



Res 2017-112
AN-249-17
Z-943-17
V-87-17

Location: The area around E. 84th Avenue and Ulster Street
Applicant/Owner: Mid-Rail Real Estate, LLC & Elite Transport Services, Inc.
Requests: Annexation, PUD Zone Document/Annexation Zoning, and
vacation of a portion of Ulster Street between E. 84th and E. 83rd Avenues



Vicinity Map

Case: Z-943-17

Vicinity Map

Currently Zoned:

I-2 Medium Intensity Industrial
Adams County A-1

Site Size:

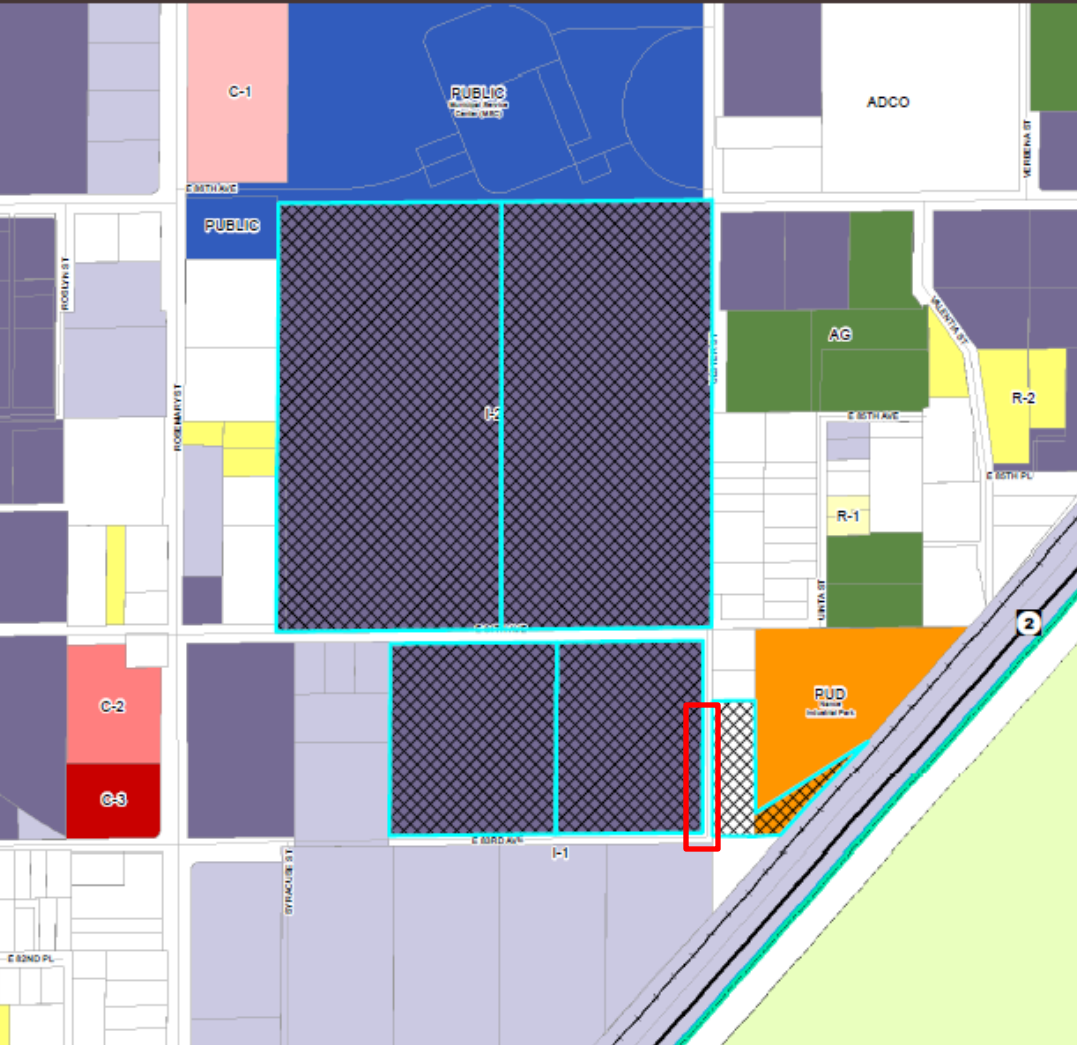
Approximately 54 acres

Vacation:

