



Case # CU-130-23

Location: 4150 East 60th Avenue

Applicant: Waste Connections

Request: Conditional Use Permit to allow large recycling facilities in an I-3 zone district

Case Summary

- Address: 4150 East 60th Avenue
- Request: CUP to redevelop an existing industrial site for a recycling materials processing center.
- Current zoning: I-3
- Future land use: General Industrial
- Site size: 16.93 Acres

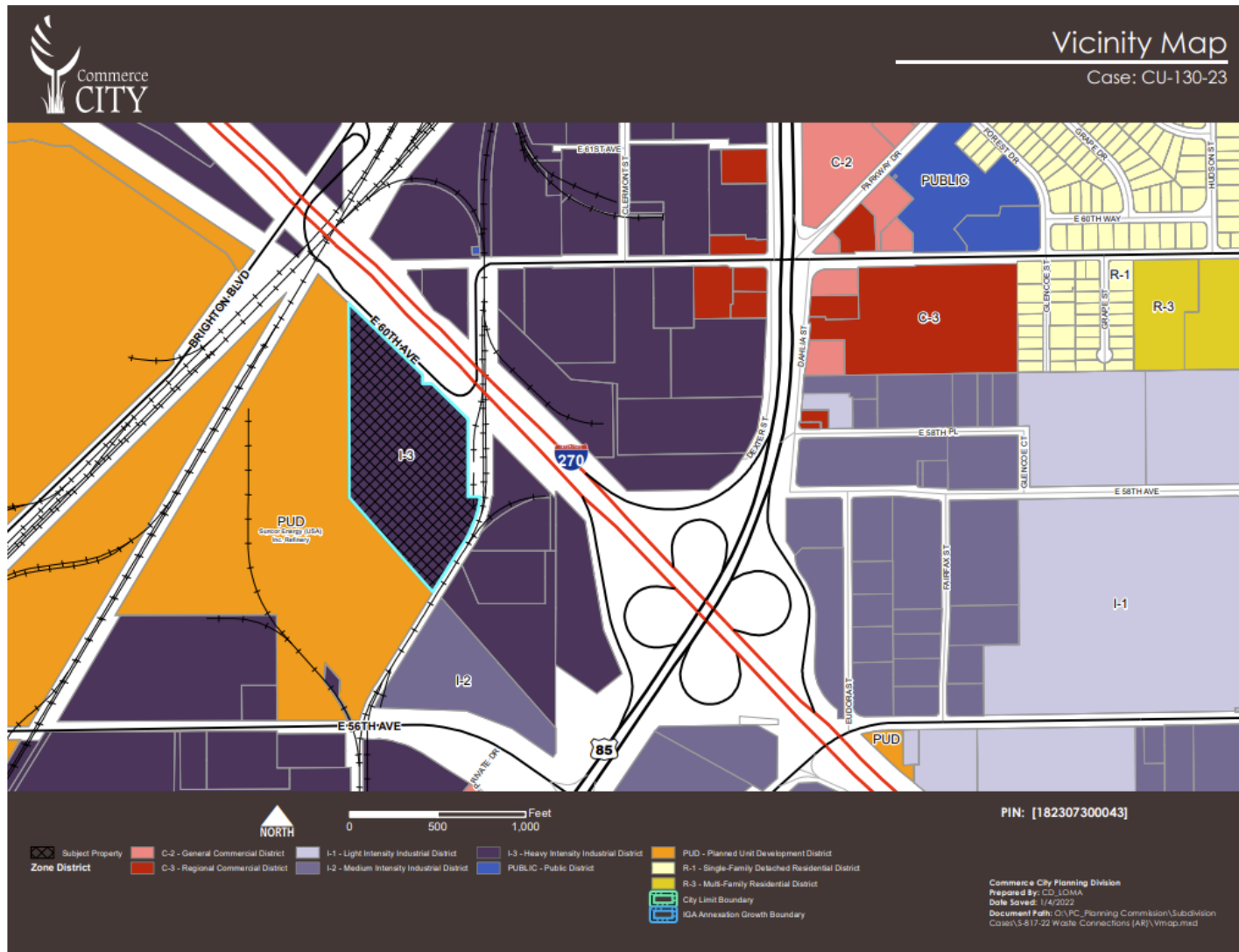


Applicant Request

- The applicant is requesting a Conditional Use Permit to redevelop an existing industrial site for a recycling materials processing center.
- Waste Connections is a full service provider of solid waste collection services with commercial and residential waste management services, recycling and landfill disposal in 41 states and 6 provinces. In Colorado, the company has 16 sites and 800 employees. The main waste management location in the Metro area is located in Denver at 5500 Franklin Street.
- A Development Plan is a part of the Conditional Use Permit request. The applicant is proposing two new structures – a 71,600 s.f. Materials Recovery Facility (MRF) and scale house. Three existing buildings are to remain and will be repurposed for offices and maintenance uses. Six structures will be demolished.



Vicinity Map



Aerial View



Site

Future Land Use



Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial**
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space



Site History/Ownership

Previous uses at 4150 East 60th include:

- Prior to 1999: Intermountain Chemical Company (UNICO) (Methanol Plant)
- 1999-2007: Sand Creek Energy (Methanol Plant)
- 2007-2016: Rentech Energy Technology Center (Bio-Diesel Plant)
