



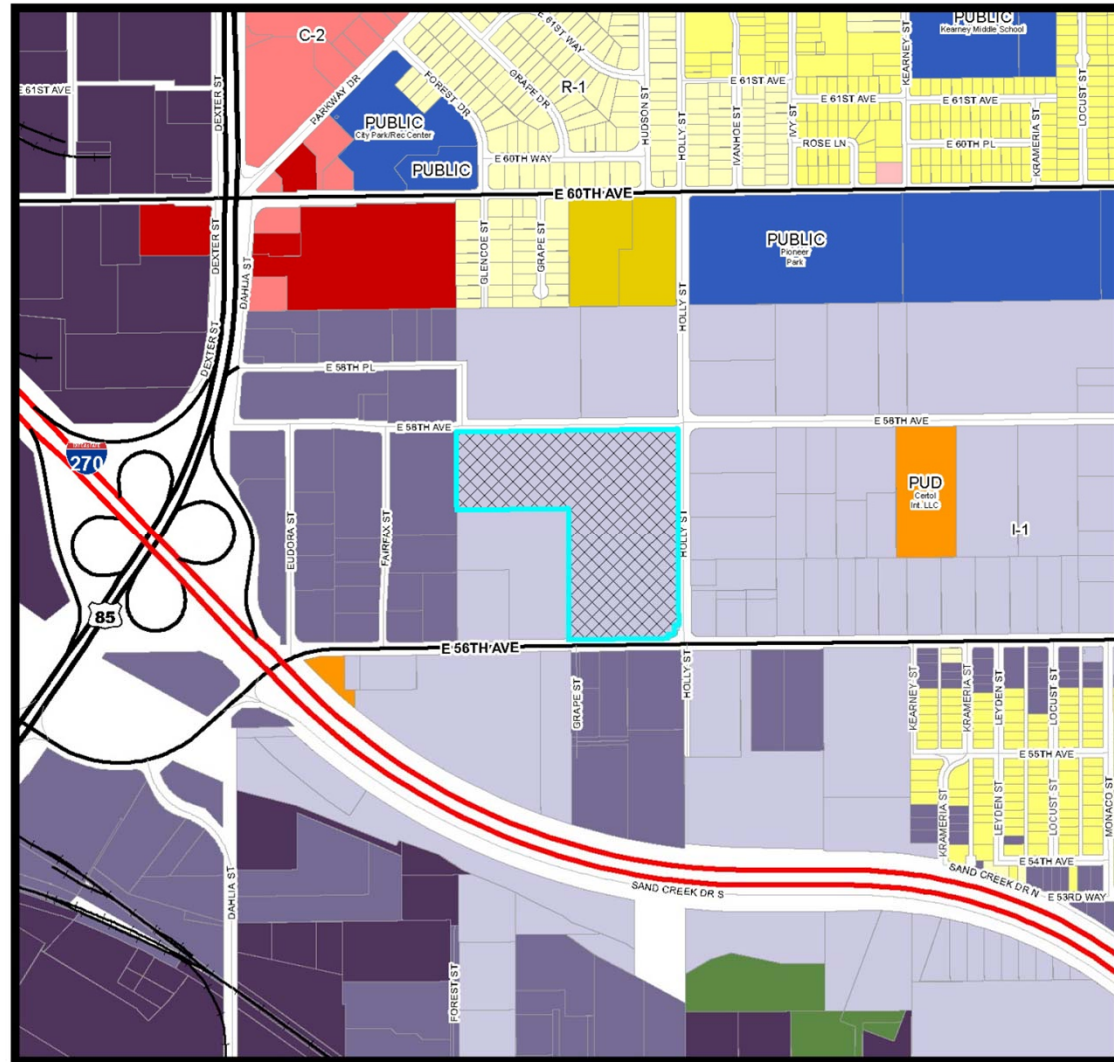
CU-106-14

Location: 5601 Holly Street

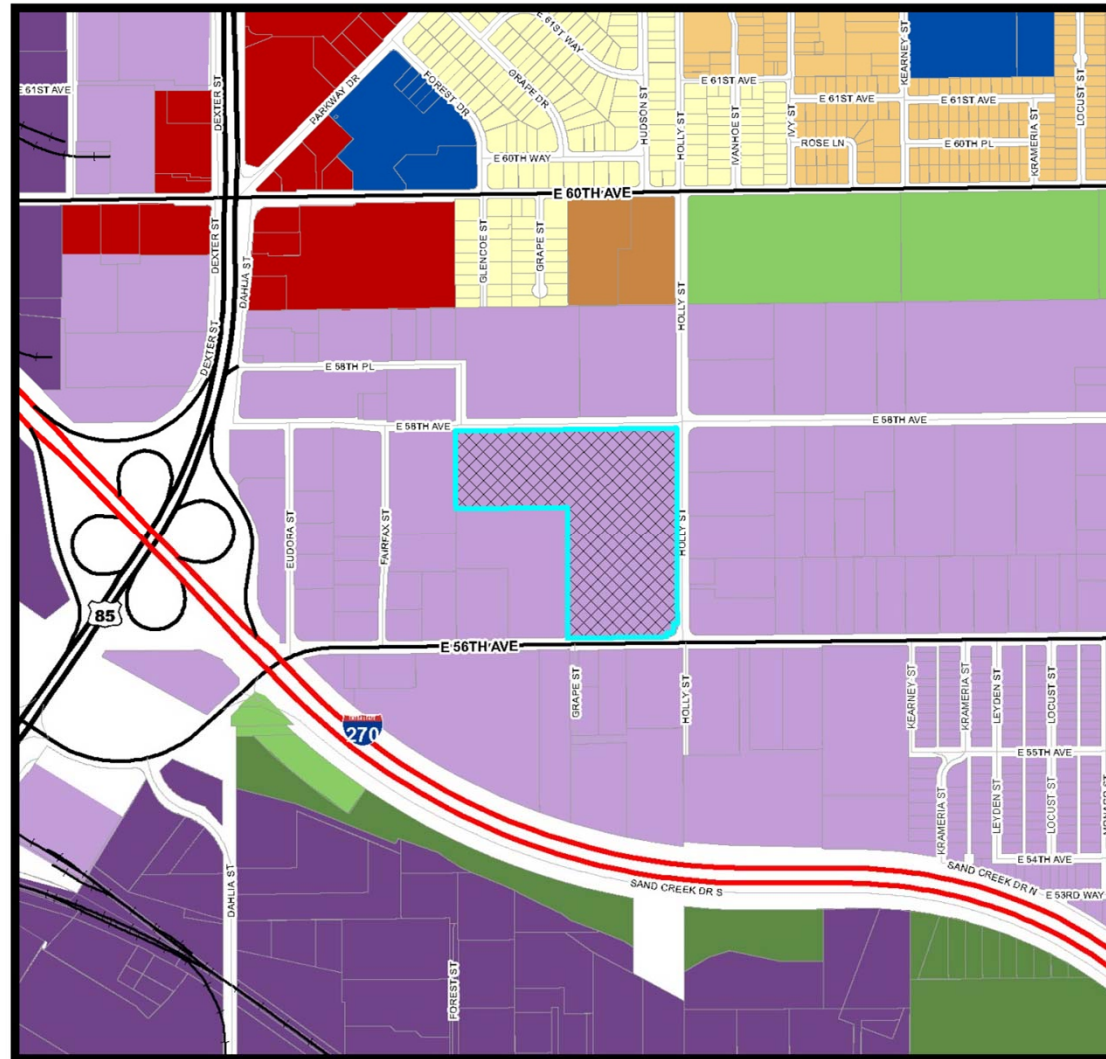
Applicant: Old Dominion Freight Line

Request: CUP for a transportation terminal

Zoning: I-1



Comprehensive Plan: Industrial/Distribution



Case History

- Z-148-78 rezoned a portion of the subject property from I-1 to I-2.
- A-871-85 and A-904-87 granted landscape and sign variances for the development of the site as a transportation terminal.
- Z-586-93 rezoned the portion of the site previously zoned to I-2 back to I-1.
- S-190-93 consolidated multiple parcels into a single lot.