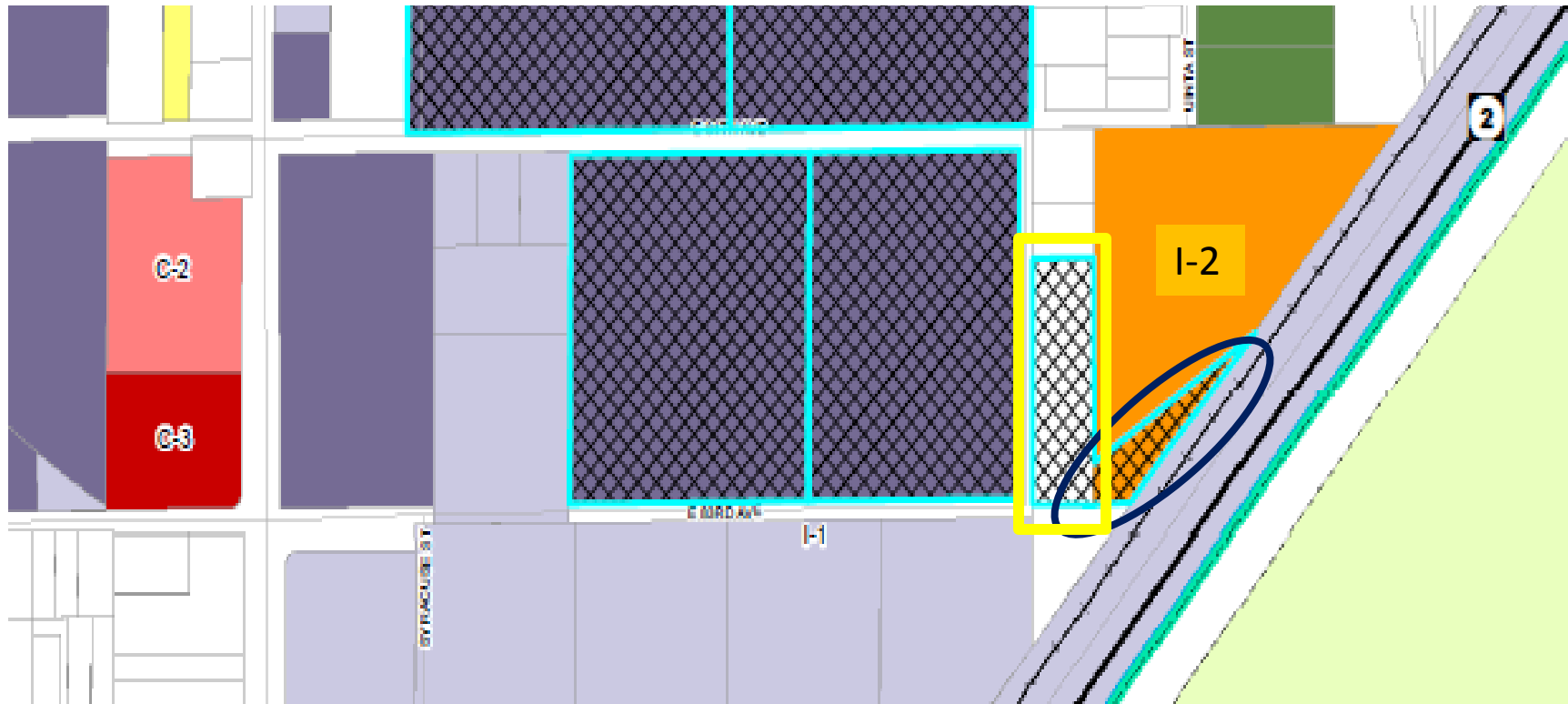
Ulster Between 83rd
and 84th Avenues



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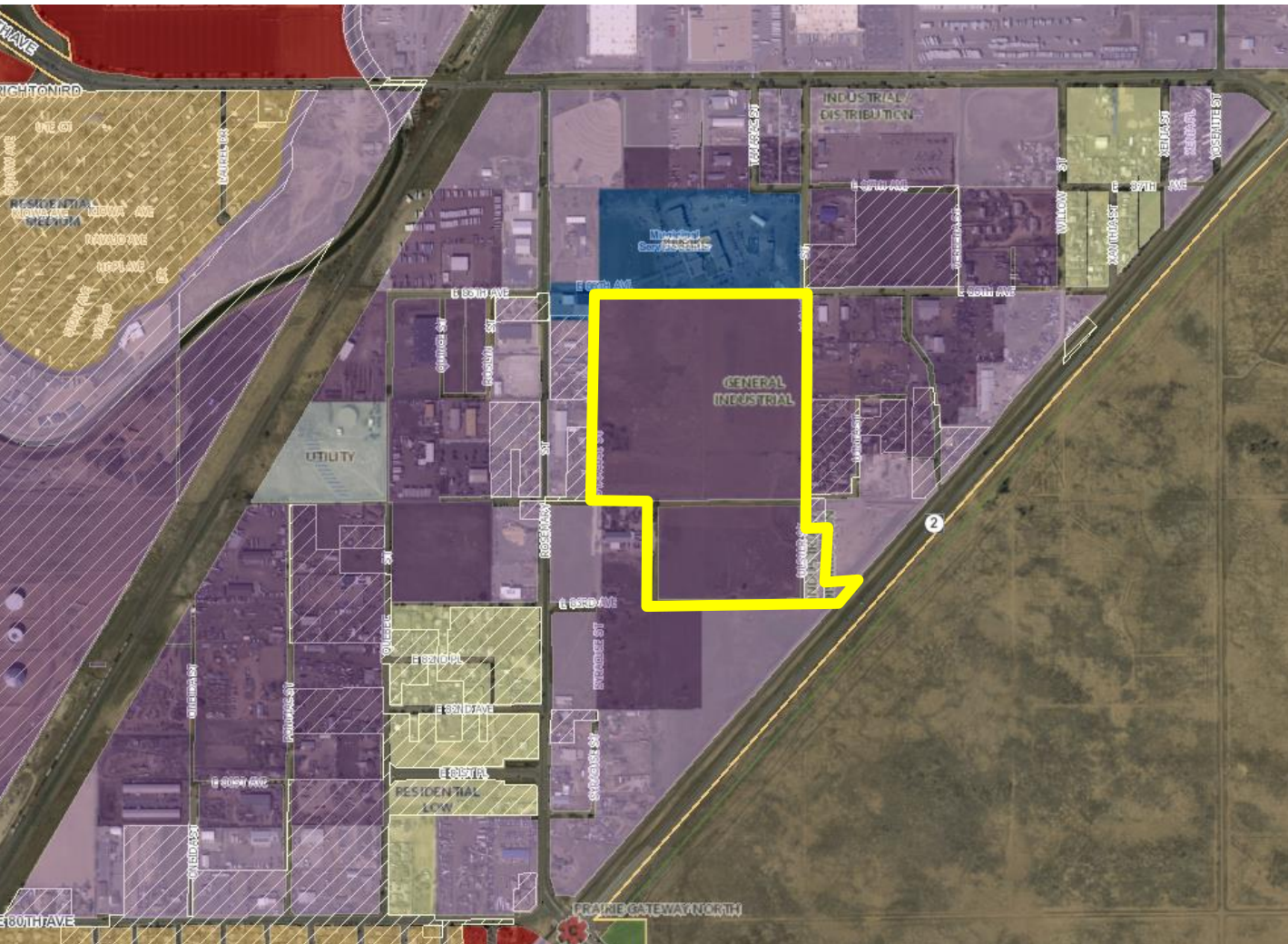
Vicinity Map



Annexation

Elite Ownership - Purchase by Mid-Rail in process

Comprehensive Plan



Designations:
General Industrial
Industrial/Distribution



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Aerial



Site Photos



Case History

AN-20-79:

In May of 1979, City Council voted to annex 15+/- acres in the Irondale neighborhood. The subject property located south of E. 84th Avenue was included in this annexation.

Z-205-79:

In September of 1979, City Council voted to zone the annexed property in AN-20-79 to Commerce City Agricultural.

AN-65-85:

In December of 1985, City Council voted to annex 97+/- acres in the Irondale neighborhood. The subject property located north of E. 84th Avenue was included in this annexation.