 - CUP in 2006 for a bio-diesel refinery – converted synthetic gas into synthetic fuels, waxes, and chemicals
- 2017-Present: GI Investments



Photo of Site (South Entrance)



[illegible]

Photo of Site (North)



Conditional Use Permit

Operations Plan

- 60+ Employees
- Processing of materials interior to the site
- Site continuously manned by trained personnel
- Site conditions are inspected daily – including ROW and adjacent trail
- Material will be screened to ensure it is acceptable at facility
- 110 parking spaces proposed



Sustainability Analysis

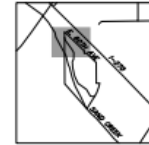
Meets Chapter 15's Goals of Environmental Conservation and Stewardship (current Comprehensive Plan) - by:

- 5.1 Supporting Waste Reduction, Recycling and Re-Use;
- 5.2 Partnerships with Private Companies to Reduce Waste and
- 8.3 Decreasing Future Development Near Hazards. Repurposing an old brownfields site for infill development.



Conditional Use/Development Plan

4150 E. 60TH AVE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO SITE PLAN



KEY MAP
1"=1000'

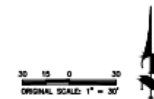
NOTE:
SEE SHEETS 12-15 FOR
PARKING LAYOUT PLAN

ADAMS COUNTY PIN: 182307300043

LEGEND

	CURB & GUTTER W/ P&H
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	EXISTING FLOODWAY
	PARKING COUNT
	BICYCLE SHARING STATION
	PARKING STALL
	ACCESSIBLE PARKING STALL
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING LIGHT
	PROPOSED LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	EXISTING ROW
	PROPOSED ROW
	PROPOSED EASEMENT
	EXISTING PROPERTY LINE
	SETBACK LINE
	PROPOSED TOE OF SLOPE
	PROPOSED TOP OF SLOPE
	EXISTING CHAIN LINK FENCE
	EXISTING SHEET METAL FENCE
	PROPOSED SHEET METAL FENCE