LDC Requirements

- Transportation Terminals in the I-1 zone district require a Conditional Use Permit.
 - For existing transportation terminals, any building permit that increases the size of any structure larger than 200 square feet requires a CUP

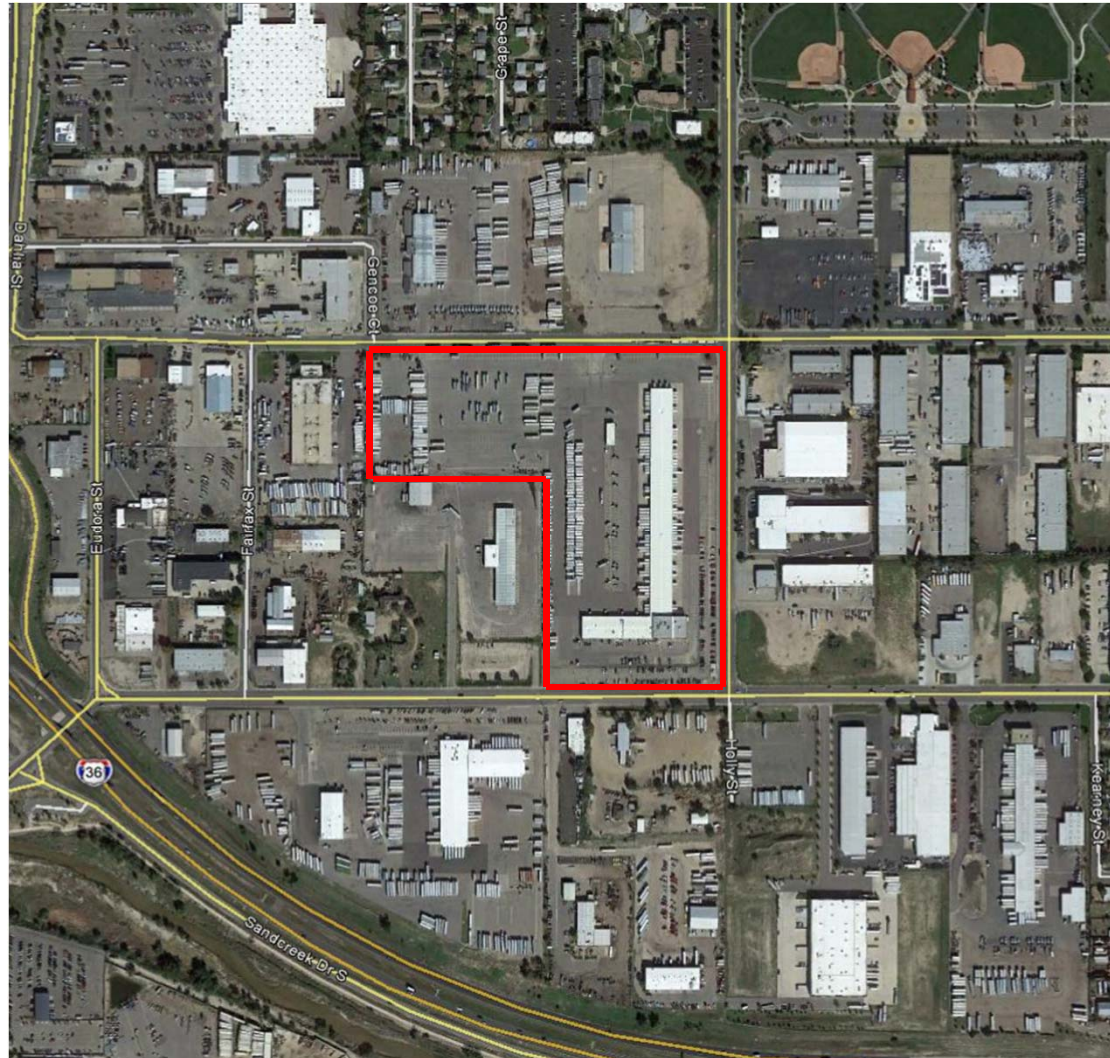


Current Request

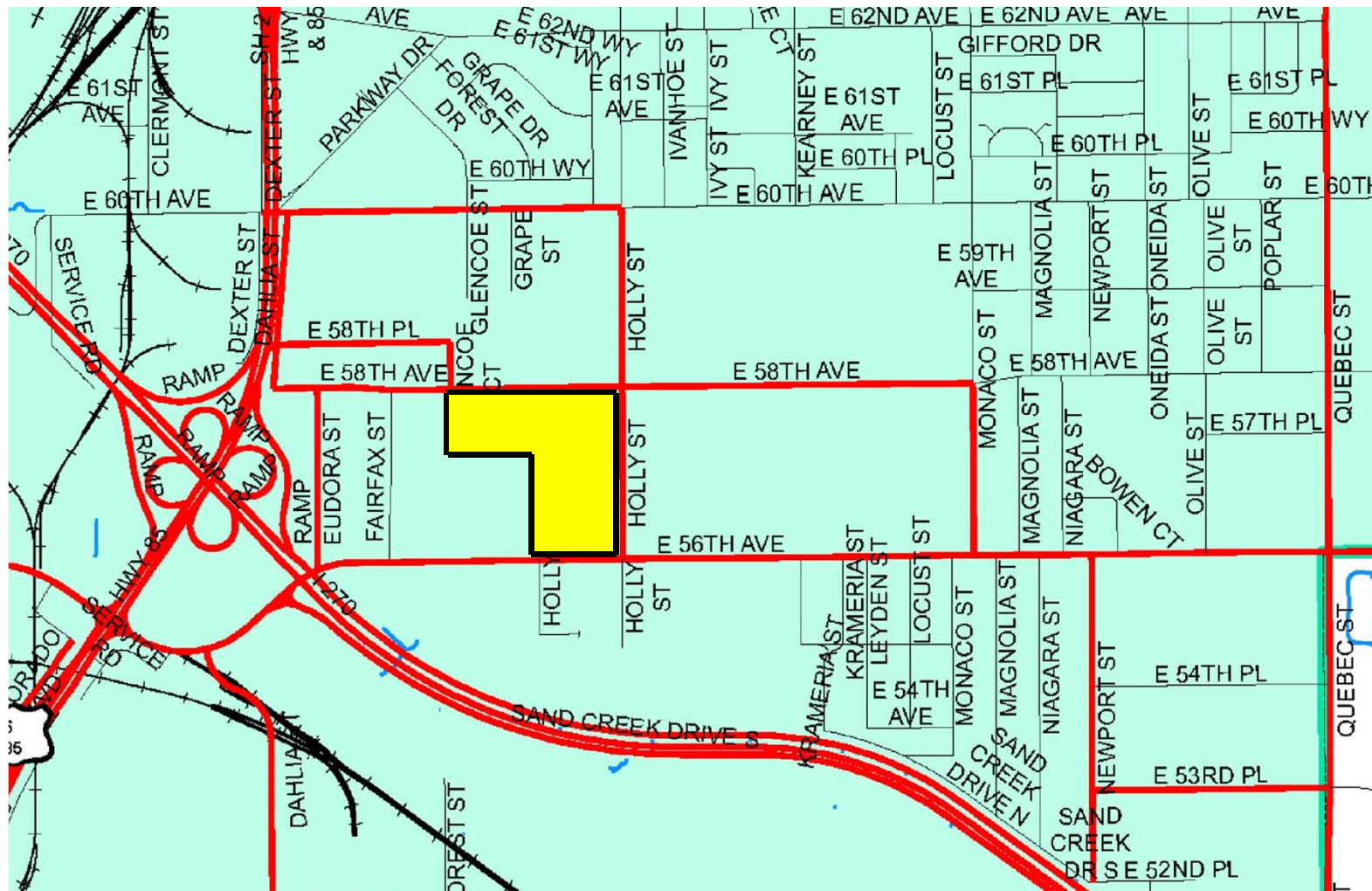
- Old Dominion proposes a 3,000 square foot addition as an IT Room.
- Upgrades to the existing landscaping are proposed in several areas around the site.
 - Improvements are to be phased.