Z-358-85:

In December of 1985, City Council approved the annexation zoning (via AN-65-85) for the west half of the subject property north of E. 84th Avenue to I-1.

Z-391-86:

In March of 1986, City Council approved the annexation zoning (via AN-65-85) for the east half of the subject property north of E. 84th Avenue to Agricultural.

Z-716-99:

In December of 1999, City Council approved the rezoning of the subject property located south of E. 84th Avenue from Agricultural to I-2, subject to conditions. The conditions of the rezoning were based on the proposed development of the property for Mini Storage.

Z-716-99-01:

In August of 2001, City Council approved an amendment to one of the zoning conditions from Z-716-99.

Z-929-16:

In March of 2016, City Council approved a rezoning of 55+/- acres of the subject property to I-2.

AV-1735-16:

In May of 2016, the Board of Adjustment approved an increase to the maximum front setback from 75-feet to 100-feet because of the size of the drainage pond along the front property line.

Z-943-17:

In April of 2017, the Planning Commission reviewed and provided feedback on the PUD Concept Schematic for this property.

Z-929-16

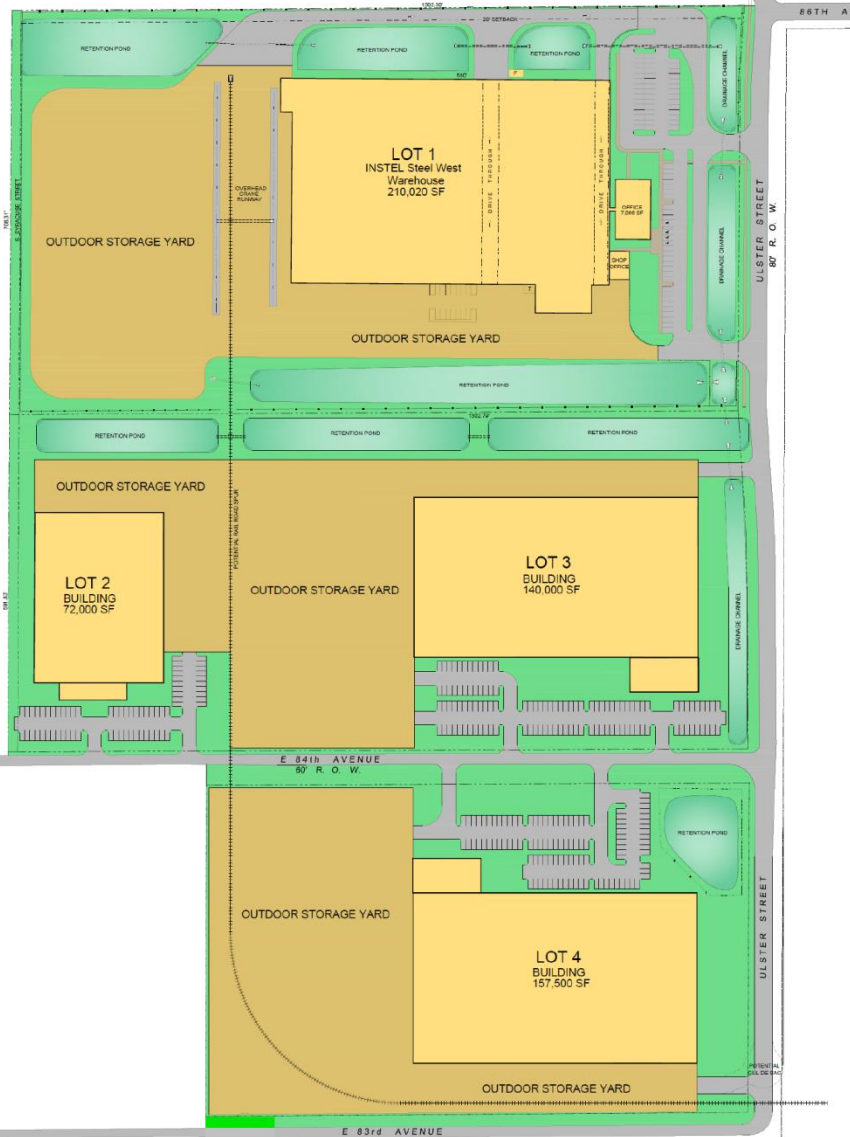
Approved a rezoning from AG, I-1, and I-2 with conditions to I-2 without conditions.

