

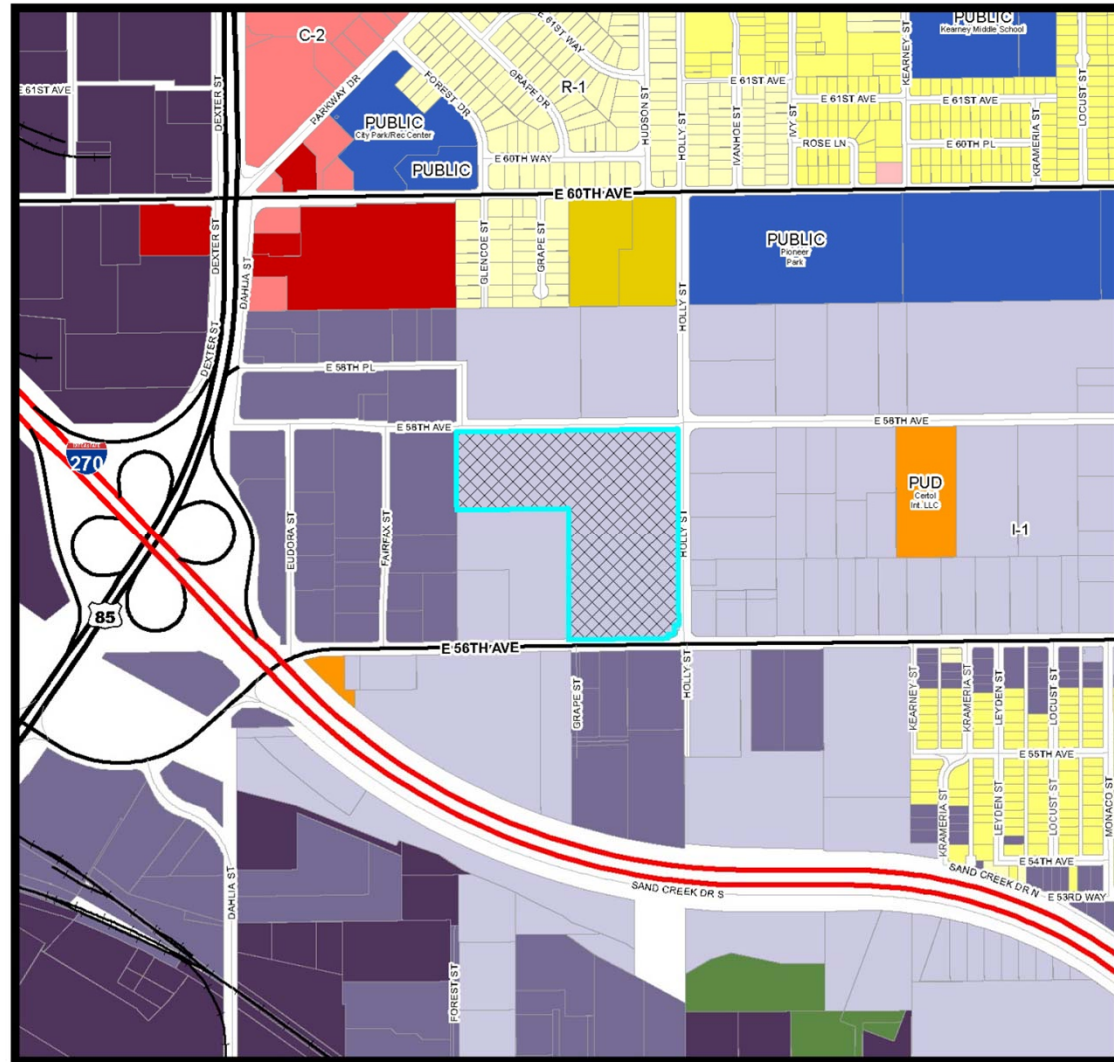


Location: 5601 Holly Street  
Applicant: Old Dominion Freight Lines  
Requests: Zone Change of 1 parcel from I-2 to I-1;  
Consolidation Plat of 4 parcels into 1 lot;  
Amendment to CUP for Trans. Terminal

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**Z-925-15; S-638-15; CU-106-14-15**

