



S-636-15
CU-111-15

Applicant: UPS Ground Freight
Location: 5300 E. 56th Avenue

Requests

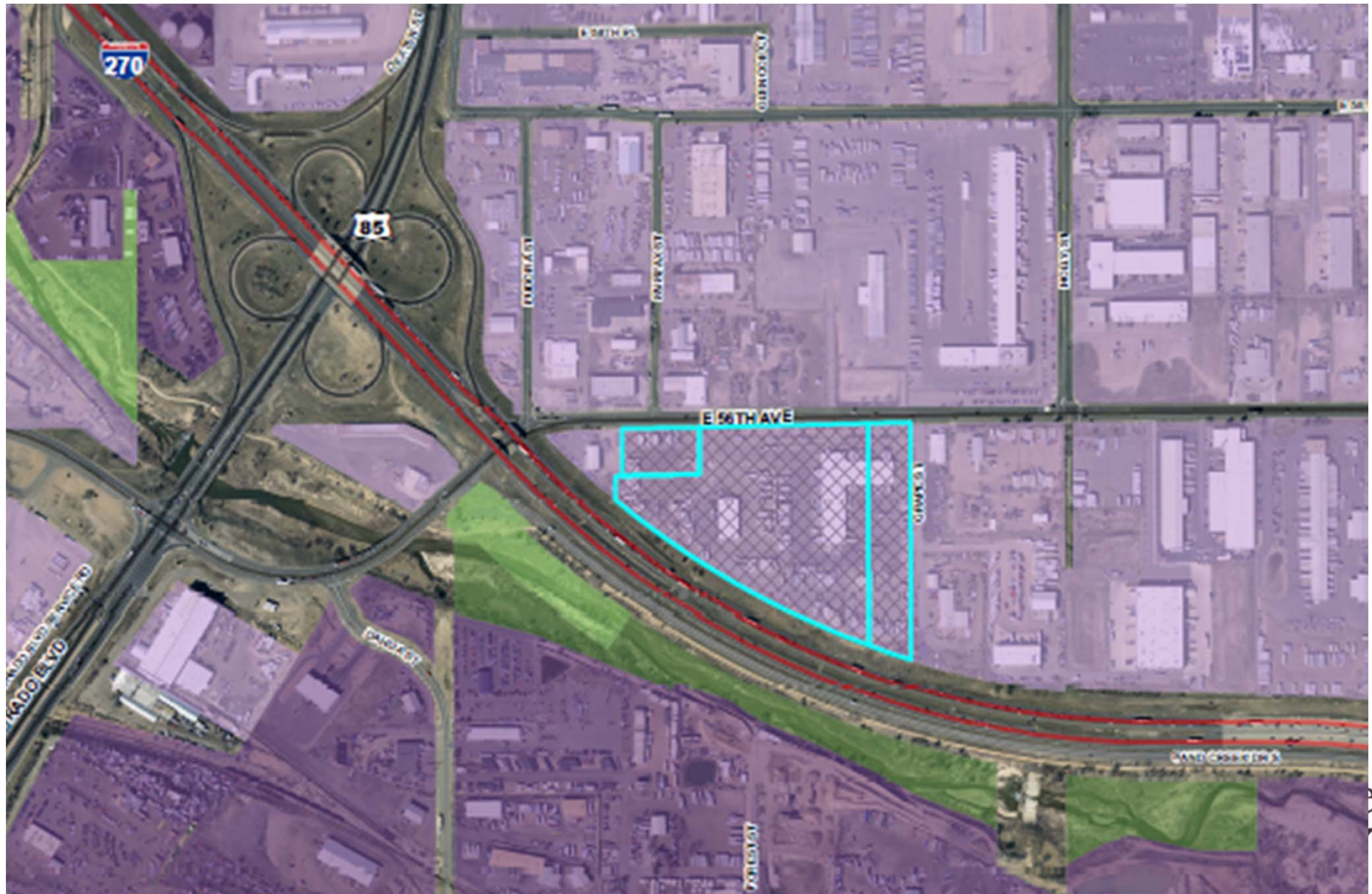
- **S-636-15**: Final Plat to create 2 lots zoned I-1
- **CU-111-15**: Conditional Use Permit for the expansion of a transportation terminal on ***Lot 1*** of the proposed final plat. The expansion will add 8,750 sf. to the existing terminal facility.
- Transportation terminals require a conditional use permit for properties zoned I-1



