

10051 Dallas Street Conditional Use Permit

PLANNING COMMISSION

AUGUST 6, 2024

Introduction

Project Team

Applicant – TSL Companies

Tom Hastings, CEO

David Hastings, President

Chris Stara, Real Estate Manager

Engineering – RIC Consulting

Chip Corcoran, PE, LEED AP

Kyle Hoffmeister, PE

Architecture - D2C Architects

Bob Crandall, LEED AP

Legal and Planning – Otten Johnson

Kim Martin, Attorney

Alyssa Knutson, Planner

TSL Companies Background

TSL Companies is a full-service logistics firm specializing in the import and export of intermodal freight.

Founded in 1981 by Thomas Hastings and includes eight distinct divisions.

TSL Companies is operated today by Thomas Hastings' three sons, David, Chris, and Patrick.

CENTERS OF OPERATION

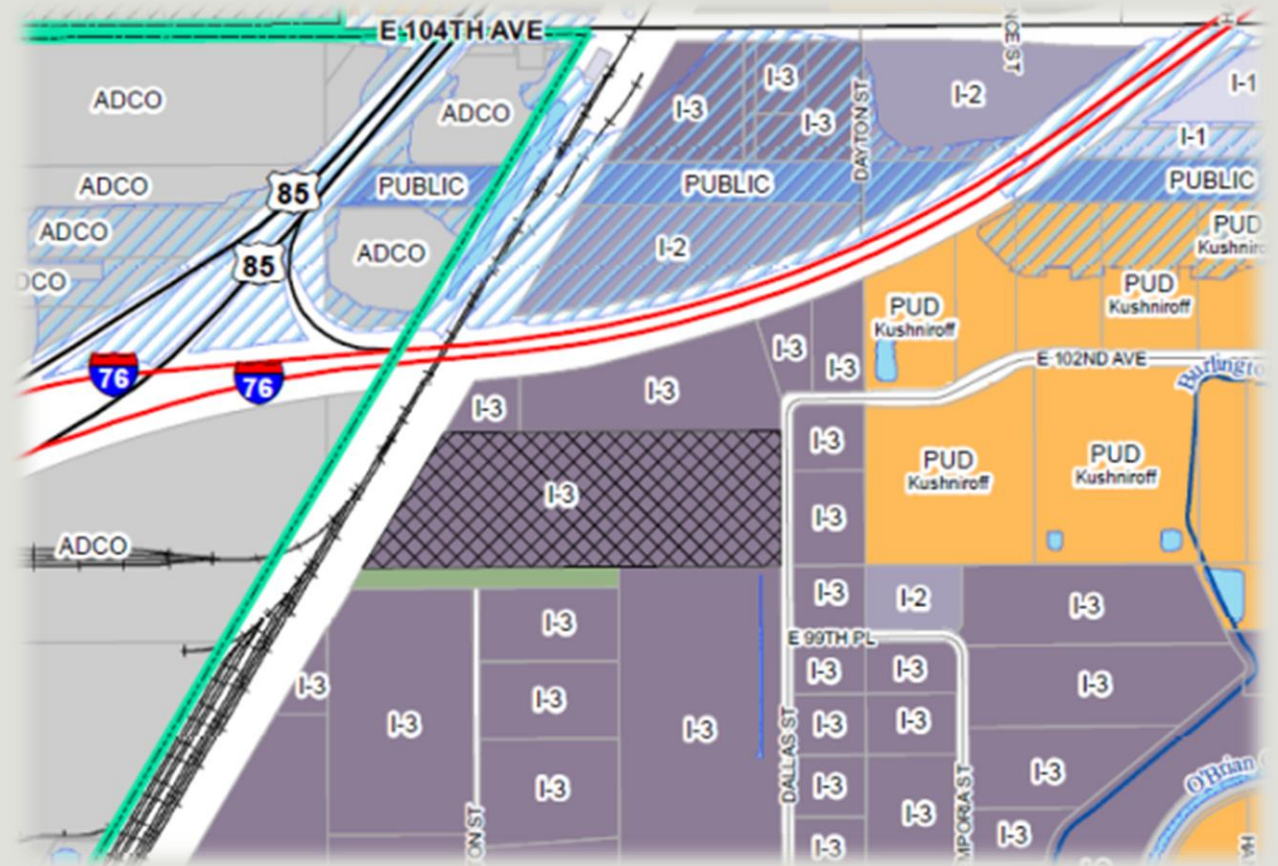
- Colorado
- Nebraska
- Iowa
- Kansas
- Missouri
- Texas
- Pennsylvania

- Located within the Phelps-Tointon Industrial Park
- 28.21 acres, more or less
- West and adjacent to Dallas Street and south of Interstate 76
- Surrounded by industrial uses to the north, south, and east.
- Union Pacific Railroad right-of-way is directly to the west.