Concept Plan:

Intended to provide high-level information related to access, circulation, drainage, lot sizes, etc.

While it can reflect future development, it does not approve development or guarantee development as shown.

Lot 1 platted and under construction. No additional development applications have been submitted.



SITE PLAN



IRONDALE INDUSTRIAL
CONCEPTUAL DEVELOPMENT PLAN
COMMERCE CITY, COLORADO
Feb. 21, 2016

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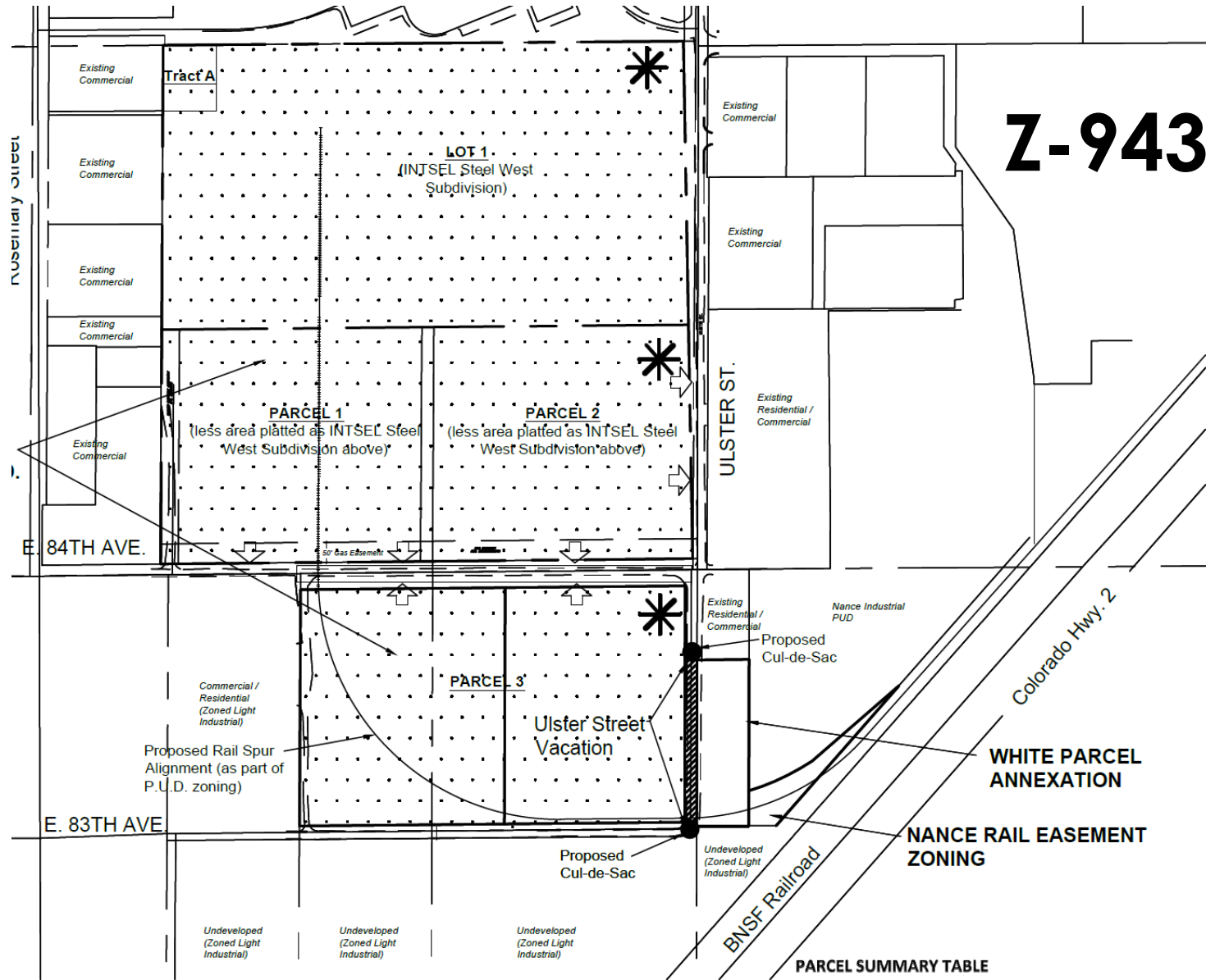
Rosemary Street