Existing
buildings
to remain



SITE PLAN
4150 E. 60TH AVE
JOB NO. 16085.00
03/06/2023
SHEET 2 OF 24

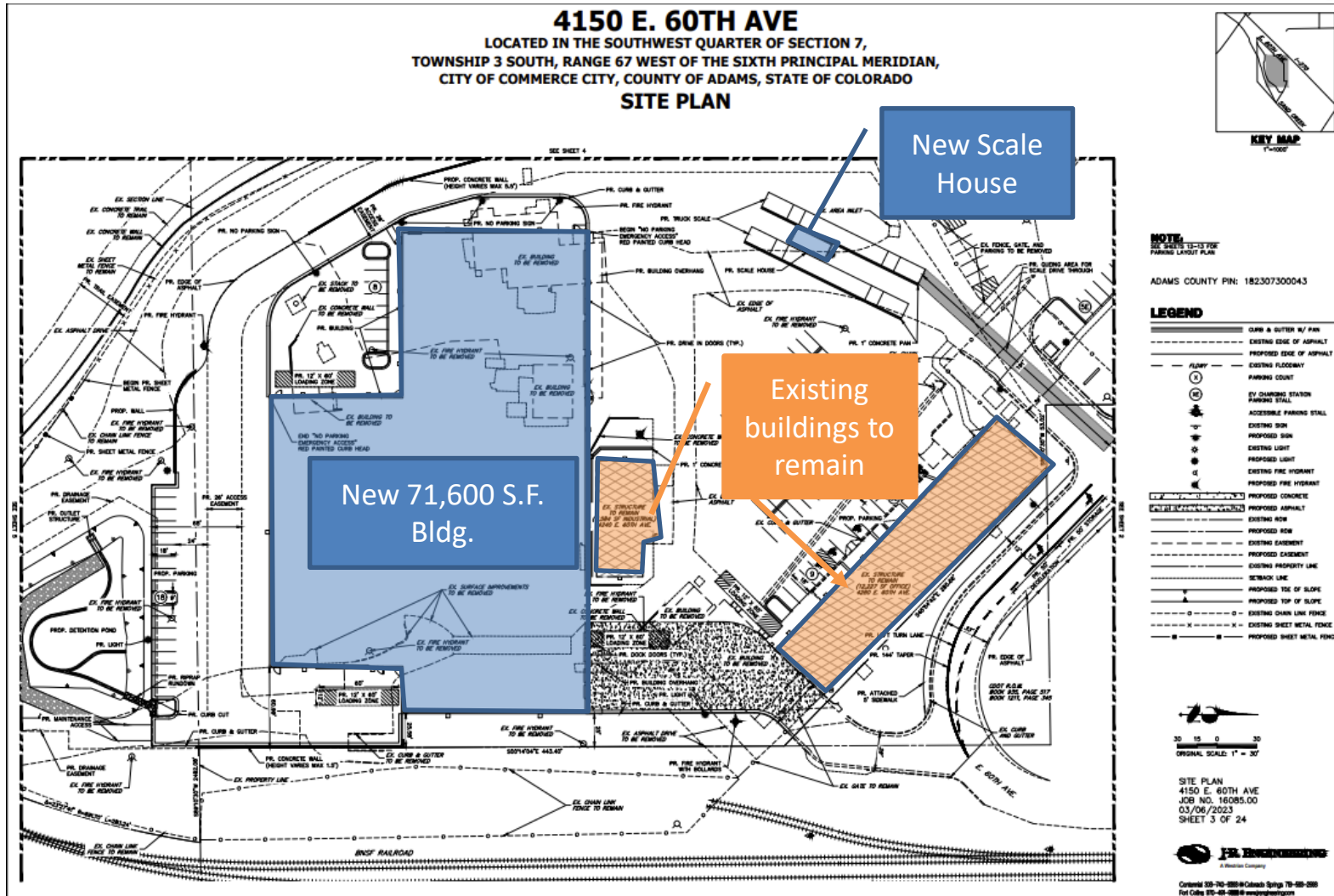


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Conditional Use/ Development Plan



4150 E. 60TH AVE
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
SITE PLAN



ADAMS COUNTY PIN: 182307300043

	CURB & GUTTER W/ RAIN PIPE
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	EXISTING DRIVEWAY
	PARKING COURT
	TV VIEWING STATION
	PARKING STALL
	ACCESSIBLE PARKING STALL
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING LIGHT
	PROPOSED LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	EXISTING ASPHALT
	EXISTING ROW
	PROPOSED ROW
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING PROPERTY LINE
	SETBACK LINE
	PROPOSED TOE OF SLOPE
	PROPOSED TOP OF SLOPE
	EXISTING CHAIN LINK FENCE
	EXISTING SHEET METAL FENCE
	PROPOSED SHEET METAL FENCE

