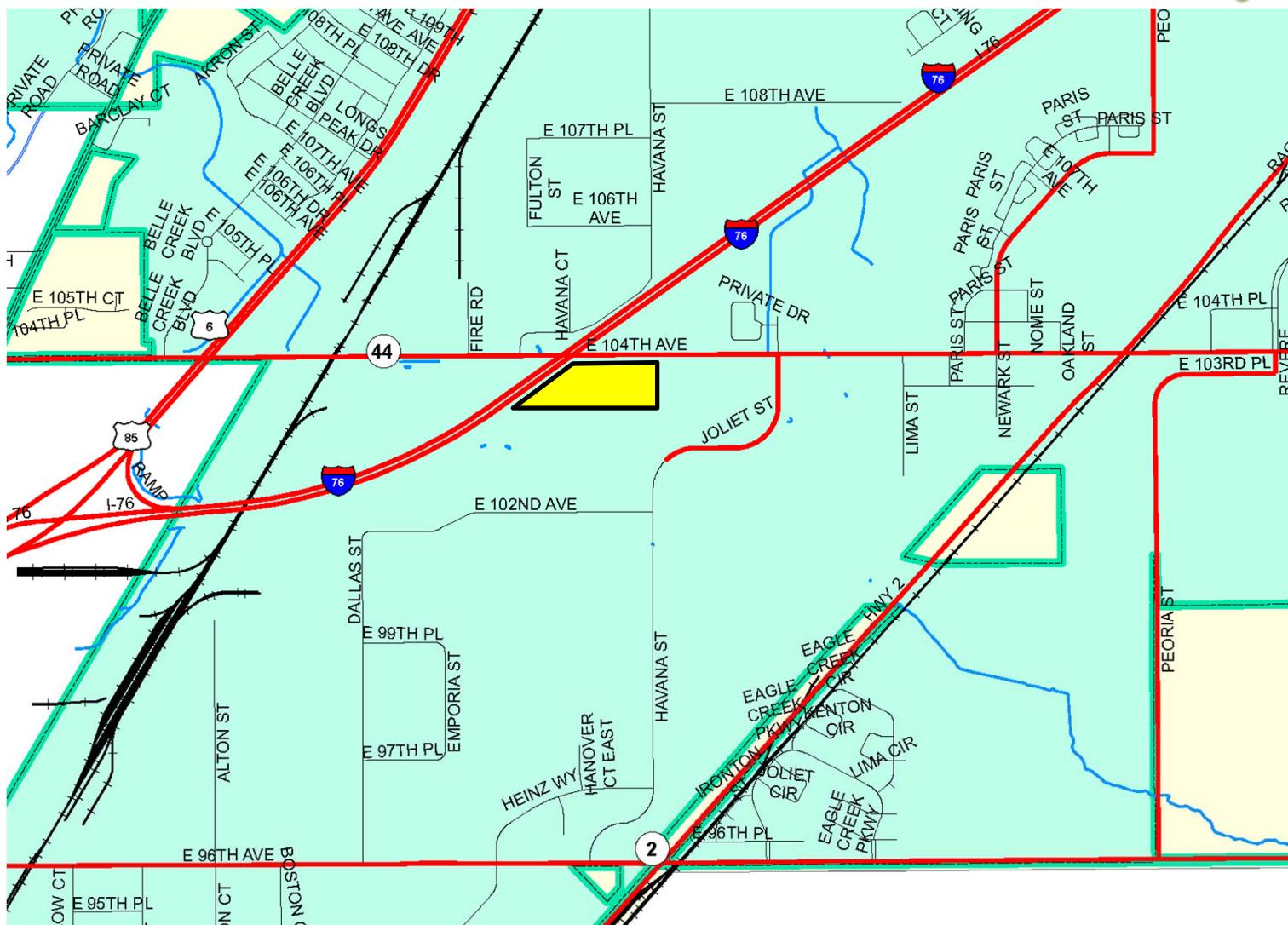
# Circulation



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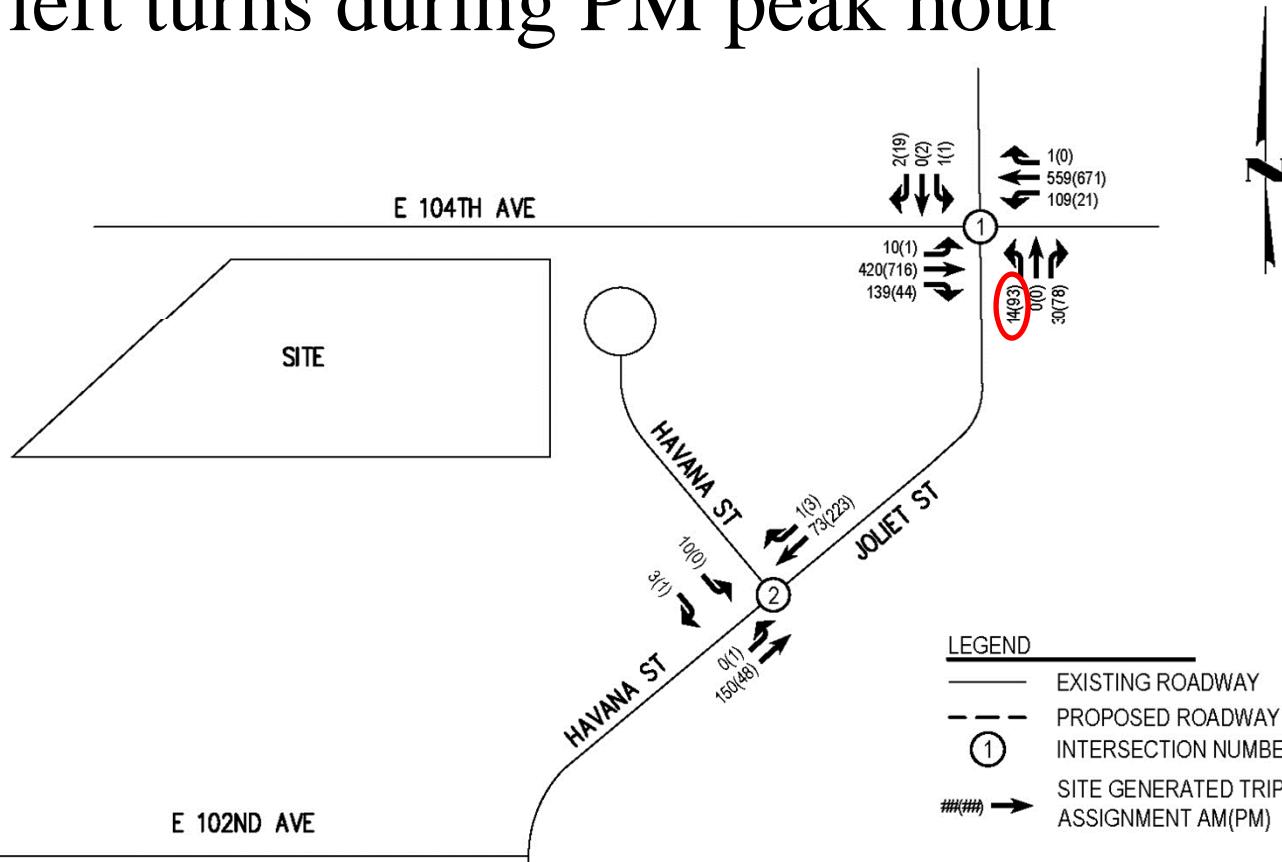
# Truck Routes



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# Traffic Impact

- Joliet/104<sup>th</sup> Ave currently operates at LOS “F” for left turns during PM peak hour



# Traffic Impact

- Traffic Study estimates 357 daily vehicle trips
  - DTS states 159 weekly truck trips

TABLE 1  
DTS TRUCK TERMINAL DEVELOPMENT

Land Use	Intensity	ITE Code	Daily (vpd)	A.M. Peak Hour (vph)			P.M. Peak Hour (vph)		
				Total	In	Out	Total	In	Out
Warehousing	58 KSF	150	309	62	49	13	43	11	32
General Light Industrial	58 KSF	110	405	54	48	6	57	7	50
<i>Total</i>		-	714	116	97	19	100	18	82
<i>Average</i>			<b>357</b>	<b>58</b>	<b>49</b>	<b>10</b>	<b>50</b>	<b>9</b>	<b>41</b>

