

Memorandum

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| To | Commerce City | Page | 1 |
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| Subject | Conditional Use Permit Narrative | | |
| For | BNSF Irondale Project | | |
| Date | July 09, 2012 | | |

- 1) Compliance with the purpose goals and objectives of the Comprehensive Plan
 - a. Satisfies Goal LU 1.1 - The development is designated as a "General Industrial" on the Future Land Use Plan and map
 - b. Satisfies Goal LU 2 - The current location of the property, Irondale, is an industrial park. The BNSF property's growth is contiguous with the existing area and the construction does not leapfrog other potential developments.
 - c. Satisfies Goal LU 4 - Expanding the staging lot strengthens the industry by increasing the capabilities of the lot to service clients.
 - d. Satisfies the Goals of the Irondale Focus Area – The staging lot land use is consistent with the industrial park. In addition, BNSF has committed to improving the image of the area within their landscape plan to provide living plant material around the gate house and south edge of the property.
- 2) Harmony with the character of the neighborhood
 - a. The staging lot will remain within character of the general industrial area it is located.
- 3) Compatibility with the surrounding area
 - a. The staging lot is compatible with the surrounding area as it is located within an industrial park.
- 4) Community need for the proposed use
 - a. The CUP is required due to the additional rail spurs needed for the expansion of the facility. The automobile staging facility and rail yard is needed to help improve the look and function of the surrounding area. Currently, the land is being used as a dumping site. The industrial community will benefit from the expansion of the staging lot with improved understanding of the drainage of the area and a renovated look to the entrance enhancing the overall image.
- 5) Effects on adjacent properties
 - a. The adjacent properties will not experience any adverse effects due to the expansion.
- 6) Effects on public improvements and city services
 - a. Public improvements and city services will experience minimal change. The changes would include irrigation to the living plant material that will be included on site and additional electricity will be needed for lighting the staging lot. Drainage will be handled on site in the drainage pond on the property.

- 7) Site characteristics such as size shape location topography and other natural features
 - a. The size shape and location topography will remain the same after the development of the property. The natural features of the site will be altered from the current dumping area to a staging lot surrounded on the south and gate entrance with living plant material and short shrubs.
- 8) Landscaping and screening that insures harmony with adjacent uses
 - a. Living plant material will surround the south side and gate entrance of the property. The living plant material will include boulders and short shrubs to create a sight barrier.
- 9) Noise dust vibrations odor or other nuisances beyond interior buffer yard line
 - a. There will be a minimal increase due to increased train lengths.