

Z-897-12 & S-583-12

Location: 5801 Brighton Blvd

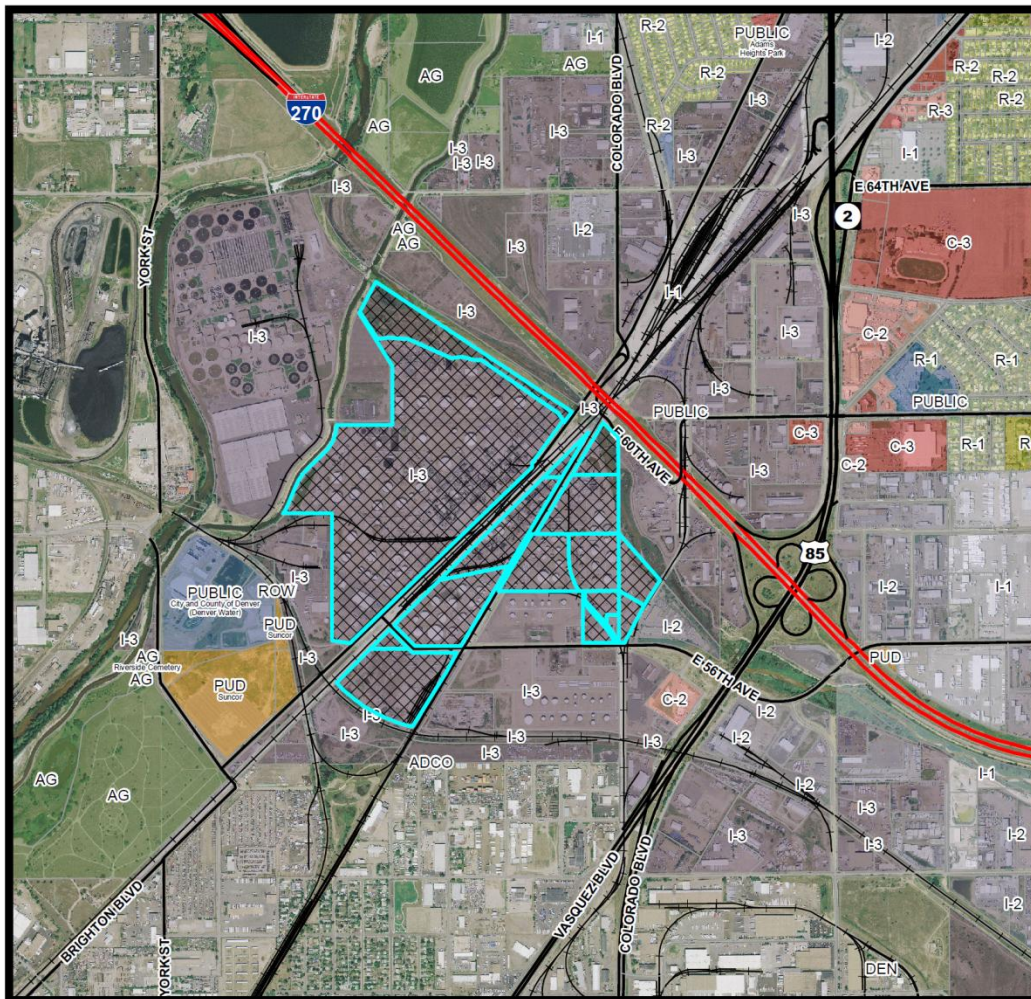
Applicant: Suncor Energy (USA)

Request: 1). Rezone to PUD
2). Consolidation Plat



Commerce City Vicinity Map

Z-897-12



PIN: 182512102003, 182512102002, 182512400002,
 182512400007, 182512400014, 182513100004, 182512400013,
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 182512400018,