SITE PLAN
4150 E. 80TH AVE
JOB NO. 16085.00
03/06/2023
SHEET 4 OF 24



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Conditional Use/ Development Plan

4150 E. 60TH AVE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO SITE PLAN



KEY MAP
1/4-1000'

NOTES:
1. SEE SHEET 13-13 FOR
PARKING LAYOUT PLAN

ADAMS COUNTY PIN: 182307300043

LEGEND

—	DRIVE & GUTTER W/ PAV.
---	EXISTING EDGE OF ASPHALT
---	PROPOSED EDGE OF ASPHALT
---	EXISTING FLOODWAY
---	PARKING COUNT
○	CV CHANGING STATION
○	PARKING STALL
○	ACCESSIBLE PARKING STALL
○	EXISTING SIGN
○	PROPOSED SIGN
○	EXISTING LIGHT
○	PROPOSED LIGHT
○	EXISTING FIRE HYDRANT
○	PROPOSED FIRE HYDRANT
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT
---	EXISTING ROW
---	PROPOSED ROW
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	SETBACK LINE
---	PROPOSED TIE OF SLOPE
---	PROPOSED TOP OF SLOPE
---	EXISTING CHAIN LINK FENCE
---	EXISTING SHEET METAL FENCE
---	PROPOSED SHEET METAL FENCE

30 15 0 30
ORIGINAL SCALE: 1" = 30'