# Scope of CU-106-14

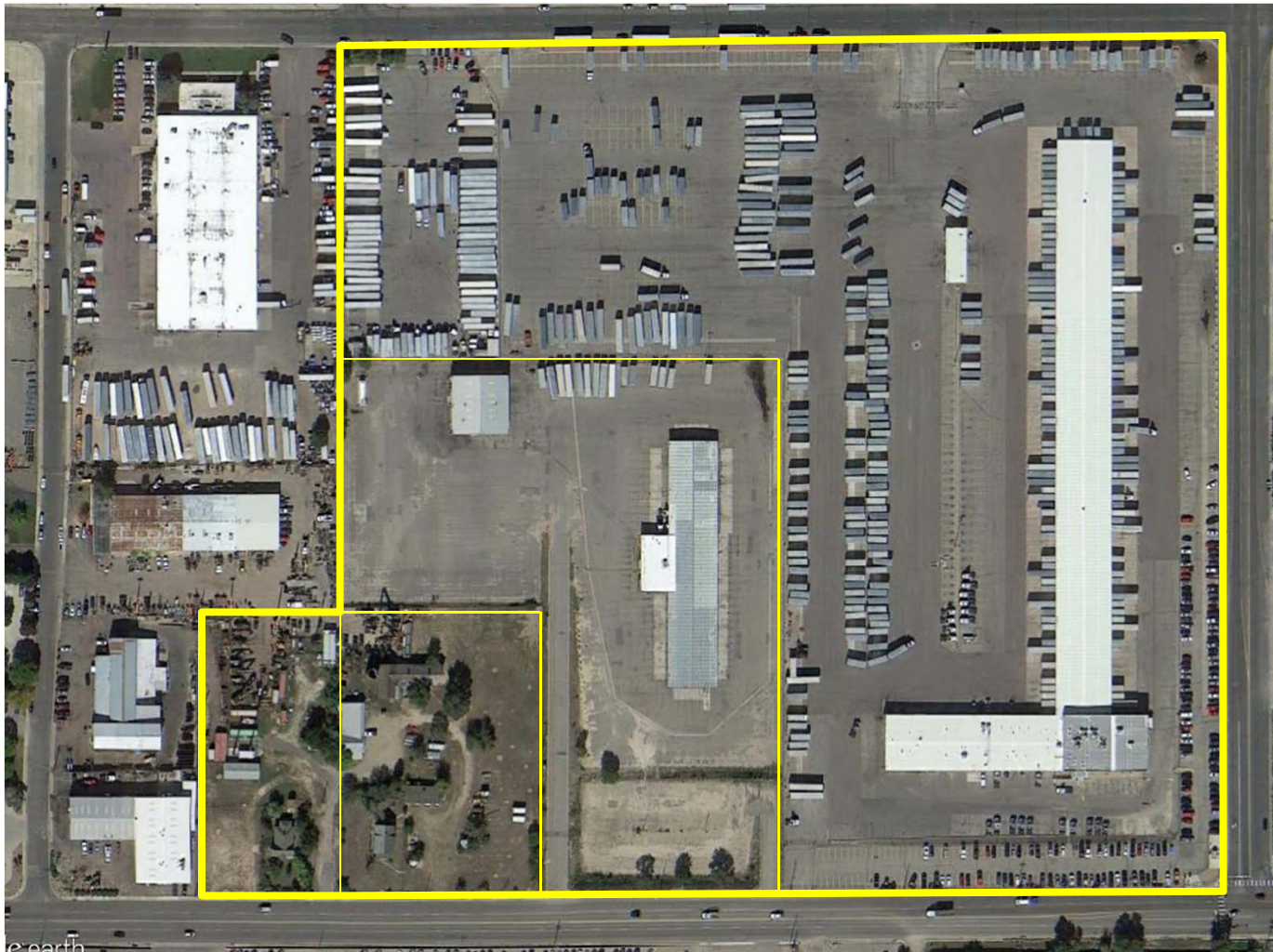


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# Current Parcels



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# Site Context



View of existing site looking south along Holly Street



# Site Context

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View of existing site looking west along East 58<sup>th</sup> Avenue

# Case History

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- Originally developed as a transportation terminal in the mid-1980s
- Expanded and consolidated in 1994
- CU-106-14 granted a CUP for the existing transportation terminal, allowing for a small addition and making the use conforming in the I-1 zone district



# Current Requests

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- Old Dominion proposes a 46,200 square foot cross dock addition.
- Relocate existing shop and fueling station
- Landscape enhancements around the perimeter
- Eliminate dilapidated and non-conforming structures