E. 84TH AVE.

E. 83TH AVE.

Schematic:

300
" = 300



Z-943-17



PUD Concept Plan

Reviewed in April of 2017

PARCEL SUMMARY TABLE

PARCEL	EXISTING ZONING	PROPOSED ZONING	AREA
Lot 1	I-2	INTSEL Properties PUD	20.22 acres
Parcel 1	I-2	" " "	9.41 acres +/-
Parcel 2	I-2	" " "	9.33 acres +/-
Parcel 3	I-2	" " "	13.64 acres
White Parcel	Adco ?	" " "	1.25 acres
Nance Easement	Nance PUD	" " "	.41 acres
Total			54.26 acres

LEGEND:

-  Regional Storm Water Retention Pond (existing & preliminary location for future uses)
-  Potential Point of Access



Requests

- Annexation of 8330 Ulster Street
- Annexation Zoning of 8330 Ulster Street from ADCO A-1 to the Intsel Properties PUD zoning designation.
- Rezoning of property from I-2 to Intsel Properties PUD zoning designation.
- Vacation of a portion of Ulster Street between East 83rd Avenue and East 84th Avenue.

Annexation

ANNEXATION DESCRIPTION:

ALL OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 2016000088358 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES OF BEARINGS: THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AT BY A 46 REBAR IN A RANGE BOX AT THE CENTER 1/4 CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 7735" AT THE SOUTH 1/4 CORNER, SAID LINE BEARING S00°06'30"W AS REFERENCED TO THE CITY OF COMMERCE CITY CONTROL NETWORK.

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 28, SAID POINT LYING ON THE CITY LIMITS OF COMMERCE CITY PER THE ANNEXATION MAP AN-63-85 RECORDED UNDER RECEPTION NO. 8616456 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 28 AND THE CITY LIMITS OF COMMERCE CITY PER SAID ANNEXATION MAP, S00°06'30"W A DISTANCE OF 225.00 FEET, TO THE NORTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 2016000088358 AND THE POINT OF BEGINNING;

THENCE ON THE PERIMETER OF SAID PROPERTY THE FOLLOWING FOUR (4) COURSES:

1. DEPARTING SAID CITY LIMITS, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, N89°57'26"E A DISTANCE OF 130.00 FEET, TO A POINT ON THE CITY LIMITS OF COMMERCE CITY AS DESCRIBED IN THE ANNEXATION MAP AN-221-08 RECORDED UNDER RECEPTION NO. 2009000009539;
2. ON THE CITY LIMITS, PARALLEL TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, S00°06'30"W A DISTANCE OF 415.70 FEET;
3. ON THE CITY LIMITS AS DESCRIBED IN SAID ANNEXATION MAP AN-63-85 SAID LINE BEING PERPENDICULAR TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 28, N89°57'30"W A DISTANCE OF 130.00 FEET, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 28;
4. CONTINUING ON THE CITY LIMITS DESCRIBED IN THE ANNEXATION MAP AN-63-85 ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, N00°06'30"E A DISTANCE OF 414.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 53,970 SQUARE FEET OR 1.2390 ACRES.

EXECUTED THIS _____ DAY OF _____, A.D. 2017

OWNER _____

GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ADAMS COUNTY, COLORADO.
2. PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS ANNEXATION MAP DOES NOT CONSTITUTE A MONUMENTED LAND SURVEY PLAT.
4. PER C.R.S. 38-51-105, "ALL UNEQUAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37 INCHES EXACTLY, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."