SITE PLAN
4150 E. 60TH AVE
JOB NO. 16085.00
03/06/2023
SHEET 5 OF 24

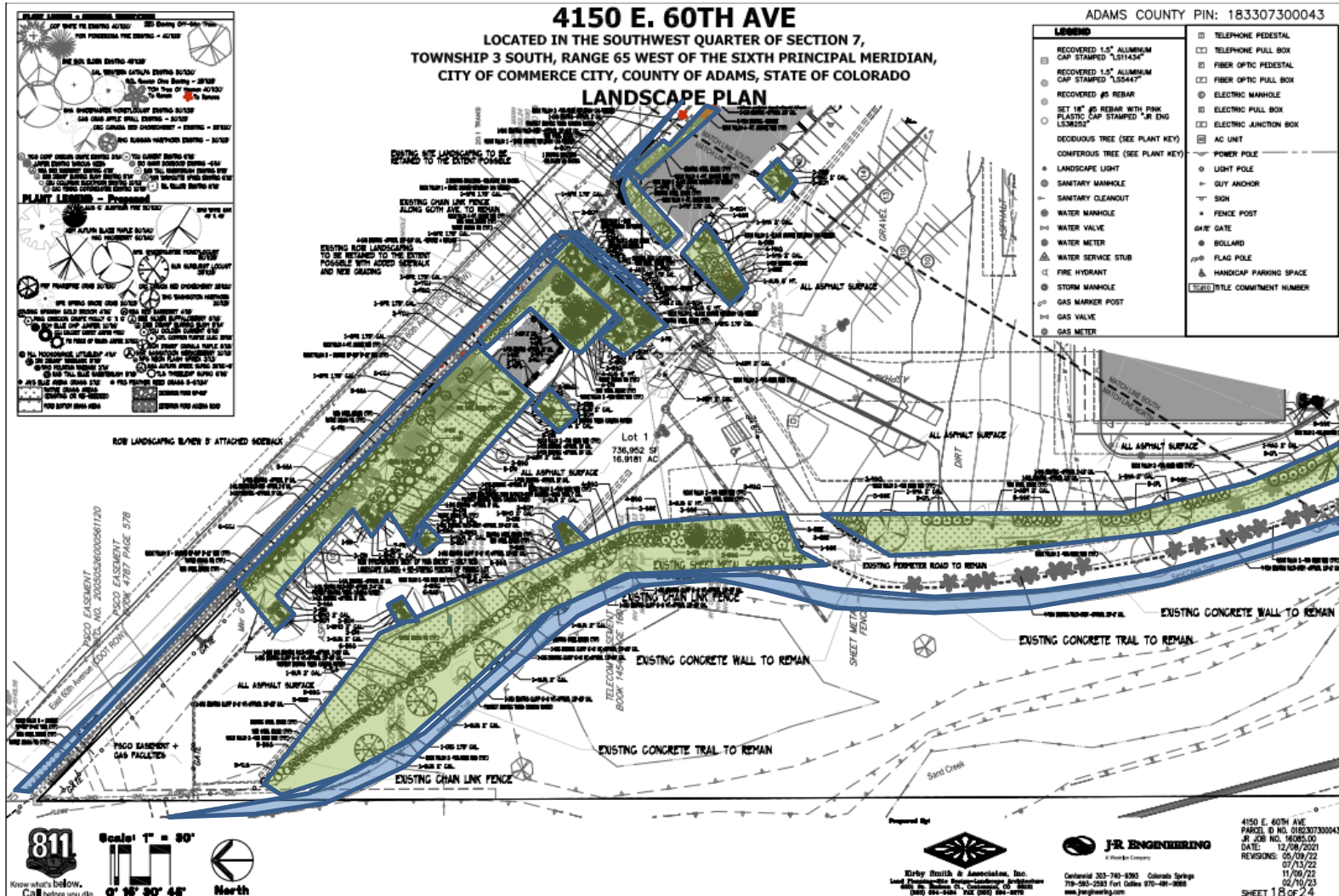