Property Location

- Zoned I-3 Heavy Intensity Industrial
 - Outdoor storage, warehousing and wholesaling, equipment repair, vehicle repair.
- General Industrial and Industrial Enclave Focus Area in the Comprehensive Plan
 - Medium and heavy industrial (including warehousing and outdoor storage)
- Northern Business District in the draft Comprehensive Plan update (not yet adopted)
 - Primary land uses include industrial



Property Description

Proposal for Conditional Use Permit

- The building and use of the property was approved by Adams County in 2000, including a conditional use permit to allow storage of containers above the height of the fence, not to exceed 40 feet.
- The property was annexed into Commerce City in 2007 and stacking of the shipping containers has historically been up to 30 feet or three containers high.
- The request is to allow for stacking of storage containers up to four containers high and not to exceed 40 feet in height (stacking higher than 20 feet requires approval of a conditional use permit).
- Additional screening and landscaping will further screen the storage and enhance the overall aesthetics of the area.
- A development plan has been submitted concurrently for an addition to the existing building, office renovations and expansion to accommodate additional employees, paving, and other site improvements.

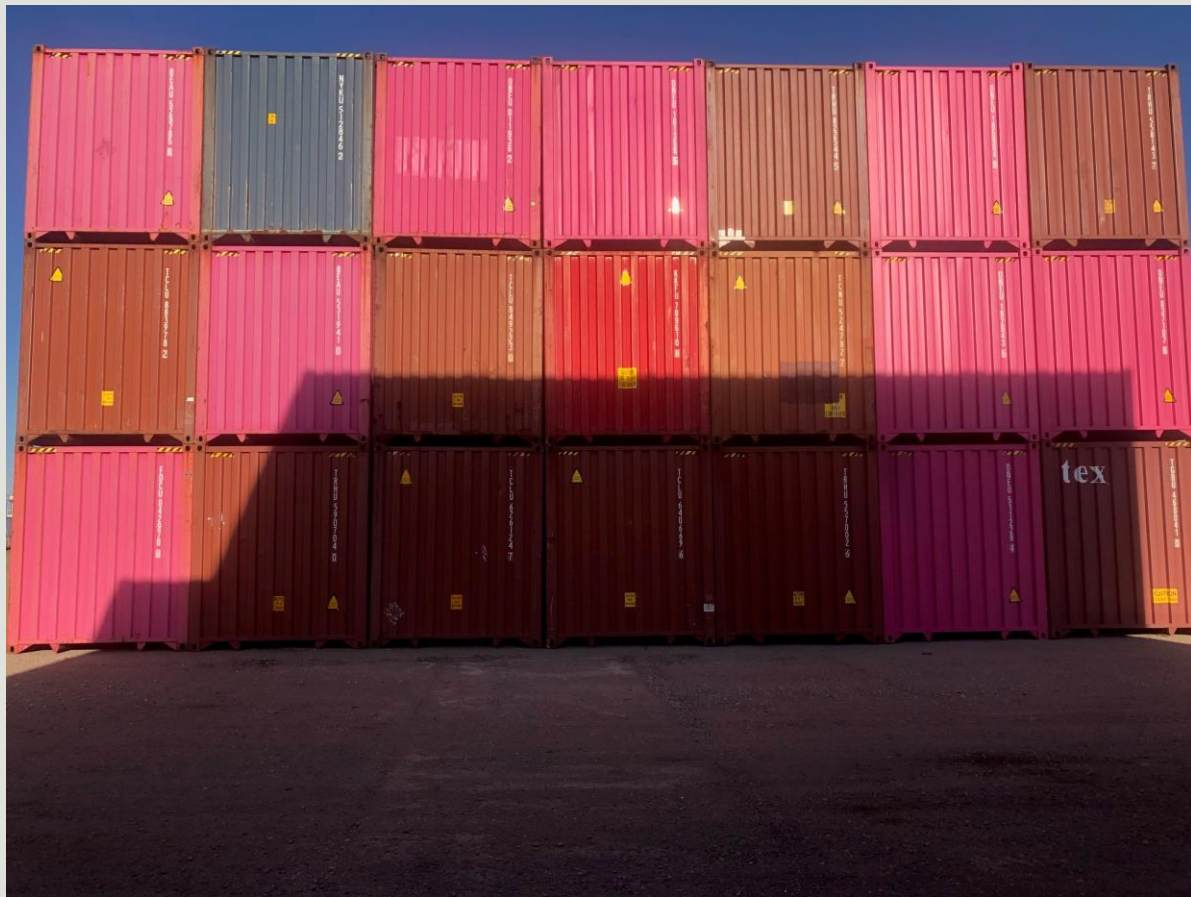


Mitigation of Impacts

Traffic and Parking. Onsite parking provided in conformance with the Code. The existing full movement access on Dallas Street can serve the project and future planned widening of 96th Avenue (unrelated to the project) will further ensure traffic is mitigated.