**Notes:**

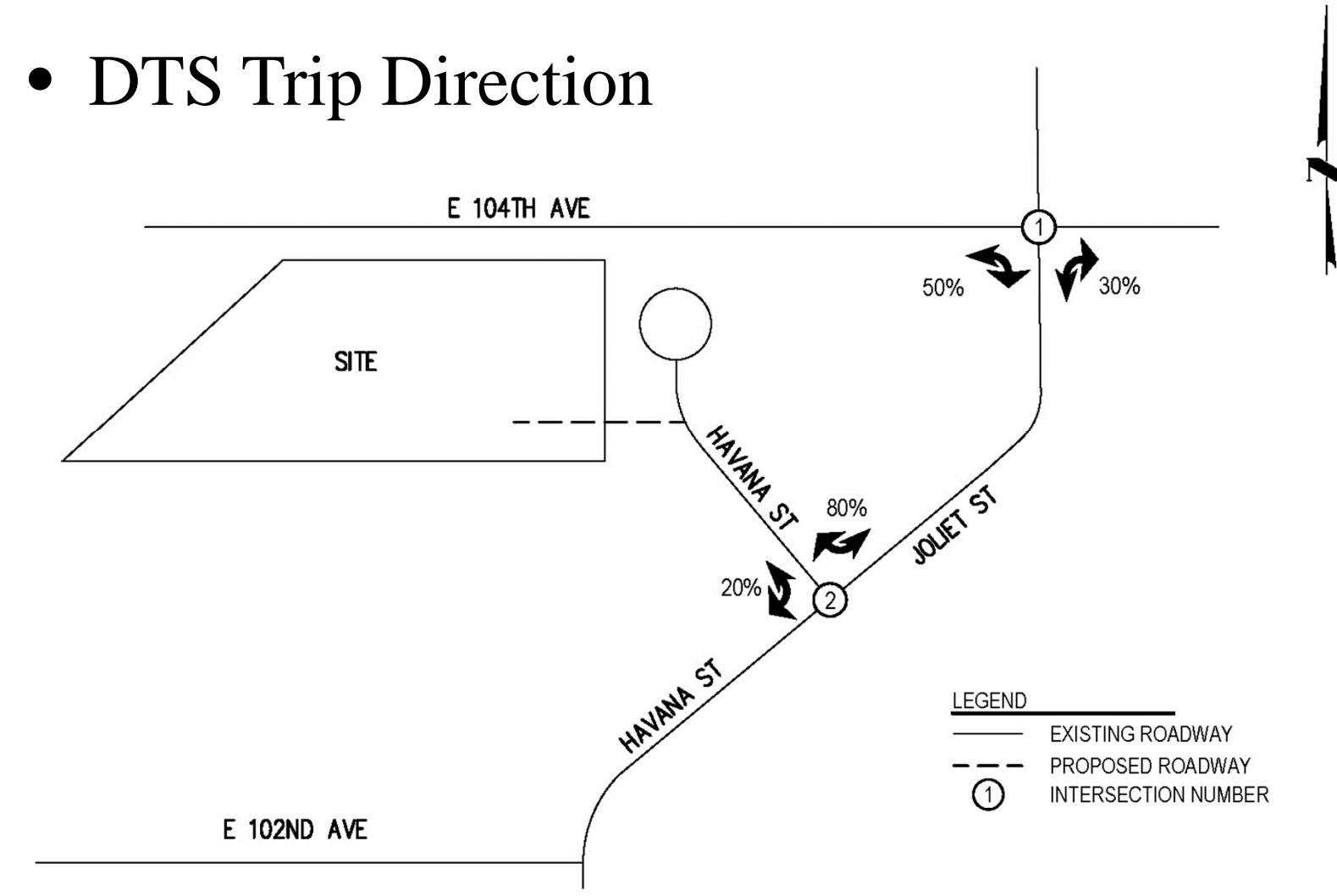
1. Trip generation projections are based on ITE Trip Generation, 9th Edition

2. Due to no ITE Land Use category of "Refrigerated Storage", trip generation is projected as an average of ITE Code 150 "Warehousing" and ITE Code 110 "General Light Inc