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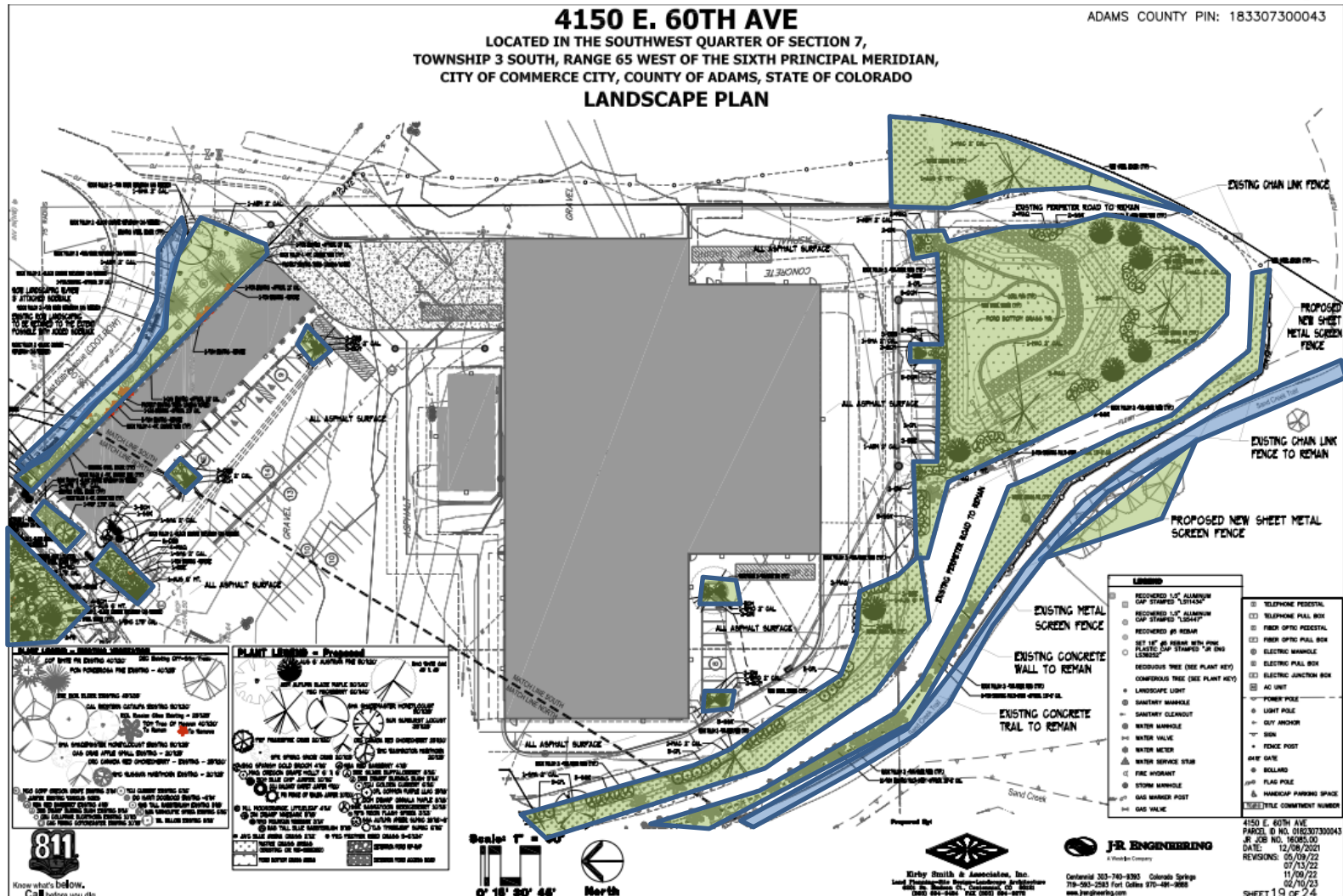