Surrounding Area



Truck Routes



Site Layout



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Current Conditions



View of office and cross dock from Holly Street, looking west

Current Conditions

View of cross dock from
Holly Street, looking west



Current Conditions



View of maintenance shop from East 56th Avenue, looking north

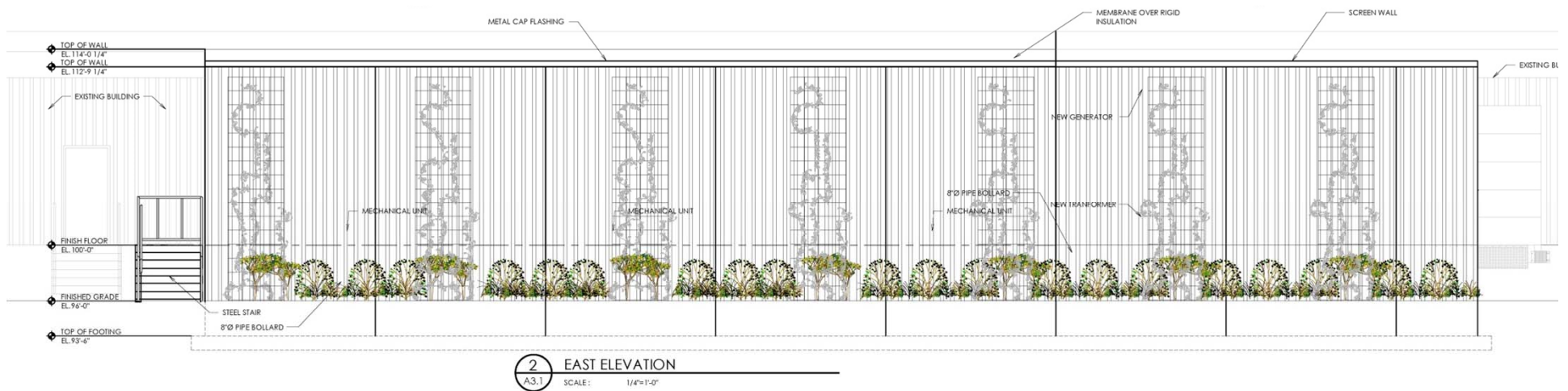


Proposed Addition



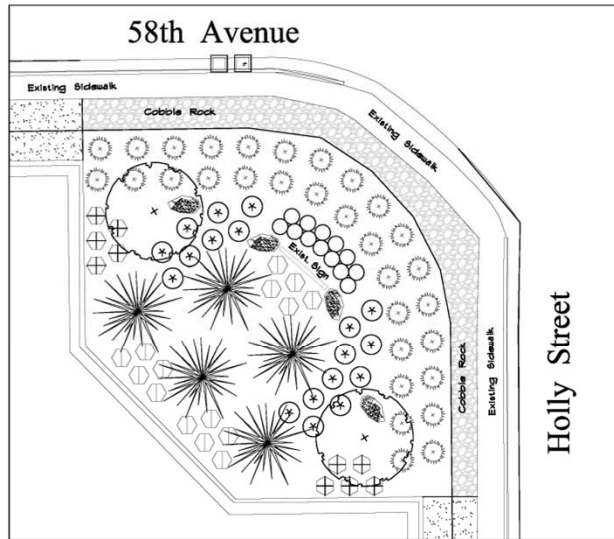
View of office and proposed addition location from Holly Street, looking west