Stacking. Will be at least 30 feet from the property line, located off of all easements, and stacked by certified operators in accordance with industry standards to ensure stability.

Screening. Mature landscaping exists along the frontage. An 8-foot vinyl fence is proposed along a portion of the southern boundary of the property and additional landscaping is proposed in parking areas and the northern property boundary.



Community Benefits

- Maintains industry and provides additional jobs in accordance with its location within the Industrial Enclave Focus Area of the Comprehensive Plan.
- Consolidation of operations leading to a reduction in traffic and the container storage footprint within Commerce City.
- Additional landscaping and screening will provide for enhanced aesthetics in this area of the City.
- Site improvements will increase the property tax assessments for the benefit of multiple taxing entities, including the City generally, the library district, social services and the school district.

Conditional Use Approval Criteria

Approval criteria:

No substantial or undue adverse effect on adjacent property, neighborhood character, traffic, parking, or public improvements.

Adverse effects will be mitigated, including sufficient landscaping and screening.

The site suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features.

Improvements, facilities, and services are provided or will be provided to serve the proposed use.

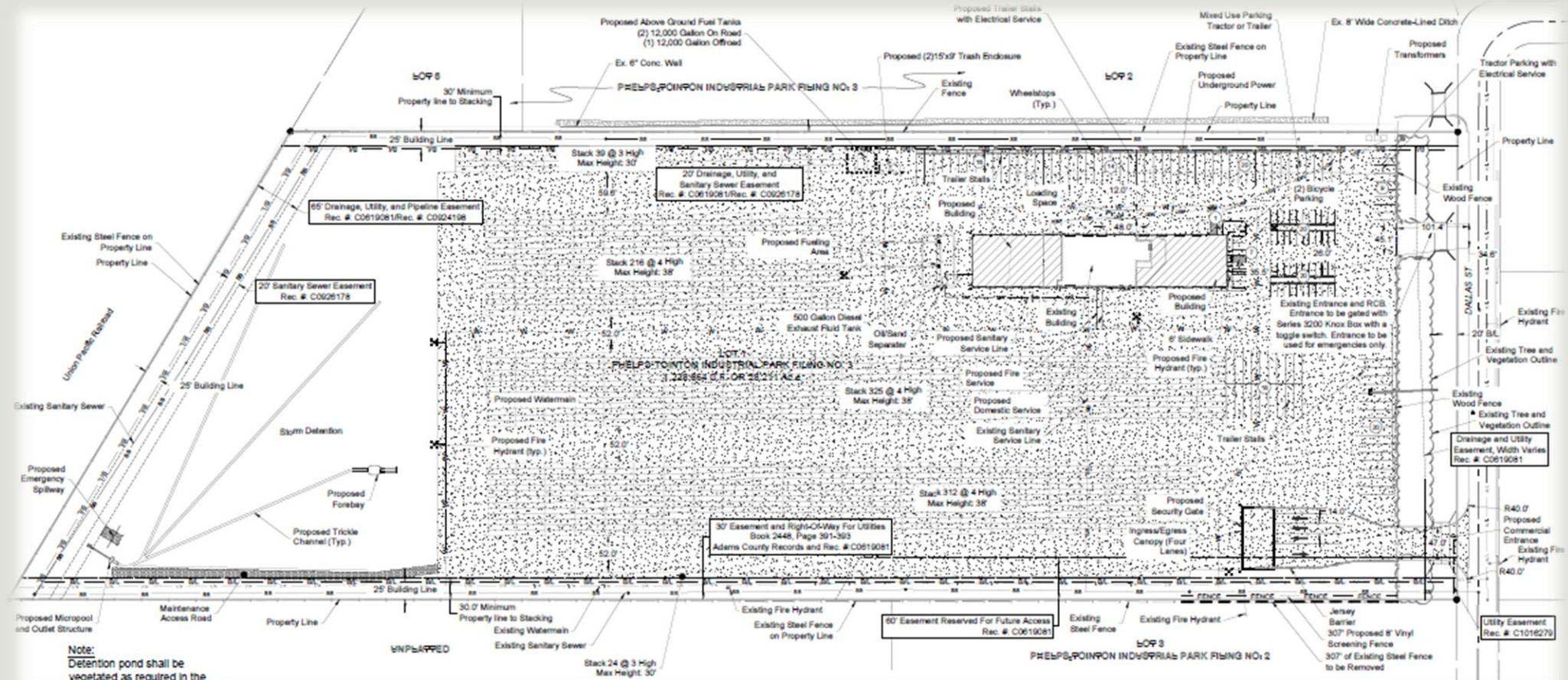
The applicant has provided adequate assurances of continuing maintenance.