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Landscape Plan

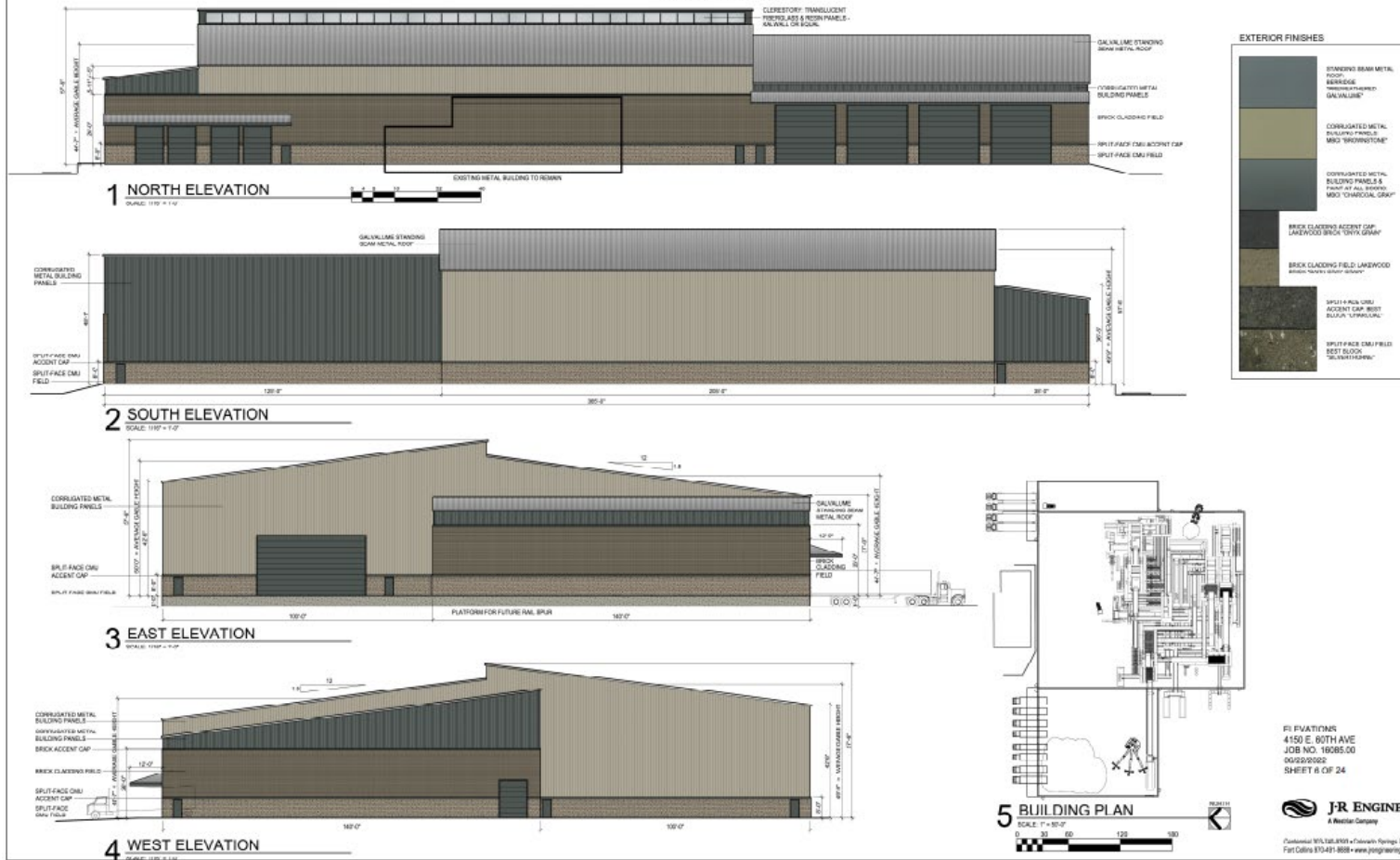


Landscape Plan



Building Elevations

4150 E. 60TH AVE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO ELEVATIONS



Public Works Review

- Traffic
- Floodplain

Analysis

- There were no issues/concerns from the development review.
- The request is in line with the Comprehensive Plan and Sustainability Action Plan's goals for waste diversion, adaptive reuse, and repurposing of a brownfield site.
- Waste Connections is expanding their Denver Metro operations into Commerce City, creating greater economic development opportunities with well paid positions and the addition of a sustainable industry to Commerce City.

Staff found this application meets all approval criteria as outlined in Section 21-3230 of the LDC, subject to three conditions.

Public Comment

- As of April 17, 2023, staff received two letters of support for the application and no further public comment.
 - Letter of support from AC-REP
 - Letter of support from Front Range Waste Diversion Enterprise Board of Directors

Conditions of Approval

The following three conditions of approval are recommended by Staff:

- A. A Fire Mitigation and Emergency Preparedness Plan(s) shall be supplied to the South Adams County Fire Department and to the Community Development Department upon approval by the South Adams County Fire Department. All fires shall immediately be reported to the South Adams County Fire Department.
- B. Copies of any applicable state or federal agency regulatory permits and inspections shall be provided to the Planning Division prior to commencement of operations.
- C. Methane detection and control devices shall be installed in all structures where and when deemed necessary by the Fire Marshal or Adams County Health Department.

Staff, Planning Commission and the applicant find these acceptable.

Conditions of Approval

The following three conditions of approval are recommended by Planning Commission:

- D. No outdoor storage of recyclable materials.
- E. Site shall be cleaned of debris outside of the recycling structure.
- F. All recycling processes shall be conducted indoors.

Staff, Planning Commission and the applicant find these acceptable.

Approval Criteria

DRT found this application meets all approval criteria as outlined in Section 21-3230 of the LDC:

(a) All of the following criteria are met:

(i) The proposed use will not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, either as they presently exist or as they may exist in the future as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city;

The applicant is proposing to adaptively reuse a former brownfields site. Their request does not result in a substantial or undue adverse effect on adjacent industrial properties, the general characteristics of the neighborhood and public improvements as they presently exist or may exist in the future. The site is suitable for a large indoor recycling facility and the operations explained meet the provisions and policies of the comprehensive plan, the land development code, and sustainability plan.