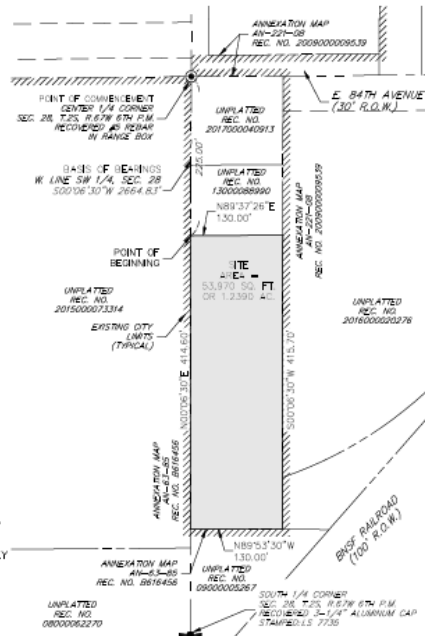
CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1,090.30 FEET
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 181.67 FEET
- PERIMETER OF AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 960.30 FEET

THE TOTAL CONTIGUOUS PERIMETER IS 88%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

AN-249-17 ANNEXATION MAP TO THE CITY OF COMMERCE CITY

A PART OF THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
ADAMS COUNTY COLORADO
SHEET 1 OF 1



CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS _____ DAY OF _____, A.D. 2017

ATTEST:

CITY CLERK _____

MAYOR _____

SURVEYOR'S STATEMENT:

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF COMMERCE CITY AND MEETS THE REQUIREMENTS SET FORTH IN CRS 31-12-101-(1)(a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.



JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

ADAMS COUNTY CLERK AND RECORDER CERTIFICATE:

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M. THIS _____ DAY OF _____, A.D. 2017.

BY: DEPUTY COUNTY CLERK AND RECORDER _____

RECEPTION NO. _____

ANNEXATION MAP
WHITE PROPERTY
JOB NO. 15855.00
10.10.2017

- Property has required 1/6th contiguity for annexation.

.....●



PUD Zone Document

- 5 page zone document includes:
- Uses
 - 3 added, otherwise defaults to I-2 uses
- Bulk Standards
 - Minor modifications to I-2 standards
- Landscape Standards
 - Minor modifications to plant counts and detention area landscaping
- Fencing
 - Increased height along interior lots lines
- The Planning Commission believes there is value in modifying these standards given the intended development and drainage implications and is supportive of the proposed PUD zoning.

Rail Spur

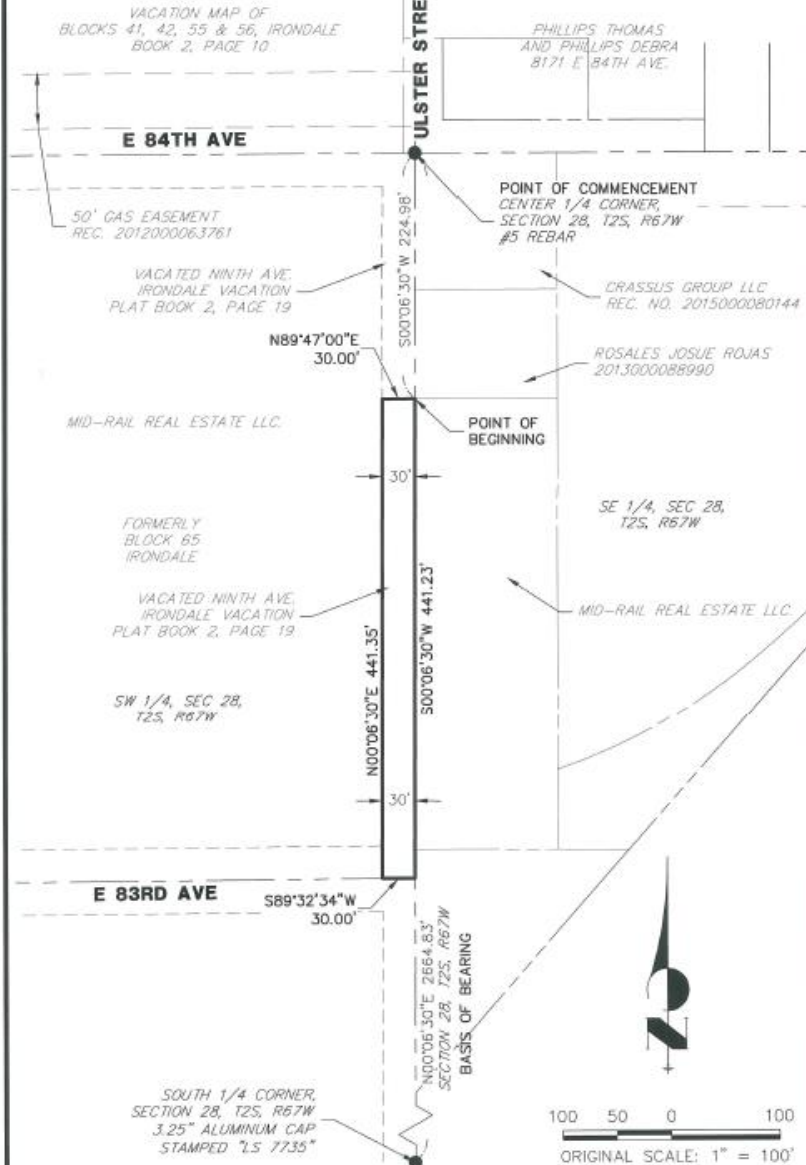
- A rail spur be allowed by right.
- The Planning Commission is supportive of a rail spur as a Use-by-Right since the PUD will allow for comprehensive development that can mitigate potential impacts.