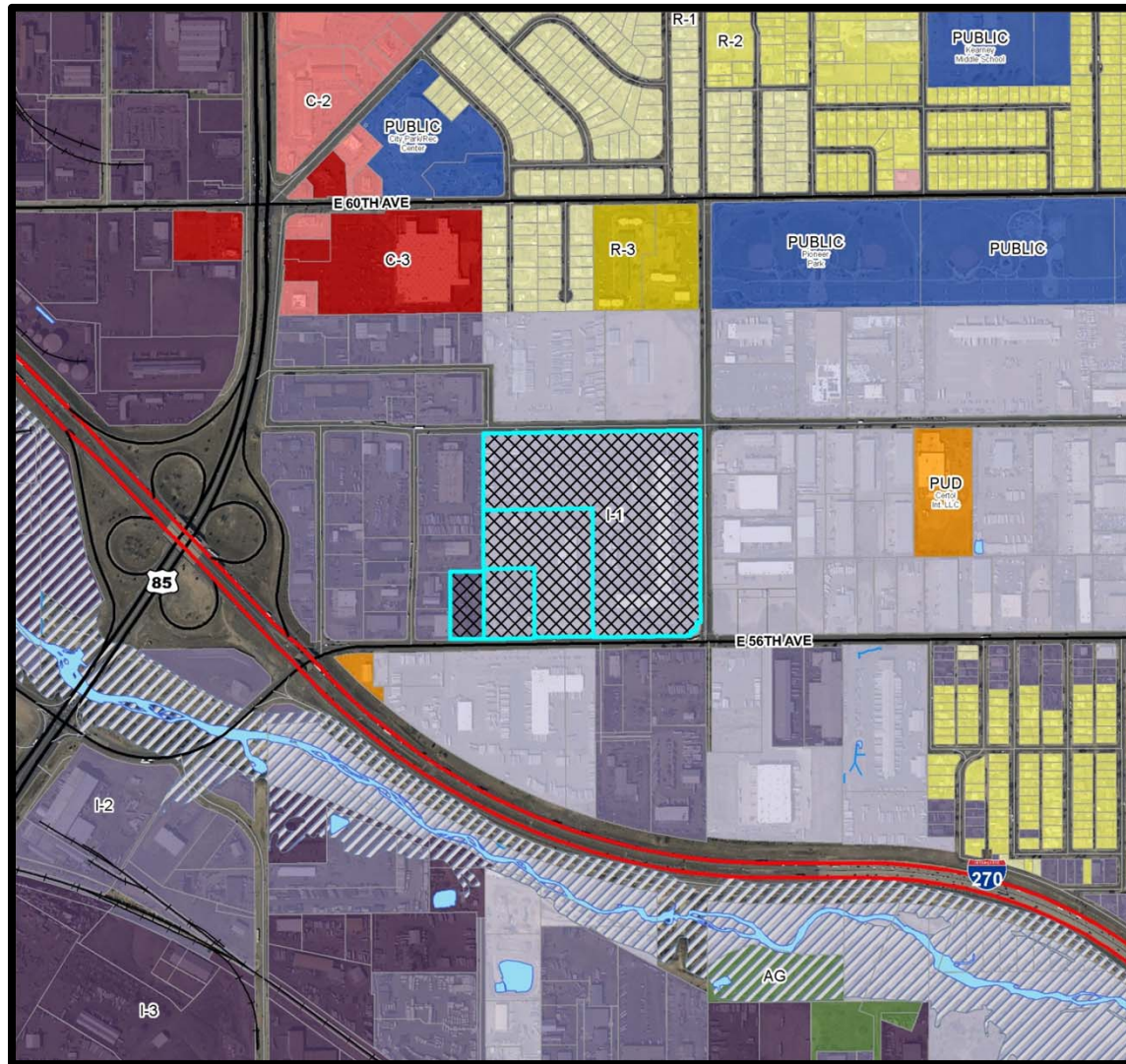


# Current Requests

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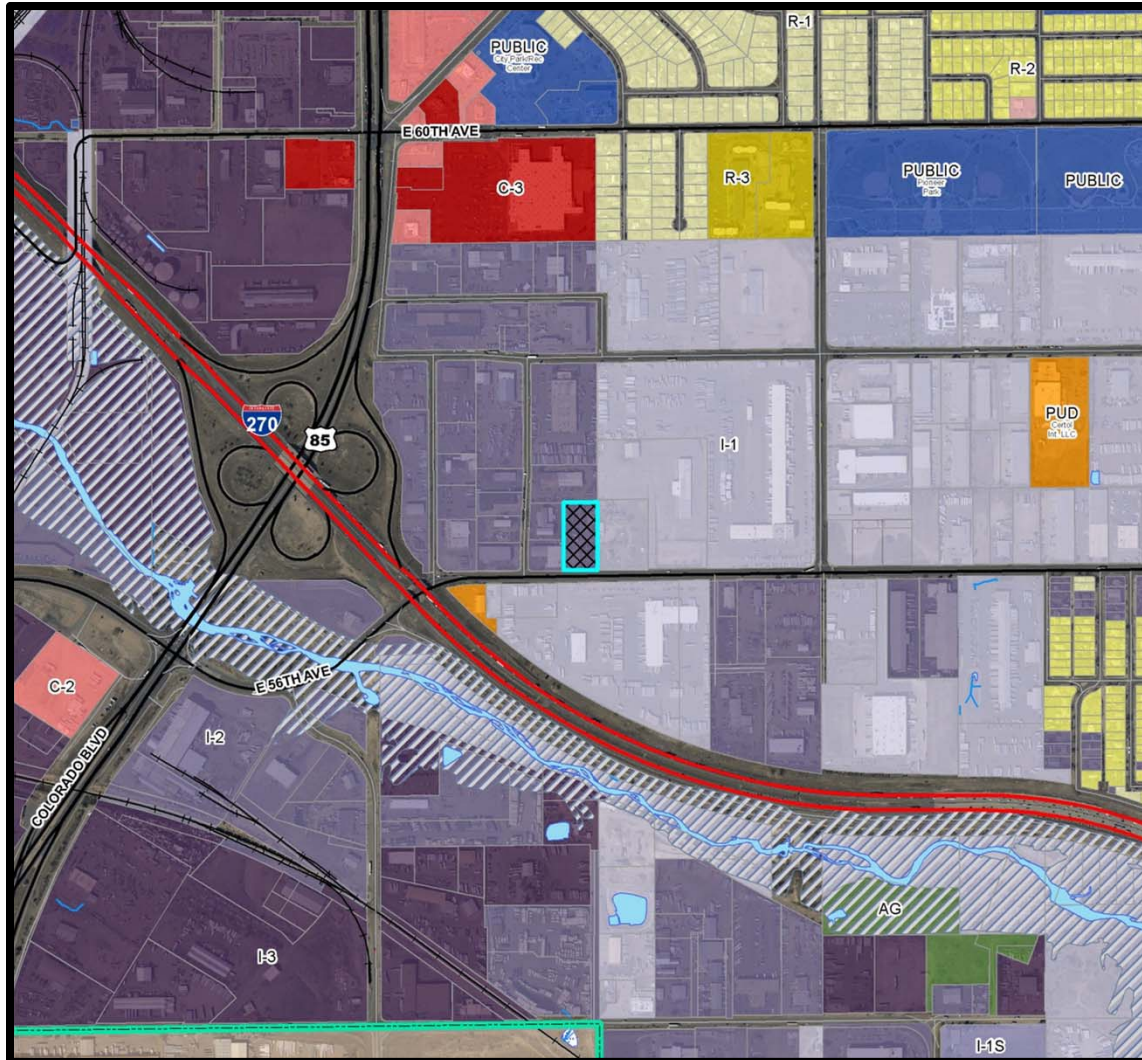
- Acquired 12 additional acres of land
  - 26 acres to 38 acres
- Request #1: Rezone 2.2 acres from I-2 to I-1 to match zoning of the remaining 35.8 acres
- Request #2: Consolidate 4 parcels into 1 lot
- Request #3: Amendment to existing CUP for transportation terminal to expand onto areas of land not included in scope of original CUP