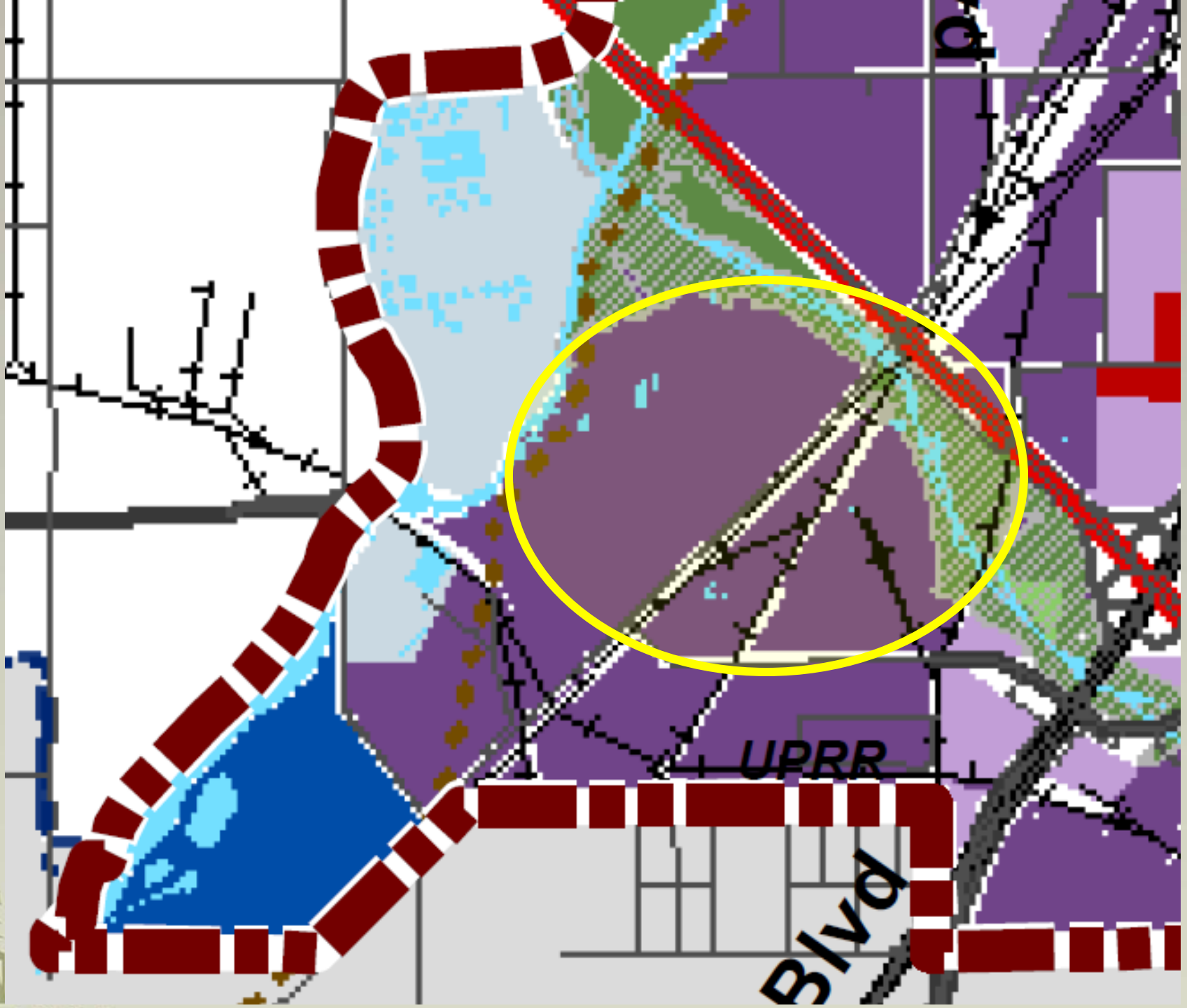
Prepared By: Paul Workman
 Date Saved: April 25, 2012
 Commerce City Planning Department
 File Name: Z-897-12

Path: O:\PC_Planning Commission\Zoning Cases\Z-897-11 Suncor Refinery (PW)\w-map.mxd