ROW Vacation

- Vacate a portion of Ulster Street between E. 83rd Avenue and E. 84th Avenue.
- Applicant proposes to accommodate all existing utilities in easements as needed.
- Applicant owns properties on both sides of Ulster Street in the area where the vacation is proposed.
- The Planning Commission is not opposed to the vacation since all properties not owned by the applicant will maintain access to a public right-of-way.
- The vacation will also eliminate a rail crossing of a public road which will increase safety, which Planning Commission supports.

EXHIBIT



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

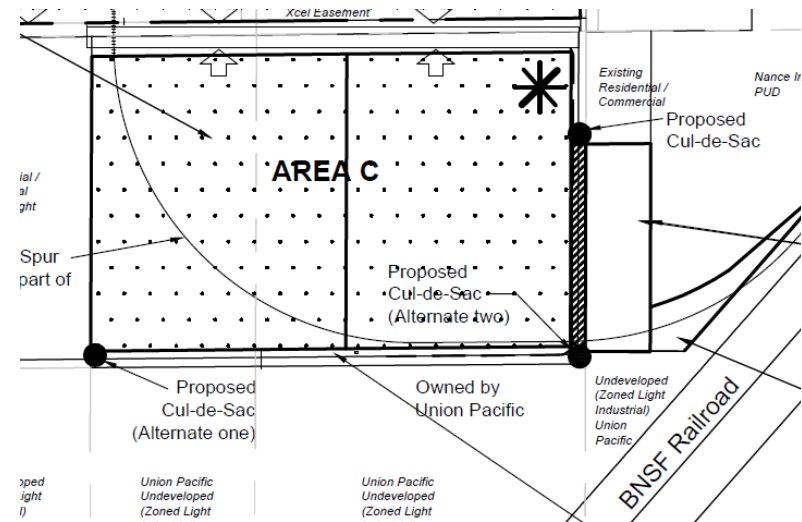
COMMERCE CITY
INTSEL STEEL WEST SUBDIVISION
PROJECT NO.: 15855.00
DATE: 11/06/2017

SHEET: 2 OF 2



J-R ENGINEERING
A Westcon Company

Centennial 303-740-9999 • Colorado Springs 719-589-2589
Fort Collins 970-498-9999 • www.jrengineering.com



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Public Comment

- As of this date, staff has received one request for additional information.
 - The additional information addressed the concerns and the person was supportive of the project.
- The applicant conducted a neighborhood meeting in August of 2017.
 - Approximately 12 attendees
 - Generally supportive of the project
 - Questions about the noise and traffic the spur would generate
 - Supportive of the vacation of ROW



DRT Recommendation for Annexation

- The Development Review Team recommends **approval** of this annexation.
 - Resolution 2017-112
 - AN-249-17



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PC Recommendation for Zoning

- The Planning Commission voted (5-0) to forward Z-943-17 to City Council with a **favorable** recommendation, subject to the following condition:
 - A. The applicant must plat the property for the rail spur (Area D) and consolidate it into the White property (Area C) prior to the issuance of a building permit for a structure on either parcel.



PC Recommendation for Vacation

- The Planning Commission voted (5-0) to forward V-87-17 to City Council with a **favorable** recommendation, subject to the following condition:
 - A. The vacated right-of-way must be platted into the adjacent properties via an approved subdivision plat prior to a building permit being issued for a structure on the subject property.



City staff and the applicant are available to answer questions.