Additional approval criteria:

There is a community need for the use, or complies with the general purposes, goals, objectives, policies, and standards of the comprehensive plan and other plans or programs.

Questions?

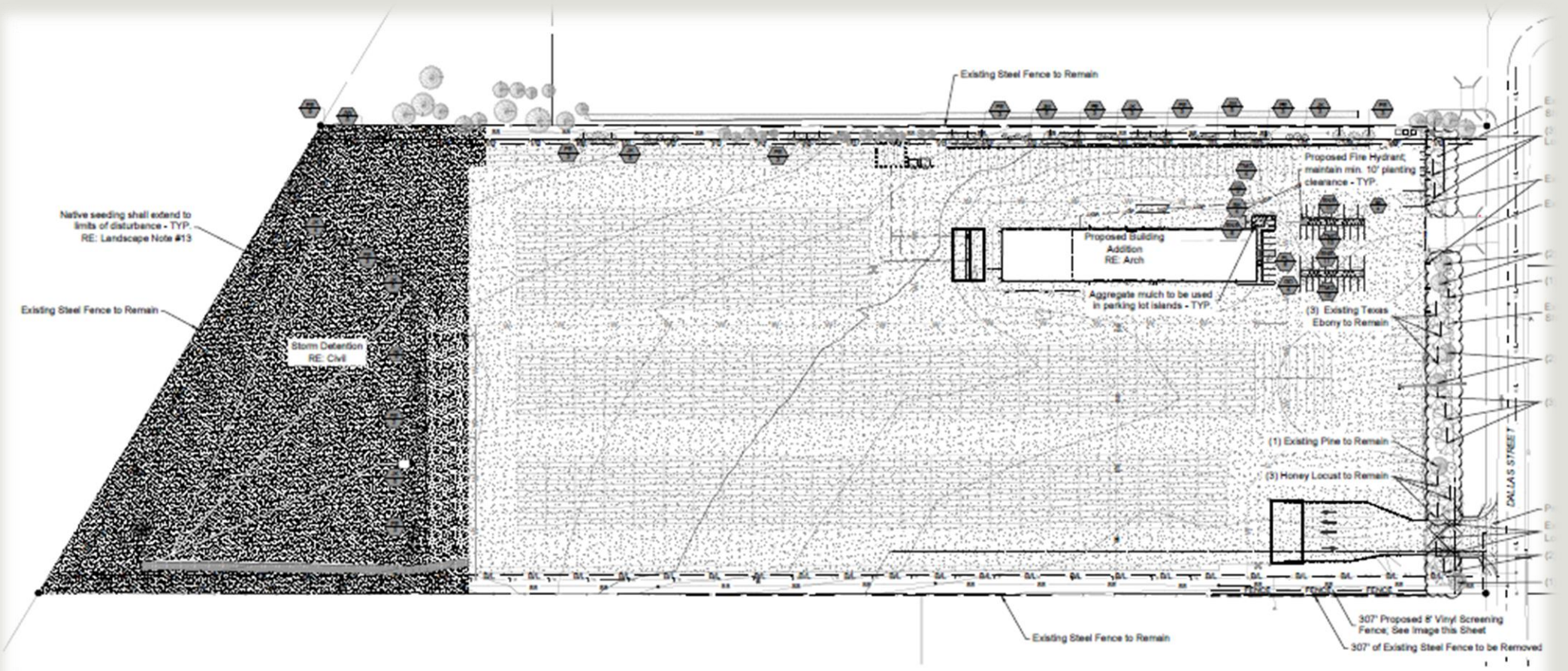
Development Plan



Note:
Detention pond shall be vegetated as required in the latest city storm design criteria and the MHFD design manuals.

LEGEND

Landscaping Plan



LANDSCAPE NOTES

LANDSCAPE CALCULATIONS

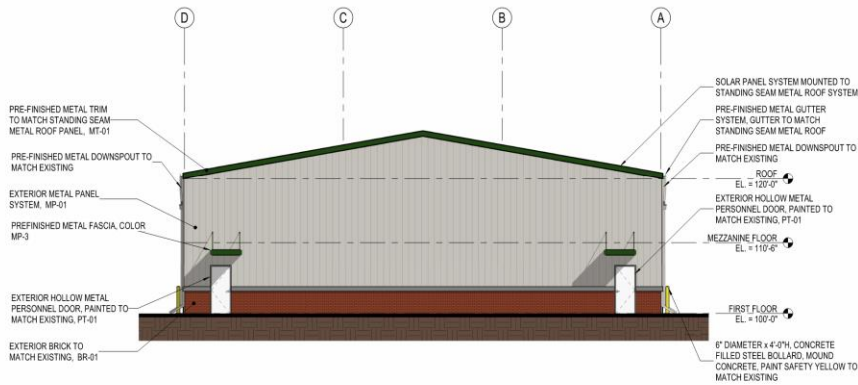
PLANT SCHEDULE

Building Elevations