Legend

- Subject Property
- AG - Agricultural District
- C-1 - Local Commercial District
- C-2 - General Commercial District
- C-3 - Community Commercial District
- PUBLIC - Public District
- I-1 - Light Intensity Industrial District
- I-2 - Medium Intensity Industrial District
- I-3 - Heavy Intensity Industrial District
- MHP - Mobile Home Park District
- PUD - Planned Unit Development District
- R-1 - Single-Family Detached Residential District
- R-2 - Single-Family Attached Residential District
- R-3 - Multi-Family Residential District
- ADCCO - Unincorporated Adams County







**Suncor Energy
USA Pipeline**

Packaging
Corporation
of America

500 ft

Site History

- 1930:
 - West of Brighton Blvd Continental Oil Refinery
- 1930 – 1980:
 - Refining operations occurring in the area
- 1980's:
 - Conoco west of Brighton Blvd
 - Valero east of Brighton Blvd
- 2000's:
 - Consolidated under Suncor Energy (USA) Inc

Case History

- Related to Use/Zoning – 1
- Related to Subdivision – 1
- Related to Development – 9
- Related to Temporary Uses/Structures – 14

PUD Purposes

- All operations will be legal and conforming
- Customized zoning for petroleum refining
 - Realistically regulate a unique use
 - Facilitate land use review
 - Create predictability

PUD Layout

- **Sheet 1:**
 - V-map, signature block, sheet references, outline of the general intent
- **Sheet 2:**
 - Outlines the Areas of the PUD on the north half of the site
- **Sheet 3:**
 - Outlines the Areas of the PUD on the south half of the site
- **Sheet 4:**
 - ID's the bulk standards, uses, general notes, definitions, and specific standards.
- **Sheet 5:**
 - ID's the customized performance standards and regulates signage

PUD Format - I

- Protect important corridors
 - I-270
 - Sand Creek
 - Brighton Blvd
 - E. 56th Avenue

- 5 unique areas

PUD Format - II

- Area A:
 - 45' buffer west of Brighton Blvd & northeast of E. 56th
- Area B:
 - 45' buffer northwest of E. 56th
- Area C:
 - 45' buffer south of E. 56th
- Area D:
 - Most restrictive. Adjacent to Sand Creek and I-270
- Area E:
 - Most flexible. Interior of the property

- "A"
- "B"
- "C"
- "D"
- "E"



PUD Approval Criteria

- DRT has determined that:
 - The PUD is consistent with adopted plans
 - The PUD achieves the purpose of 21-4370
 - The PUD complies with City standards
 - To the extent possible, the site is connected to adjacent property
 - To the extent possible, adverse impacts on adjacent property have been mitigated
 - The PUD has no impact on the ability to serve the site with utilities
 - The objectives of this PUD cannot be achieved with traditional tools

DRT Analysis - PUD

- Legal and conforming use
- Predictability – both sides
- Flexibility to meet mandated standards
- Protects important corridors

Plat Purposes

- Consolidate eastern side of Brighton Blvd
 - Align with Subdivision Ordinance
 - Eliminate potential issues with permits

Plat Format

- 3 Blocks, each with 1 Lot
 - Block 1 Lot 1:
 - North of E. 56th, between the BNSFRR and UPRR
 - Block 2 Lot 1:
 - South of E. 56th, between the BNSFRR & UPRR
 - Block 3 Lot 1:
 - North of E. 56th, between the UPRR & CBQRR

Block 1
Lot 1

Block 2
Lot 1

Block 3
Lot 1



Plat Approval Criteria

- Plat is consistent with the land use
- The plat helps to implement the underlying zoning
- No evidence to suggest that the plat violates any law
- The layout of the plat minimizes disturbances and meets the intent of the LDC
- The plat applies with applicable standards
- The plat will not create an adverse impact on adjacent property
- Public services are available to serve the site
- A public improvement agreement is being negotiated

DRT Analysis - Plat

- Meets lot standards
- Compliance with Subdivision Ordinance
- Ease of reference
- Eliminates potential future issues

DRT Recommendations:

- Z-897-12:
 - Approval with no conditions

- S-583-12:
 - Approval subject to one condition:
 - “The property owner shall work with Xcel to negotiate easements when necessary and provide a copy of the agreement to the City after it’s recorded with the County.”*