# Scope of Current Requests





# Z-925-15 Subject Property

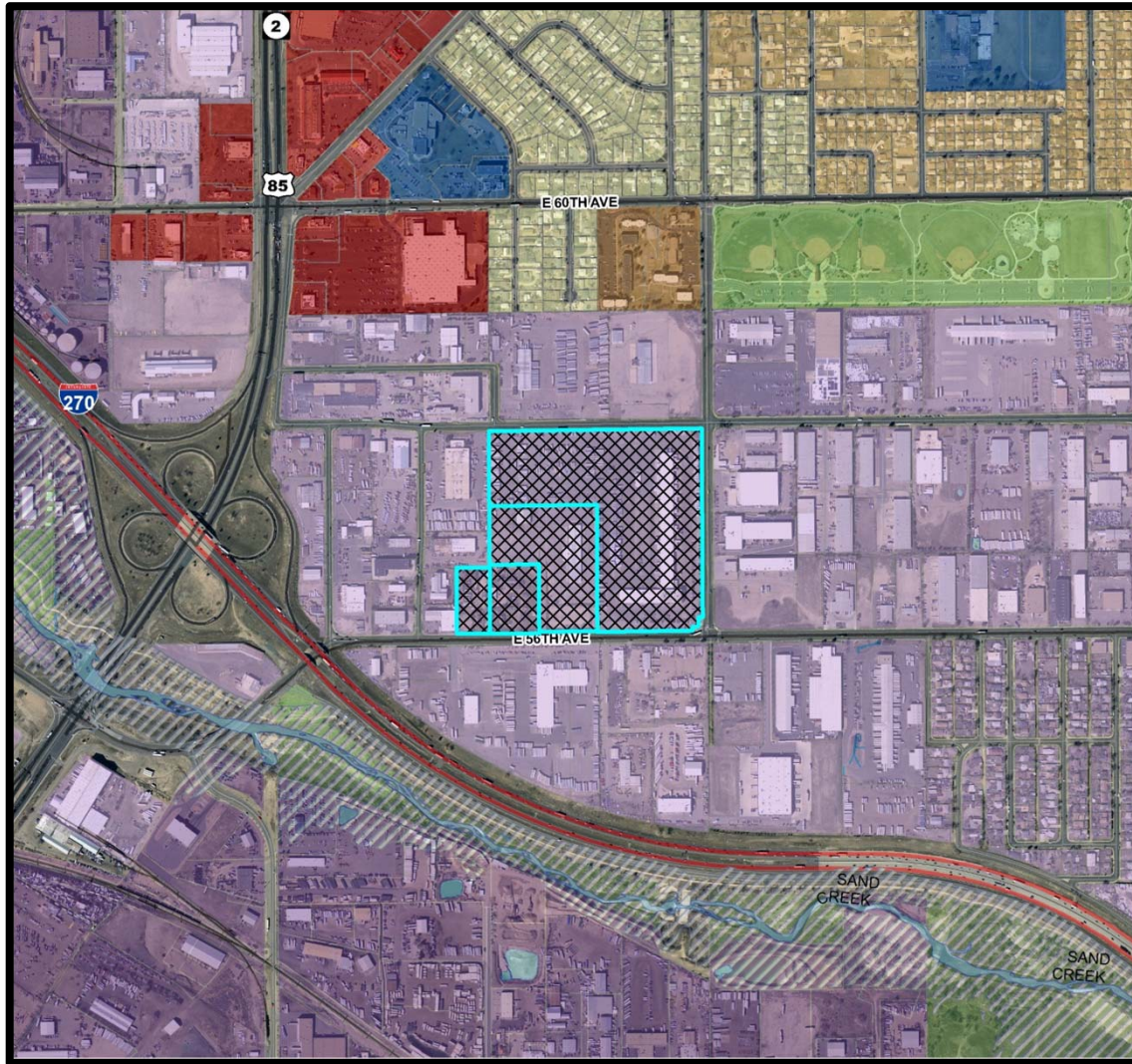


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# Comprehensive Plan