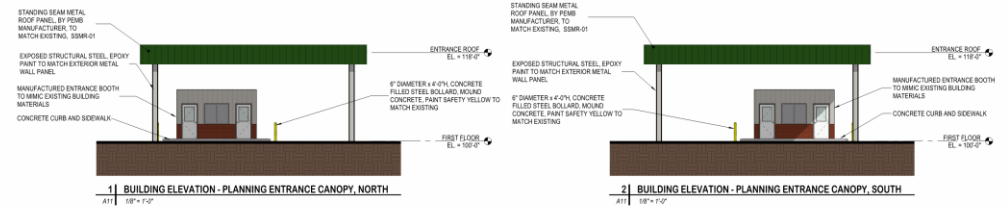
1 | BUILDING ELEVATION - PLANNING, EAST1

A02 | 1/8" = 1'-0"



2 | BUILDING ELEVATION - PLANNING, WEST

A02 | 1/8" = 1'-0"

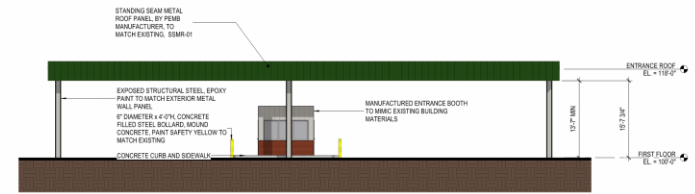


1 | BUILDING ELEVATION - PLANNING ENTRANCE CANOPY, NORTH

A11 | 1/8" = 1'-0"

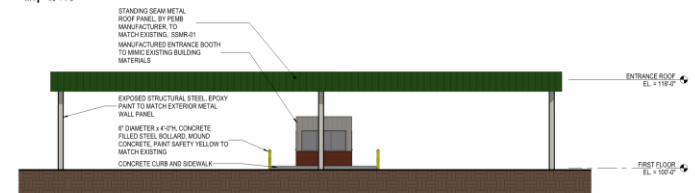
2 | BUILDING ELEVATION - PLANNING ENTRANCE CANOPY, SOUTH

A11 | 1/8" = 1'-0"



3 | BUILDING ELEVATION - PLANNING ENTRANCE CANOPY, EAST

A11 | 1/8" = 1'-0"



4 | BUILDING ELEVATION - PLANNING ENTRANCE CANOPY, WEST

A11 | 1/8" = 1'-0"

Building Elevations