Subject Property: Zoned I-1



Future Land Use: Industrial/Distribution



Site Photo

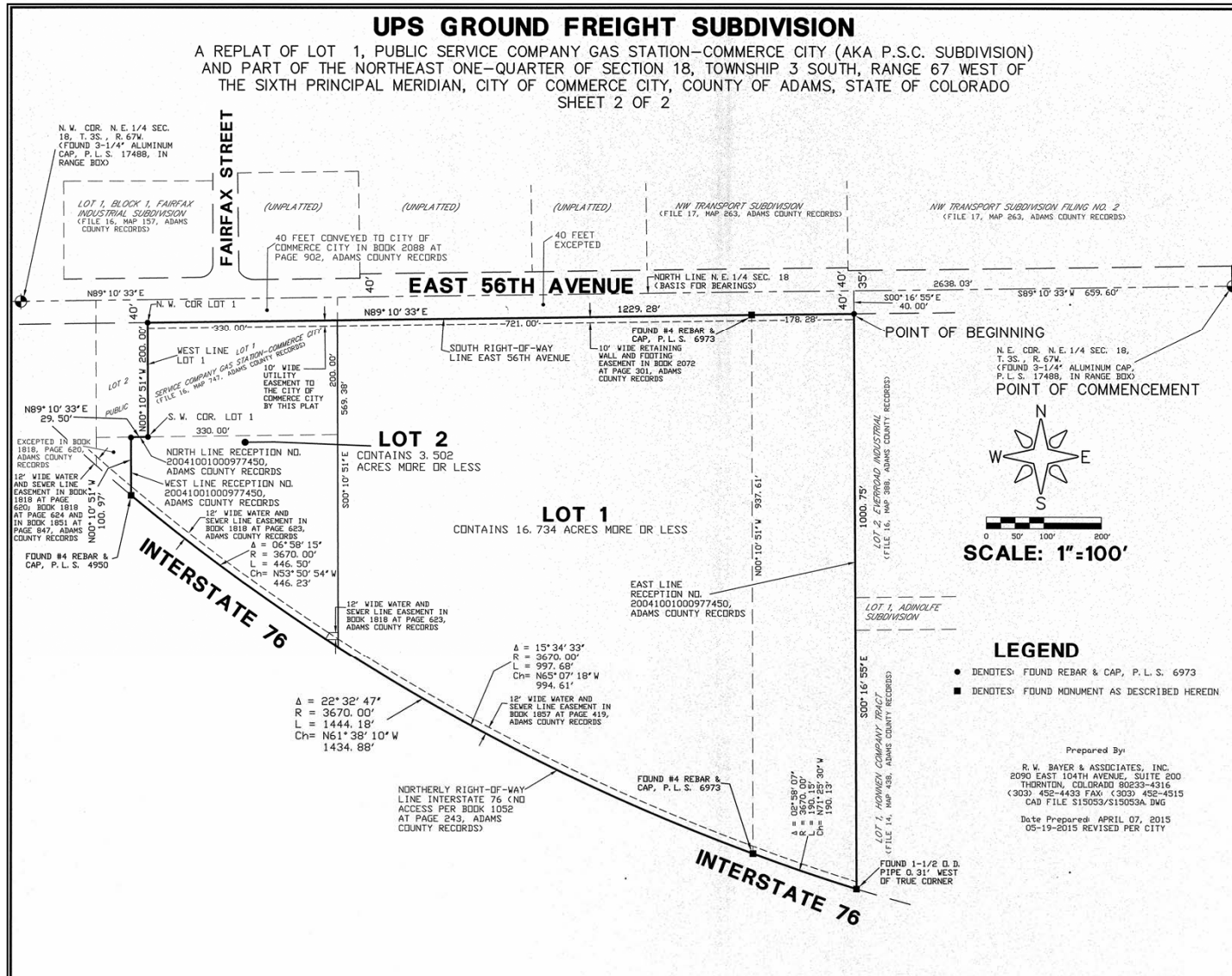


Case History

- The subject property was constructed as a transportation terminal in the 1960's. Prior to the current final plat request, the property has not been formally platted.