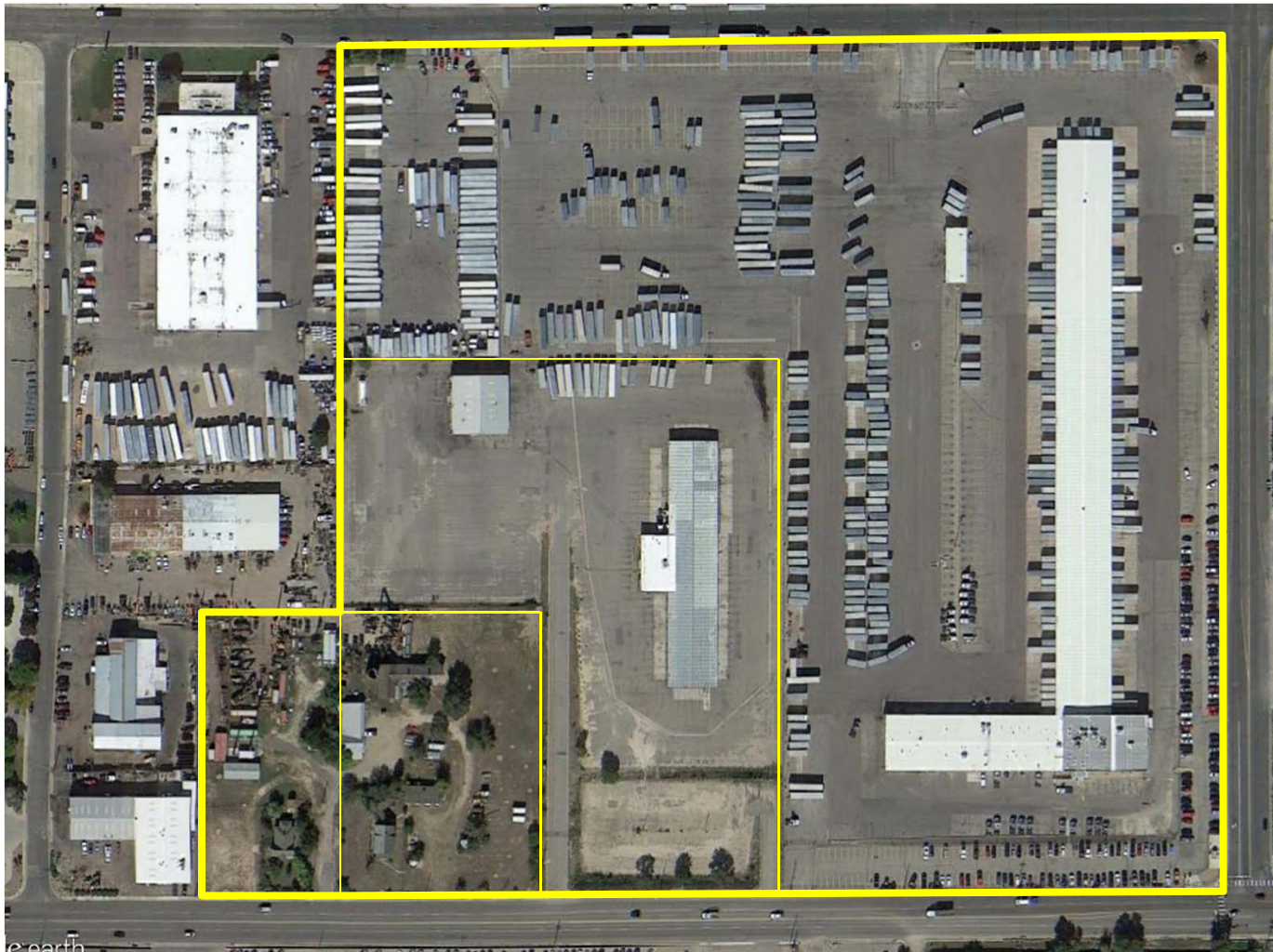


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# Current Parcels



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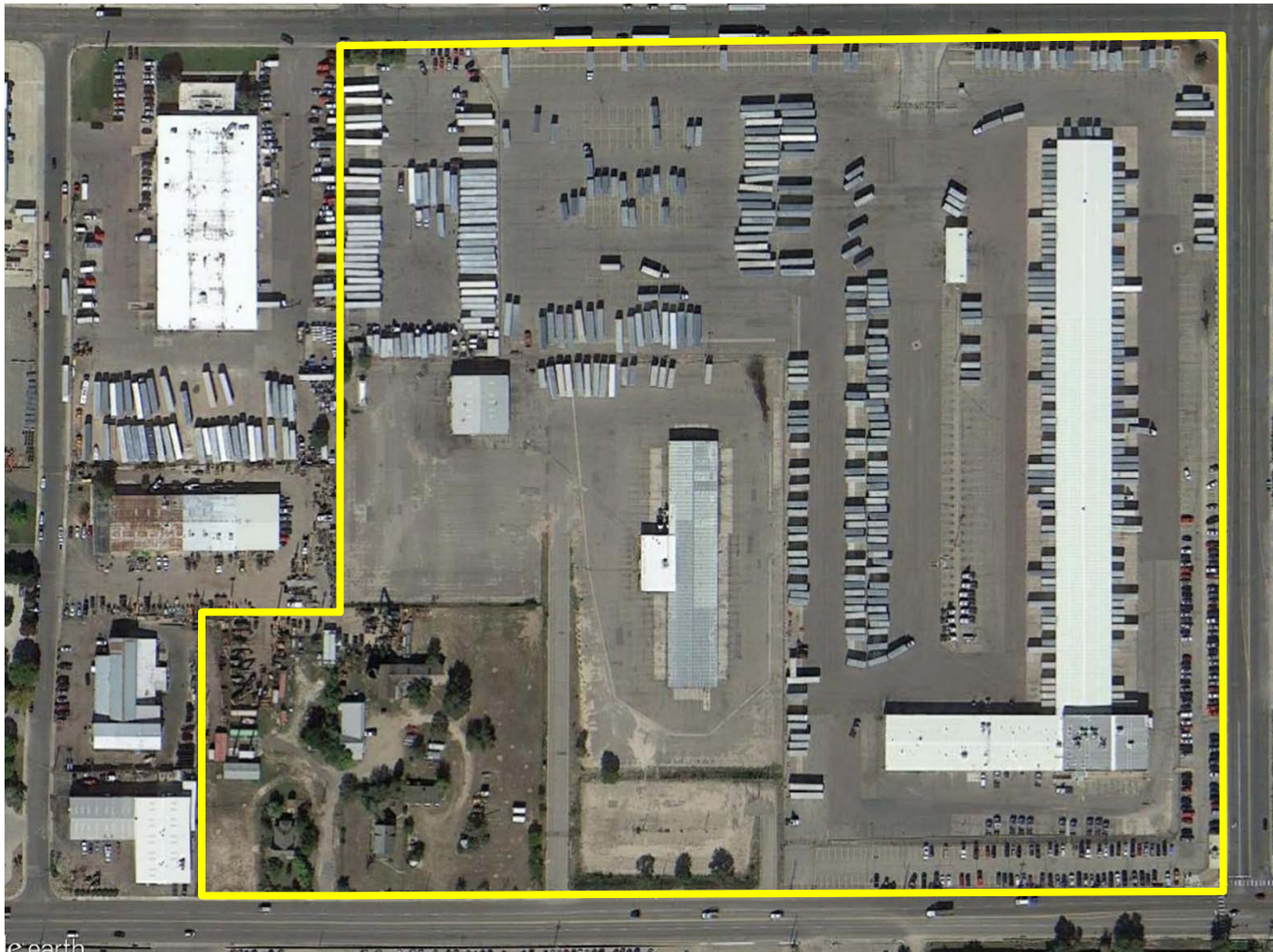


