



Description of Use

Compliance with the purpose, goals, and objectives of the Comprehensive Plan

The goal of this project is to improve employee safety by relocating parking to an area that is more exposed to direct sunlight to mitigate ice accumulation on walking surfaces during the winter months. This will also provide a more consolidated parking area for employees and controlled entry and exit for the building. This also allows for future growth as shown in the development plan under the subdivision submittal.

Harmony with the character of the neighborhood

The neighborhood is an industrial park and consists mainly of manufacturing or construction businesses. The parking lot will align with the surrounding businesses.

General compatibility with the surrounding area

The surrounding area is all classed as Industrial and mostly I3 zoning. The proposed parking lot will follow Commerce City; landscaping, fence and land use guidelines.

Community need for the proposed use

This parking lot will serve BASF's employees only. This will also be the first step in the future development of the property to expand warehousing, and will allow BASF to eventually increase the company's business capabilities, resulting in economic growth for the community.

Effects on adjacent property and how they will be mitigated

No effects on the adjacent property.

Effects on public infrastructure and services and how they will be mitigated

Public infrastructure will not be changed. Emergency response vehicles and equipment are accommodated in this design, and no additional utilities are required for this parking lot. The ingress/egress to the parking lot remains unchanged through the existing drive.

Site characteristics

The site is owned by BASF Corporation and through the Subdivision process that was submitted with this CUP, the site will be consolidated to one 21-acre (approx.) lot, with 12 acres developed. The current project area will be placed on the North-East corner of the lot. This area is currently compacted dirt and gravel with a purpose of a contractor lay down area with an access drive off of Fulton Street.

Landscaping and screening strategies to mitigate impacts

The proposed parking lot will adhere to the Commerce City Landscaping Guidelines for the species of plants. The area requires 1 tree and 5 shrubs per 30 feet measured along the property line. The property contracts a landscaping company to care for and replace existing landscaping and BASF will continue to do so for the proposed area.

Screening and soil erosion mitigation strategies are shown in the drawings and follow Commerce City Drainage and Grading Guidelines.



Noise, dust, odor or other nuisances that may impact the surrounding area

Noise, dust, and odor will not change from current conditions, which are minimal. The lighting design follows Commerce City guidelines and will not extend past the property line more than allowable.