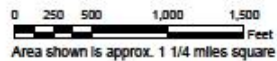
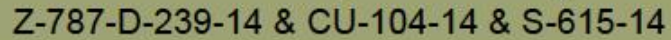




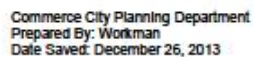
# CU-104-14







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Groendyke Transport  
Tract 'E' of the Marty Farms PUD



PIN: '172121102011'



 Subject Property    
  I-2 - Medium Intensity Industrial District    
  PUD - Planned Unit Development District  
 AG - Agricultural District    
  I-3 - Heavy Intensity Industrial District    
  ADCO - Unincorporated Adams County  
 I-1 - Light Intensity Industrial District    
  PUBLIC - Public District

- Current Zoning:
  - PUD
- Comp Plan:
  - General Industrial



# Aerial

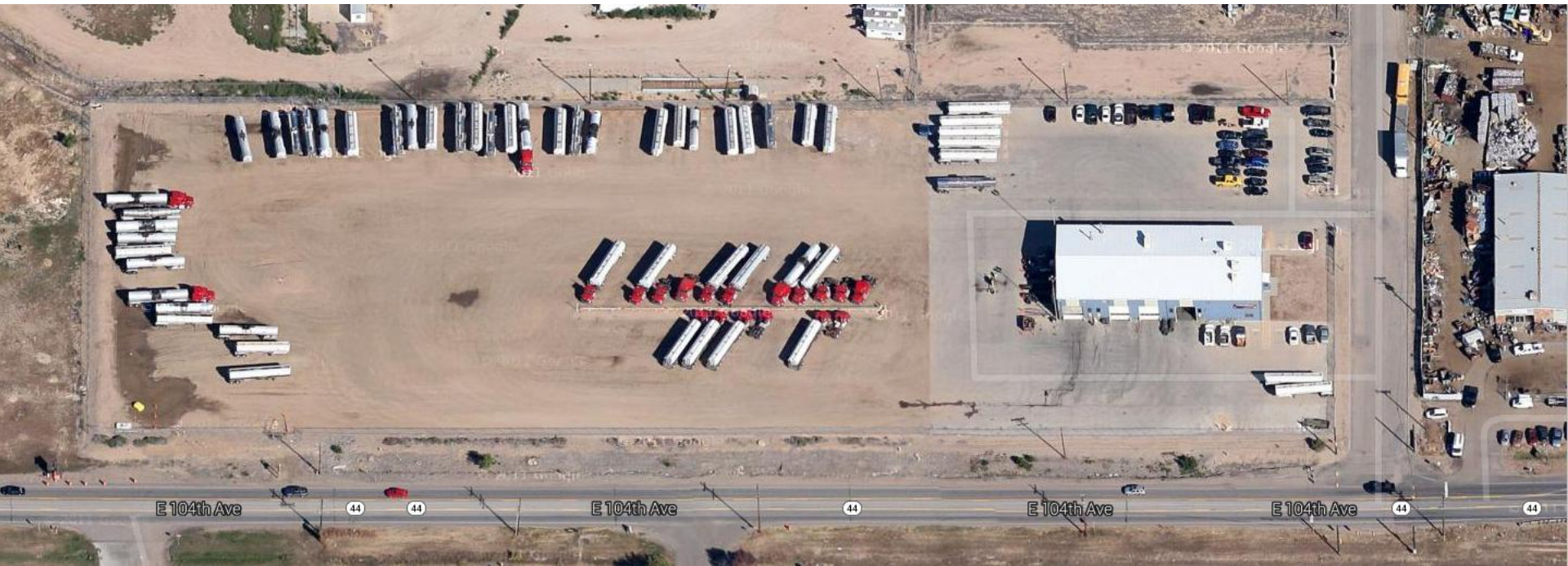




# Current Operations

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- 9751 E. 104<sup>th</sup> Avenue (1995)
- 2007 Annexed into Commerce City
- Operated under an Adams County PUD



# Applicant's Requests

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- The approval of a Conditional Use Permit (CU-104-14).
  1. Reduce the Floor Area Ratio (FAR) requirement from .15 to .05.
  2. Increase the maximum front setback from 80-feet to 135-feet.
  3. Allow the operation of a “*Transportation Terminal where vehicles carry flammable, explosive, hazardous, or highly toxic materials*”.