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# Proposed Consolidation



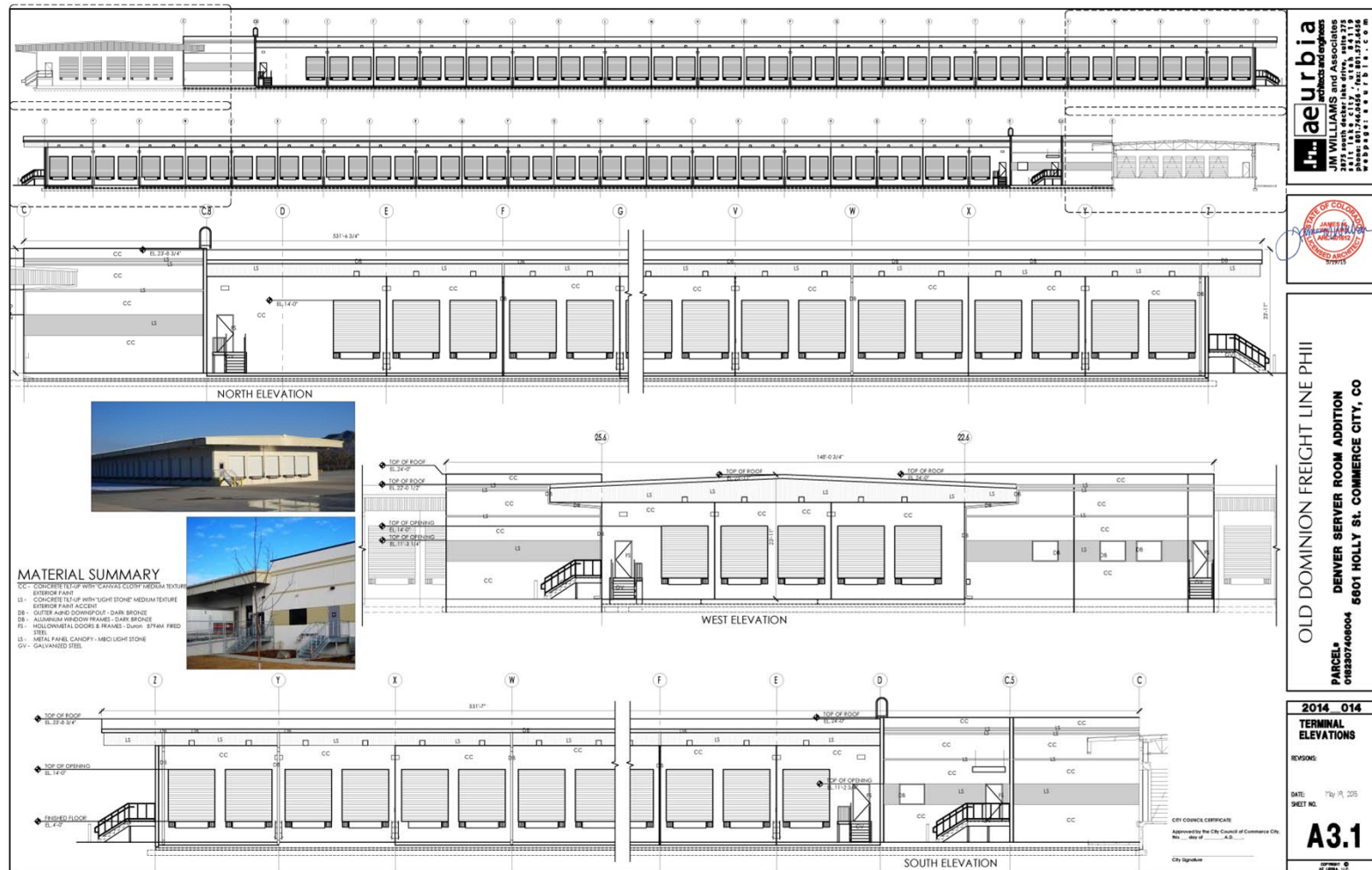
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# Elevations