Proposed Subdivision



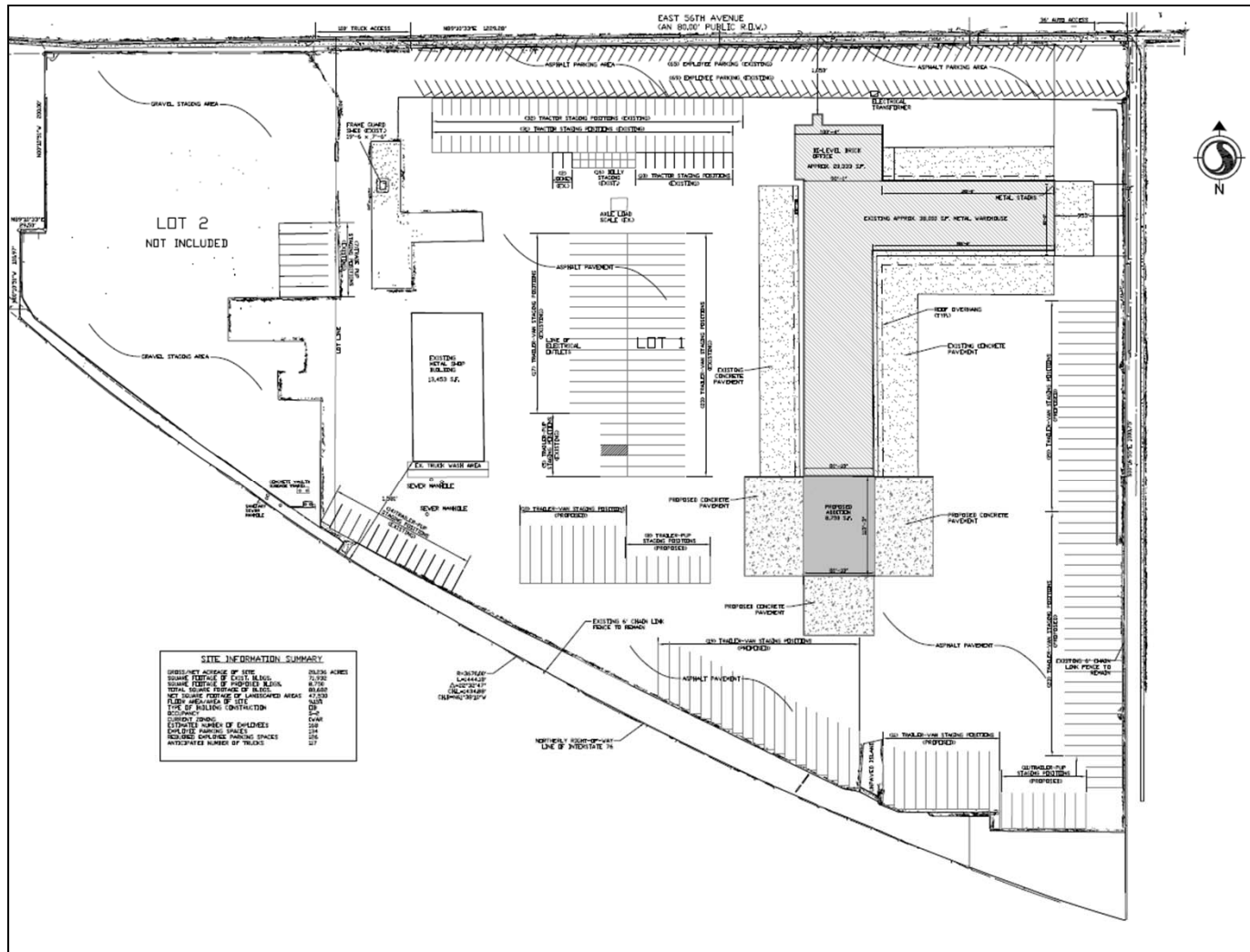
Commerce
CITY

I-1 Bulk Standards

Issue	City Standard	Proposed
Lot Size	30,000 sf	Lot 1: 16.7 acres Lot 2: 3.5 acres
Lot Frontage	80 feet	Lot 1: 899-feet Lot 2: 330-feet
Street Width	To dedicate and install ROW that complies with city standards	No roadway improvements or dedications are required.
Comprehensive Plan	Industrial/Distribution	Industrial



Proposed Site Plan



Proposed CUP

- CUP is only requested for Lot 1 of the requested Final Plat.
- Expand transportation terminal facility by 8,750 sf. on South side of building.
- No proposed increase in truck traffic.
- Increase employees to 168
- No change in hours of operation
- Add landscaping along southern border along I-270 in vicinity of new building addition.
- Expansion proposed to improve efficiency with transportation terminal operation



Planning Commission Analysis

- The subject property has been used as a transportation terminal since the 1960s
- There is adequate access to the site for employees and trucks
- The site is suitable for the expansion to the existing use
- Landscape additions will enhance the view of the property from the I-270 corridor
- Additional employees will be hired for the expansion to the site



Approval Criteria

- The proposed plat meets all of the applicable final plat approval criteria (Sec. 21-3241).
- The requested CUP meets all of the applicable approval criteria (Sec. 21-3230).



Public Notification

- As of Friday, July 10, 2015, staff has received no responses to public notice regarding this case.



Recommendations

- **S-636-15**: On June 16, 2015, Planning Commission voted (5-0) to forward the request with a recommendation of **approval**.
- **CU-111-15**: On June 16, 2015, Planning Commission voted (5-0) to forward the request with a recommendation of **approval**.





Questions?

**A representative of the applicant
is available to answer any
additional questions**