# Requests #1 and #2 PUD Requirement

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- These types of requests are traditionally heard by the Board of Adjustment.
- Specific language in this PUD requires CUP approval.

13. THE MINIMUM F.A.R. SHALL BE .15 F.A.R. THE F.A.R. CAN BE REDUCED TO .10 F.A.R. IF THE ADDITIONAL 5% AREA IS TRANSFERRED TO LANDSCAPING ALONG THE PUBLIC RIGHT OF WAY

14. DEVELOPMENT OF A LOT WITH IN THIS PUD THAT PROPOSES A F.A.R. LESS THAN .10 SHALL REQUIRE A CONDITIONAL USE PERMIT FOR APPROVAL.

17. DEVELOPMENT OF A LOT WITH IN THIS PUD, THAT PROPOSES SETBACK, HEIGHT, OR BULK STANDARDS OTHER THAN THOSE LISTED WITHIN THE LAND USE SCHEDULE, SHALL REQUIRE A CONDITIONAL USE PERMIT FOR APPROVAL.



# Request #1

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- Reduce the FAR:
  - The nature of the operations require additional space for the parking and maneuvering of large trucks and trailers. Given this need, they are unable to meet the minimum .15 FAR requirement.



# Analysis of Request #1

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- As required by the PUD, the applicant has provided an additional 5% landscaping along the streets.
- The development of the property as a transportation terminal for vehicles that carry fuel and other chemicals needs adequate room to maneuver and park.





93RD PLACE

### SIGHT DISTANCE TRIANGLE

LOT 2, BLOCK 1 MARTY SUBDIVISION

YOSEMITE STREET

# Commerce CITY

LOT 2, BLOCK 1 MARTY SUBDIVISION

TRACT A MARTY FARMS SUBDIVISION

O'BRIAN CANAL

YOSEMITE STREET

LEGEND

- DECIDUOUS TREES
- OVERGREEN TREES
- ORNAMENTAL TREES
- IRRIGATED TURF
- DECIDUOUS SHRUBS
- OVERGREEN SHRUBS
- ORNAMENTAL SHRUBS
- PERENNIALS / GROUNDCOVERS
- NON-IRRIGATED NATIVE SEEDING

KEY MAP

CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS DAY OF A.D.

DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES SIGNATURE

CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF  
COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES SIGNATURE