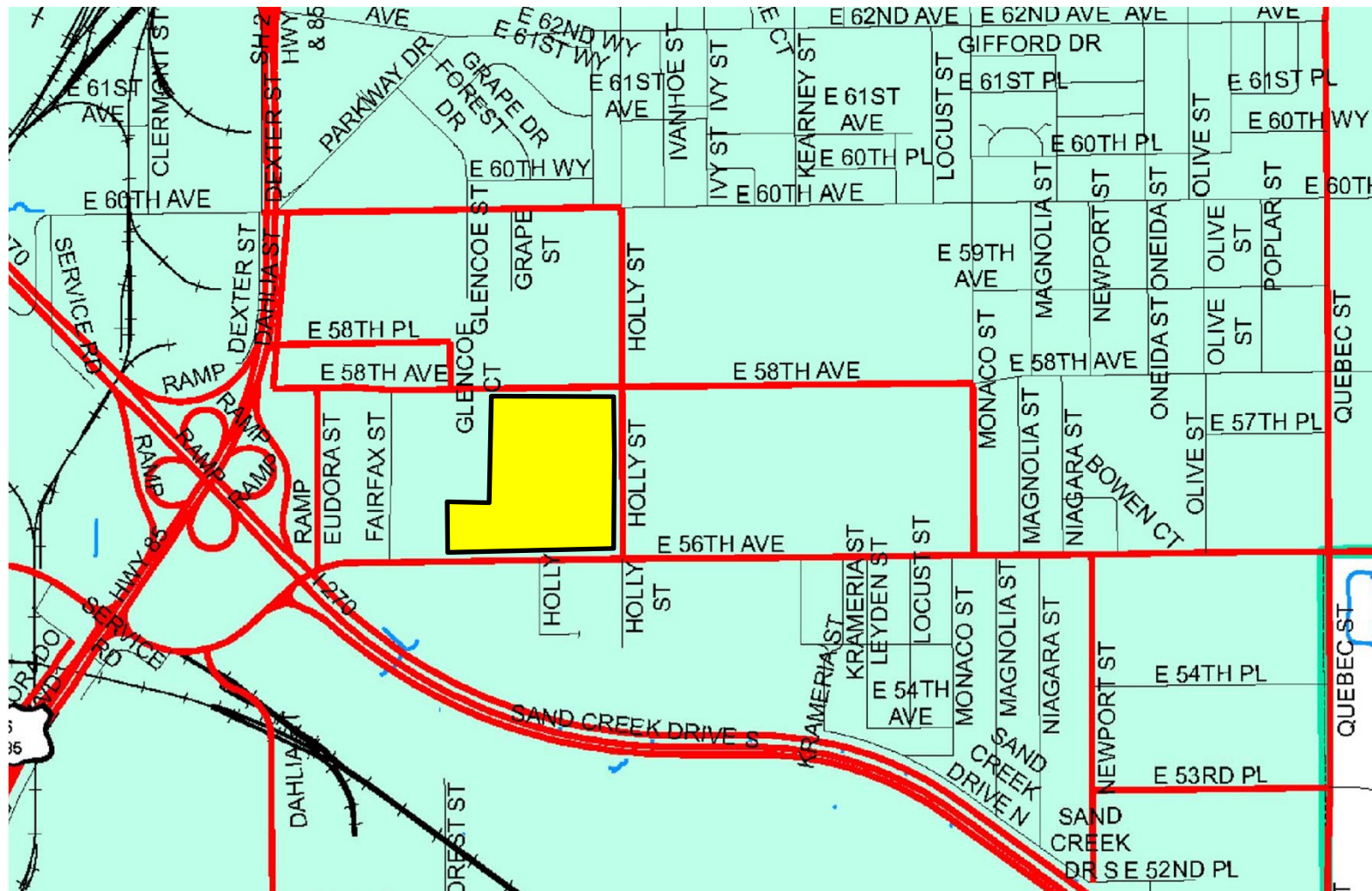
# Cross Dock Addition

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View of existing cross dock  
from Holly Street, looking west



# Truck Routes



# Planning Commission Analysis

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- Existing use and proposed expansion compliant with Comprehensive Plan, Land Development Code, conditions of approval on original CUP





# Planning Commission Analysis

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



# Conditions

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- Original CU-106-14 conditions -- SATISFIED
- Must complete site investigation for flammable gasses, solid waste, and soil and groundwater contamination, and get approval from TCHD and CDPHE
- Must get traffic study approved by Public Works Department
- Must get drainage report approved by Public Works Department

# Public Notification

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





# Recommendations

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- Request #1: Zone Change (Parcel D)
  - Planning Commission recommends **approval**.
- Request #2: Consolidation Plat (All Parcels)
  - Planning Commission recommends **approval**.
- Request #3: Amendment to CUP (All Parcels)
  - Planning Commission recommends **approval, subject to four conditions**.



Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the Council may have.