(ii) Any adverse effect has been or will be mitigated to the maximum extent feasible, including but not limited to sufficient landscaping and screening to ensure harmony for adjoining uses;

The applicant has provided screening in the form of landscaping and fencing to ensure harmony for adjoining uses. The buildings that are being retained create additional screening from the right-of-way along 60th Avenue.



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Approval Criteria

DRT found this application meets all approval criteria as outlined in Section 21-3230 of the LDC:

(a) All of the following criteria are met:

(iii) The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;

The characteristics and proposed location of the new MRF building are suitable for the proposed use. The applicant is enhancing the existing site with new parking, paving, landscaping and a detention pond on site. In addition, proposed Condition C relating to methane detection and control, if required, helps to ensure this criteria is satisfied by ensuring the specific conditions of this site are suitable for the proposed development.

(iv) The proposed use will be adequately served by and will not impose an undue burden on any of the existing improvements, facilities, and services of the city or its residents. Where any such improvements, facilities, utilities or services are not available or are not adequate to service the proposed use in the proposed location, the applicant shall, as a part of the application and as a condition of approval, be responsible for establishing an ability, a willingness, and a binding commitment to provide such improvements, facilities, utilities and services in sufficient time to serve the proposed use;

All agencies, districts and departments find the proposed use to be adequate to receive service. The Waste Connections use will not impose an undue burden on any of the existing improvements, facilities and services of the city or its residents.

(v) The applicant has provided adequate assurances of continuing maintenance;

The applicant has indicated that any improvements or maintenance needed to the existing site will be accommodated. The large recycling facility operations are also regulated at the state and federal level in addition to the requirements of Commerce City and our water and fire districts. Further, any deficiencies in maintenance of the site will be subject to code violations from the Commerce City Neighborhood Services Division.

Approval Criteria (Cont'd)

(vi) There is no evidence to suggest that the use violates any federal, state, or local requirements; and

The current Waste Connections at 5500 Franklin Street in Denver has been in good standing at the local and state level. Staff is requesting the additional conditions of approval at the request of local authorities with the fire district and county health department.

(b) One of the following criteria is met:

(i) There is a community need for the use at the proposed location, given existing and proposed uses of a similar nature in the area and of the need to provide and maintain a proper mix of uses both within the city and the immediate area of the proposed use; or

The State of Colorado and Commerce City have both noted the need for increased waste diversion efforts to address sustainability goals. The Waste Connections recycling facility will help further expand recycling efforts locally and be adaptively repurposing a brownfield site in the process.

(ii) The use complies with the general purposes, goals, objectives, policies, and standards of the comprehensive plan and all other plans or programs adopted by the city.

The site is zoned I-3 and a large recycling facility is permitted subject to a Conditional Use Permit within the I-3 zoning district. The subject property is surrounded by I-3 and Industrial PUD uses and is consistent with the Future Land Use Plan.

Proposed Conditions

The following three conditions of approval are recommended:

- A. A Fire Mitigation and Emergency Preparedness Plan(s) shall be supplied to the South Adams County Fire Department and to the Community Development Department upon approval by the South Adams County Fire Department. All fires shall immediately be reported to the South Adams County Fire Department.
- B. Copies of any applicable state or federal agency regulatory permits and inspections shall be provided to the Planning Division prior to commencement of operations.
- C. Methane detection and control devices shall be installed in all structures where and when deemed necessary by the Fire Marshal or Adams County Health Department.

Staff and the applicant find these acceptable.

Proposed Conditions

The following three conditions of approval are recommended by Planning Commission:

- D. No outdoor storage of recyclable materials.
- E. Site shall be cleaned of debris outside of the recycling structure.
- F. All recycling processes shall be conducted indoors.

Staff, Planning Commission and the applicant find these acceptable.

PC Recommendation

On April 18, 2023, the Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the Conditional Use Permit request to City Council with a recommendation for approval with six conditions.





The applicant has a presentation at this time.

Staff and the applicant will answer any questions the Council may have following their presentation.