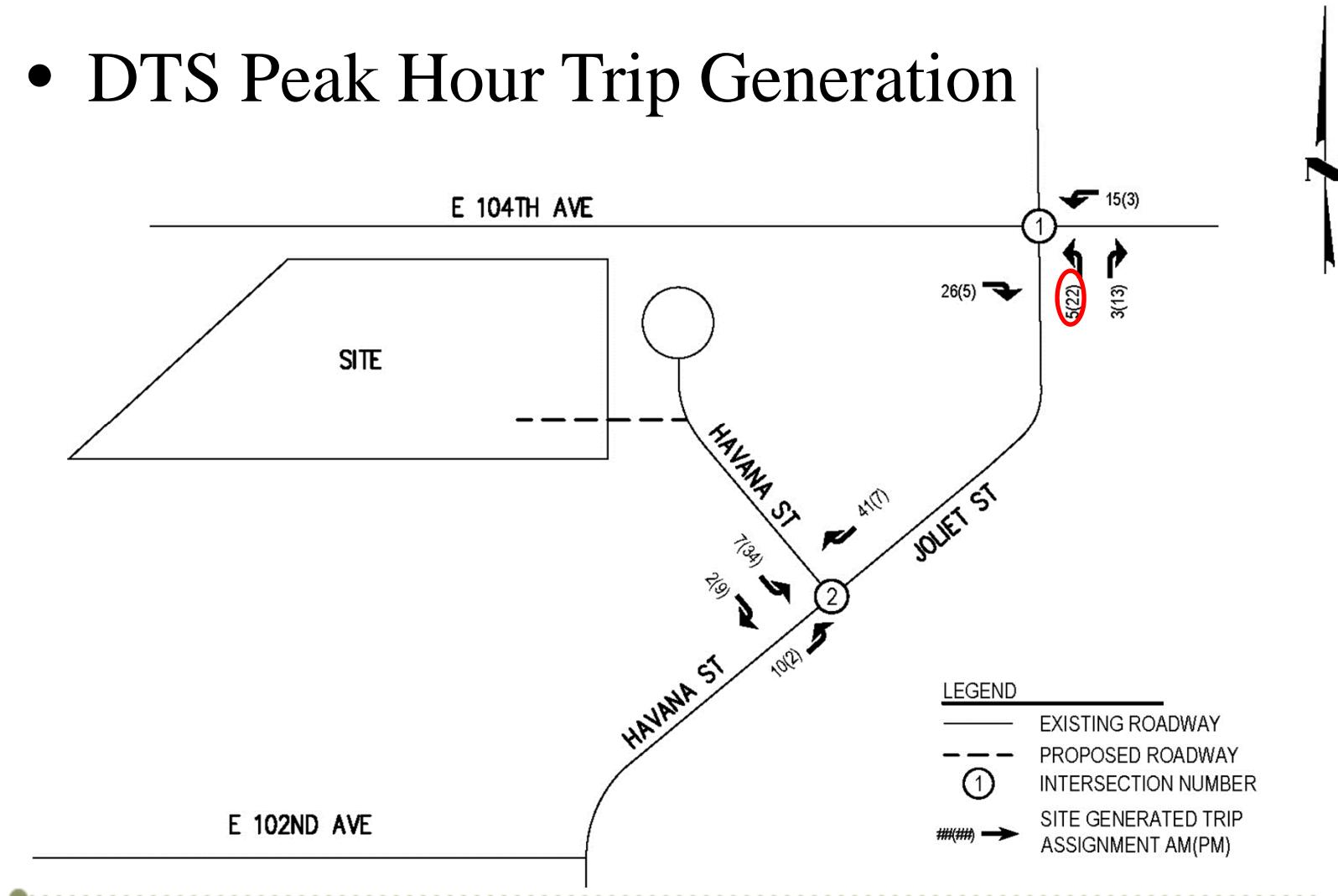
# Traffic Impact

- DTS Trip Direction



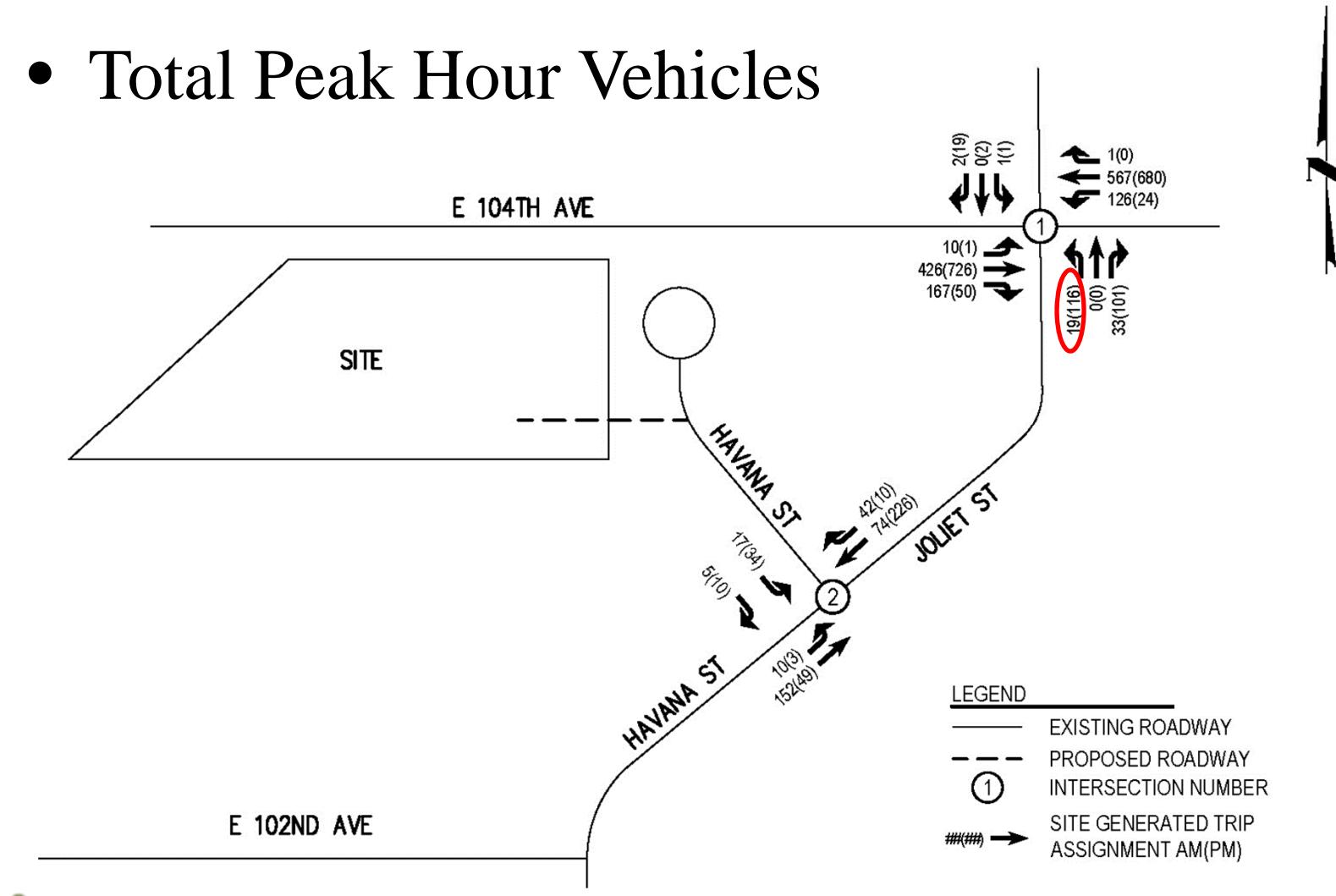
# Traffic Impact

- DTS Peak Hour Trip Generation



# Traffic Impact

- Total Peak Hour Vehicles



# Traffic Impact

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- Traffic signal already warranted at Joliet Street and East 104<sup>th</sup> Avenue
- Proposed condition requires contribution to a signal based on proportional impact
  - This will be in addition to the \$67,830 road impact fee due at building permit



# Planning Commission Analysis

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- Proposed use is compliant with the Comprehensive Plan and Land Development Code.



# Planning Commission Analysis

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- Characteristics of the location and site are appropriate for a transportation terminal.
  - Along a major truck route.
  - Surrounding area is developed or zoned industrially, including other transportation terminals.
  - With condition, no undue burden imposed on adjacent property, public improvements, or city services.
  - Proposed site layout provides internal circulation and meets all LDC standards.

# Conditions

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- Applicant will contribute a proportional share of the cost to install a traffic signal at Joliet Street and East 104<sup>th</sup> Avenue



# Public Notification

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- As of Tuesday, December 6, 2016, staff has received no responses to public notice regarding this case.



# Recommendation

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- On December 6, 2016, the Planning Commission held a public hearing, took testimony, and voted 5 to 0 to recommend **approval, subject to one condition.**





**Staff is available to answer any questions.**

**The applicant also has a presentation on behalf of this request and may answer any questions that the Council may have.**