



TRAVEL CENTERS OF AMERICA
CORPORATE OFFICES
24601 CENTER RIDGE RD.
WESTLAKE, OH. 44145

Date: 01-18-2019

City of Commerce City
Community Development Department
7887 E. 60th Ave.
Commerce City, CO. 80022

Re: **Travel Centers of America Conditional Use Permit**
Address: 5101 Quebec St. Commerce City, CO. 80022
PIN: 0182317107020

Project Narrative:

Travel Centers of America, owner of the TA Truck Stop located at 5101 Quebec St. wishes to propose new property improvements to their existing 23 acre development. The improvements include new and improved landscaping along Quebec Street, the addition of a 2,400 sq. ft. metal building storage warehouse and expanded tractor trailer parking for an additional 30 trucks. The warehouse building will be used to store truck tires (1,400 sf) and file storage (1,000 sf) with the intent of eliminating the temporary shipping containers presently used for this purpose located at the south end of the property. Trucker services provided by the existing development include (2) restaurants, a convenience store, truck repair shop, restrooms and showers.

The site is located within the I-1 (Industrial) zone district. Topography slopes slightly to the west with 16.5 acres of impervious surface drainage to two large retention ponds. The Truck Stop location at the south end of town and close proximity to I-270 limits the amount of traffic, noise and exhaust that would otherwise result from trucker traffic traveling through the middle of the city.

The owner understands that the Truck Stop is prominently located at the south entrance to Commerce City and that the City's Comprehensive Plan wishes to improve the appearance of this area. Travel Centers of America wants to be a "good neighbor" and finds value in improving the street appearance and attractiveness of their operation. Improving the streetscape and appearance of the property from Quebec St. will benefit truckers, neighbors and visitors alike.

Comprehensive Plan:

The subject property is located within the **Historic City Tiffany focus area** at the southern most corner of the city limits bordered by Quebec St. to the east and I-270 to the west. The developed property is 20 acres in size, and relatively flat with two large detention ponds to the west for collecting parking lot runoff. A revised site grading and drainage plan will be required prior to issuance of a building permit.

The new proposed truck parking expansion and storage warehouse will help address several of the key land use issues for this area as outlined in the Comprehensive Plan.

1. **Continuity to improve city's image and appearance:** The proposed expansion will enhance the image of the city at the southern gateway by incorporating new irrigated landscaping along the Quebec St. R.O.W. The proposed warehouse building at the south end of the development will incorporate stucco to match the existing retail/restaurant building and provide additional landscaping buffer.
2. **Better linking of north + south geographic areas:** The proposed new xeriscape design along the south Quebec St. corridor will be similar to the north corridor in that it follows the City's sustainable goal of water conservation and incorporates similar native plant materials, groundcover and trees.
3. **Improving physical buffers:** New landscaping will also be incorporated along the southwest property line bordering I-270 at the large "TA" marquee signage to help soften the signage and add buffering along the highway. The remaining sides of the existing development are bordered by vacant land, industrial businesses and parking lots.

The development expansion should serve to improve the image of the existing Industrial corridor from its current condition. The existing north parking lot proposed for the new truck parking expansion will eliminate an unsightly vacant lot and provide much needed landscaping to this corner of the site. The proposed expansion is compatible with surrounding industrial businesses and should have minimal impact on adjacent businesses.

The proposed expansion does not require new City services or utilities. New landscape irrigation will be connected to an existing irrigation tap that had been neglected and abandoned. The proposed warehouse will not be heated and does not require water, sewer or gas utilities.

Statement of Operations:

Daily operations consist of refueling, maintenance and overnight parking for tractor trailer delivery traffic. Additional services provided on site include refueling for automobiles, (2) restaurants, convenience store, restrooms, shower rooms, and truck parts & maintenance repair shop.

Hours of operation: 24/7

Number of employees: 145

Number of existing parking spaces: 205 semi-trucks, 164 automobile

Avg. daily peak trips: Tanker deliveries 4-5x daily

Equipment used: 18 wheeler tank trucks, 2-1/2 Ton pickup trucks.

Description of hazardous materials: See attached document "Emergency and Hazardous Chemical Inventory"

Regulatory Agencies: See attached document "Emergency and Hazardous Chemical Inventory"

Truck parking lot expansion:

Over the past several years, there has been an increase in the amount of trucker traffic at the Commerce City facility. Unfortunately the present facility cannot accommodate this increased activity due to a lack of parking spaces. Recently Truckers have been illegally parking on the west side of Quebec St. south of the development. The number of tractor trailers navigating the parking lot looking for an open space has created congestion and a safety issue. Therefore the proposed north parking lot is a much needed expansion and should serve to reduce congestion and the temptation to park elsewhere on the property. Due to the closer proximity of the parking lot to Quebec St. the parking lot will incorporate additional landscaping to help screen the trucks from view.

Storage Building:

The storage warehouse building will be located on the far south side of the property within the boundary of the existing development. The building will have low visibility from adjacent properties, and therefore its impact should be minimal. The building will not require water or sewer and is to be used for tire and file storage only. As such, it will not have an impact on existing city utilities. However electrical power will be required for interior and exterior security lighting. The building will be 2,400 sq.ft. in area. The metal roofing and stucco sides of the building will be of a prefinished color compatible with the main building. (see color board)

The topography where the building will be located is relatively flat with an existing swale for drainage which slopes to the west. The building's perimeter will be landscaped with river rock mulch, shrubs and several trees for screening purposes on the east and south sides.

Quebec Street R.O.W. and on site Landscape Improvements:

The existing Quebec "streetscape" at this time consists only of rock mulch and no live plant material with the exception of (1) hardy juniper tree. Any live plant materials that were originally installed have since died out over the years.

The proposed new Landscape Plan for the Quebec street R.O.W. includes new rock mulch, irrigated sod, and ground based shrubs. New plant material will be drought tolerant and low water maintenance once established as specified from the approved City Xeriscape Plant List.

Compatibility with adjacent properties:

The site is bordered on the north by a liquor warehouse and parking lot, to the east by Quebec st. to the south by vacant land and to the west by a handful of residences set back from the development by 300 ft. The current use is similar to other uses allowed within the I-1 zone district and therefore is compatible with adjacent businesses. It is anticipated that the proposed development will have minimal impact on adjacent properties. A neighborhood meeting was held on Feb. 17th, 2016 when the project was originally submitted for CUP review. No neighborhood concerns were expressed at that time.

Summary:

Travel Centers of America is an important part of Commerce City's Industrial business corridor along South Quebec street. As such, they wish to improve their business relationship with Commerce City. Obtaining a Conditional Use Permit will allow them to continue serving the needs of truckers while improving the appearance of their property which is a benefit to the City and its residents.