Elevations

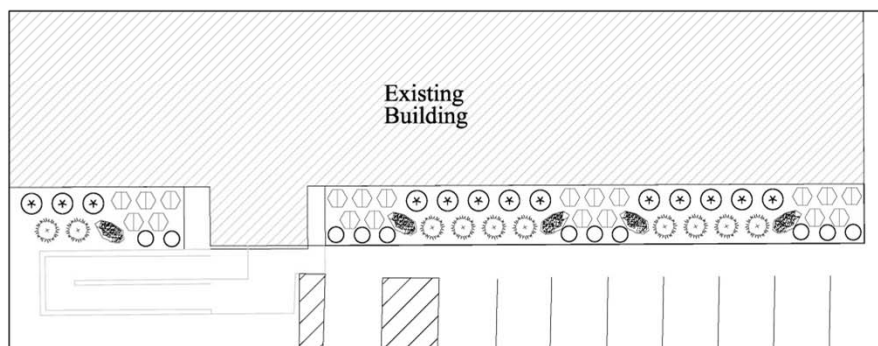


Commerce
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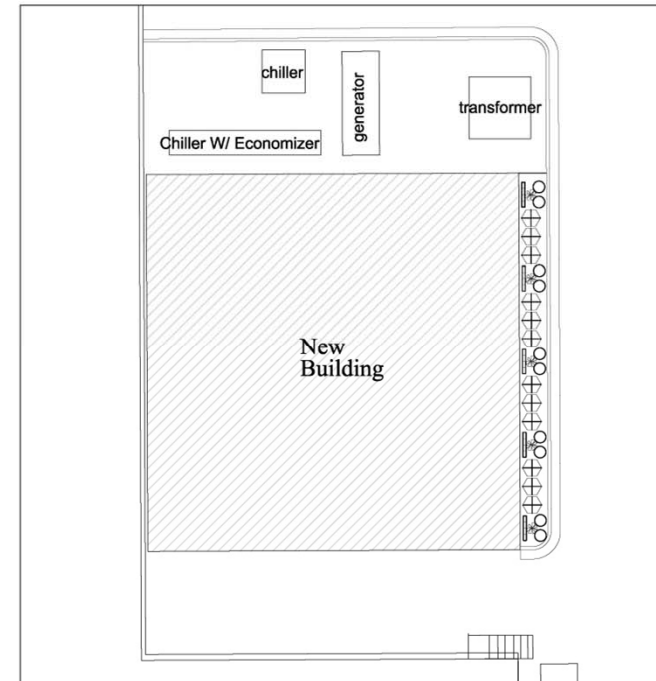
Landscape Plan- Phase 1



1
L-1
N.T.S. Phase 1

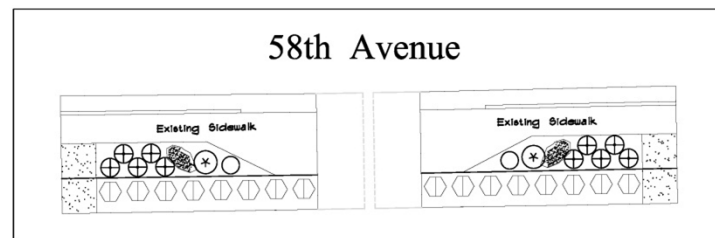
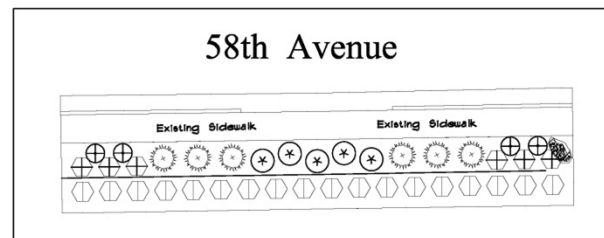


3
L-1
N.T.S. Phase 1



2
L-1
N.T.S. Phase 1

Landscape Plan- Phase 2



Comments

- Public Works Department did not have concerns on the level of truck traffic.
- Other agencies' comments were sufficiently addressed by the applicant.



Planning Commission Analysis

- Subject property has been in use as a transportation terminal since the 1980s.
- Existing use compliant with Comprehensive Plan and Land Development Code



Planning Commission Analysis

- Characteristics of the location and site are appropriate for a transportation terminal.
 - Along major truck routes.
 - Site layout originally developed for this use.
 - Surrounding area is developed industrially, including other transportation terminals.
 - No undue burden imposed on adjacent property, public improvements, or city services.



Public Notification

- As of Friday, September 26, 2014, staff has received no responses to public notice regarding this case.



Recommendation

- The case was reviewed against the criteria in the Land Development Code.
- On September 2, 2014, Planning Commission voted unanimously to recommend approval to City Council regarding this request.



Questions?

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