



Legislation Text

File #: Res 2017-17, **Version:** 2

D-305-17: CROWN ENTERPRISES, INC. IS REQUESTING CONSIDERATION OF A DEVELOPMENT PLAN FOR A TRANSPORTATION TERMINAL FOR THE PROPERTY LOCATED AT 10251 NEWARK STREET, ZONED I-2.

Summary and Background Information:

Crown Enterprises Inc., owner of the subject property located at 10251 Newark Street, is requesting approval of a Development Plan for a new Transportation Terminal, which will serve as the long-term regional facility for Central Transport for the purpose of providing less-than-truckload (LTL) freight services for local and nationally-based businesses. They are proposing to build a new 65,130 sq.ft. Transportation Terminal with a 11,200 sq.ft. shop. In order to provide access, the project will require extending both Lima Street and Newark Street to the south from E. 104th Ave. The project is designed to meet Commerce City Land Development Code requirements associated with an I-2 zone property and the associated Transportation Terminal use. Development plan approvals are normally an administrative action, but the 2005 zoning ordinance for this property requires Council approval of the development plan. The Planning Commission reviewed the application but did not make a recommendation.

On March 20th, City Council considered the case following a public hearing. City Council approved a motion to tentatively deny the application, instructed staff to prepare a resolution and findings of fact consistent with the record and Council's discussion, and continued the matter and hearing to the April 3 meeting. The prior draft resolution approving with conditions and a new draft resolution denying the application as requested are provided.

The continuance of the case articulated traffic related questions. Information may be presented at a limited public hearing, if reopened, to respond to these questions:

- Traffic counts on E. 104th Avenue are currently at 11,000 vehicles, with an expected 2035 average daily traffic volumes of 27,000 vehicles.
- Staff is not aware of any agreement or plan to route traffic to E. 96th Avenue.
- E. 96th Ave. & E. 104th Ave. are both designated Truck Routes.
- The estimated construction cost of a signal at E. 104th Ave. and Peoria Pkwy/Newark St. is \$375,000.

The record is available and previously provided materials are included in the packet.

Staff Responsible (Department Head): Chris Cramer, Director of Community Development

Staff Member Presenting: Robin Kerns, Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation: N/A

Development Review Team Recommendation:

As reflected in the staff report, the Development Review Team believes that the application meets the criteria for a Development Plan set forth in the Land Development Code and recommends that City Council approve the application with one condition.