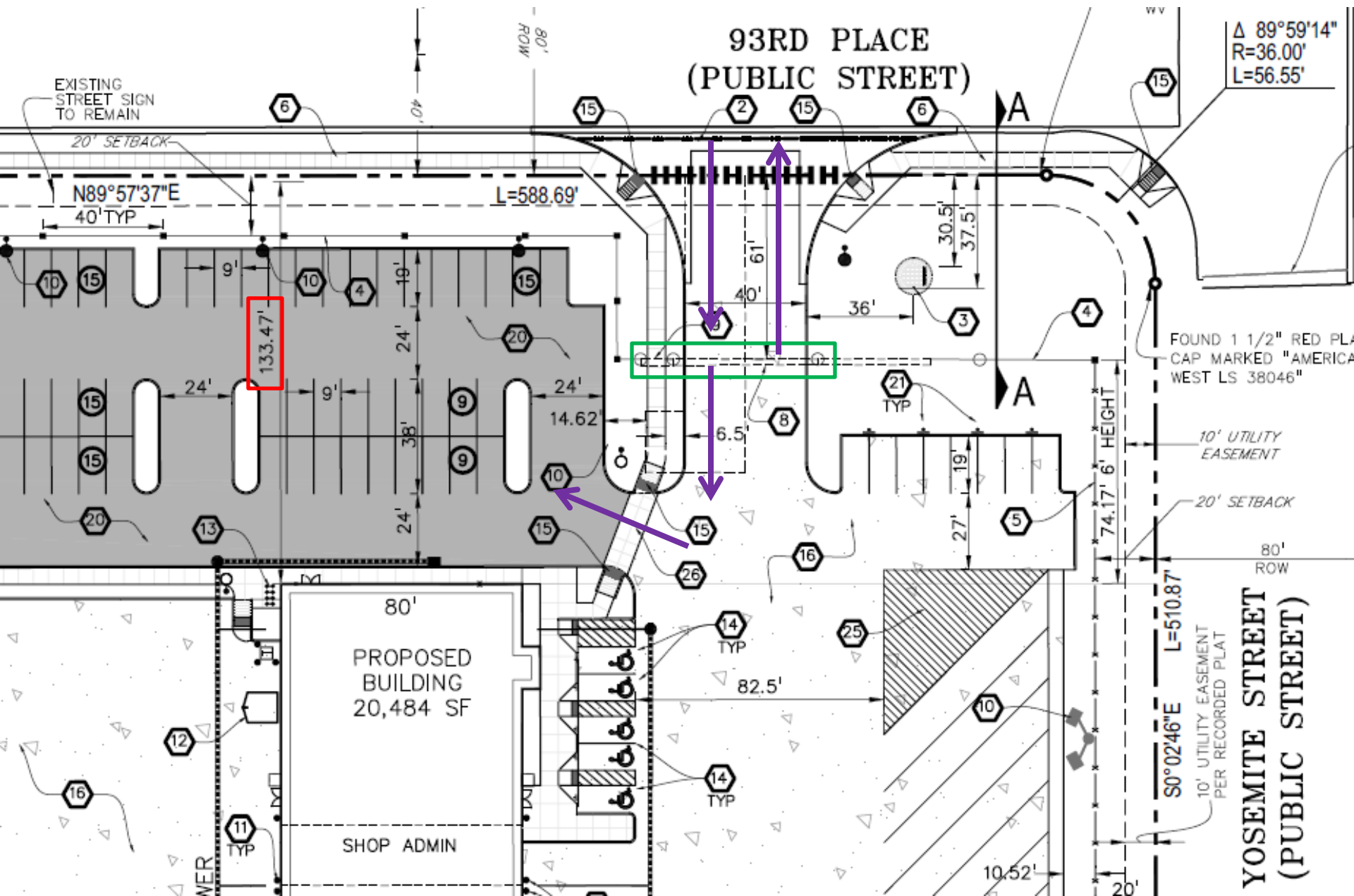
# Request #2

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- Increase the maximum building setback:
  - In order to ensure safe operations both on the subject property and in the public right-of-way, the applicant needs to set the building back more than 80-feet, which is the maximum allowed by the PUD.



# Site Plan





# Analysis of Request #2

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- The request to place the building 135-feet from the property line is necessary.
  - The building setback is tied to the proposed gate location, which facilitates safe conditions for trucks and trailers that are entering and leaving the facility while maintaining a safe turning radius into the parking lot for traditional vehicles.



# Request #3

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- Approve the operation of a transportation terminal for vehicles that carry flammable, explosive, hazardous, or highly toxic materials:
  - Gasoline
  - Diesel Fuel
  - Liquid Asphalt
  - Ethanol
  - Methanol
  - Sulfuric Acid
  - Other chemicals as requested by customers
- There is no proposed change in operations as part of this new development.



# Analysis of Request #3

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- Groendyke is an established leader in their industry with a track record of operating safely.
- Groendyke has documented that they are up to date with all necessary permits.
- No incidents were reported on their existing property in the last year.



# Outside Agency Analysis

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- Tri-County Health Department:
  - No additional comments.
- South Adams County Fire Protection District:
  - Groendyke will need to have a fully automatic sprinkler system and an alarm system.
- Farmer's Reservoir and Irrigation Company:
  - The documents needed for review are not finalized.  
There is no problem waiting until the design is further along before reviewing in detail.





# Contact to Date

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- To date, staff has not been contacted by anyone regarding this application.



# The Planning Commission Recommendation

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- On May 6, 2014, the Planning Commission voted unanimously (5-0) to forward a **favorable** recommendation to the City Council for all three requests, **subject to conditions**.



# Questions?

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