

Pecos Logistics Park

PRC2020-00002

5751 N. Pecos Street

June 30, 2020

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



Requests

1. Rezoning:

- Current Zoning: Mix of R-1-C, I-1, I-2, & I-3
- Proposed Zoning: I-2

2. Final Plat for Major Subdivision:

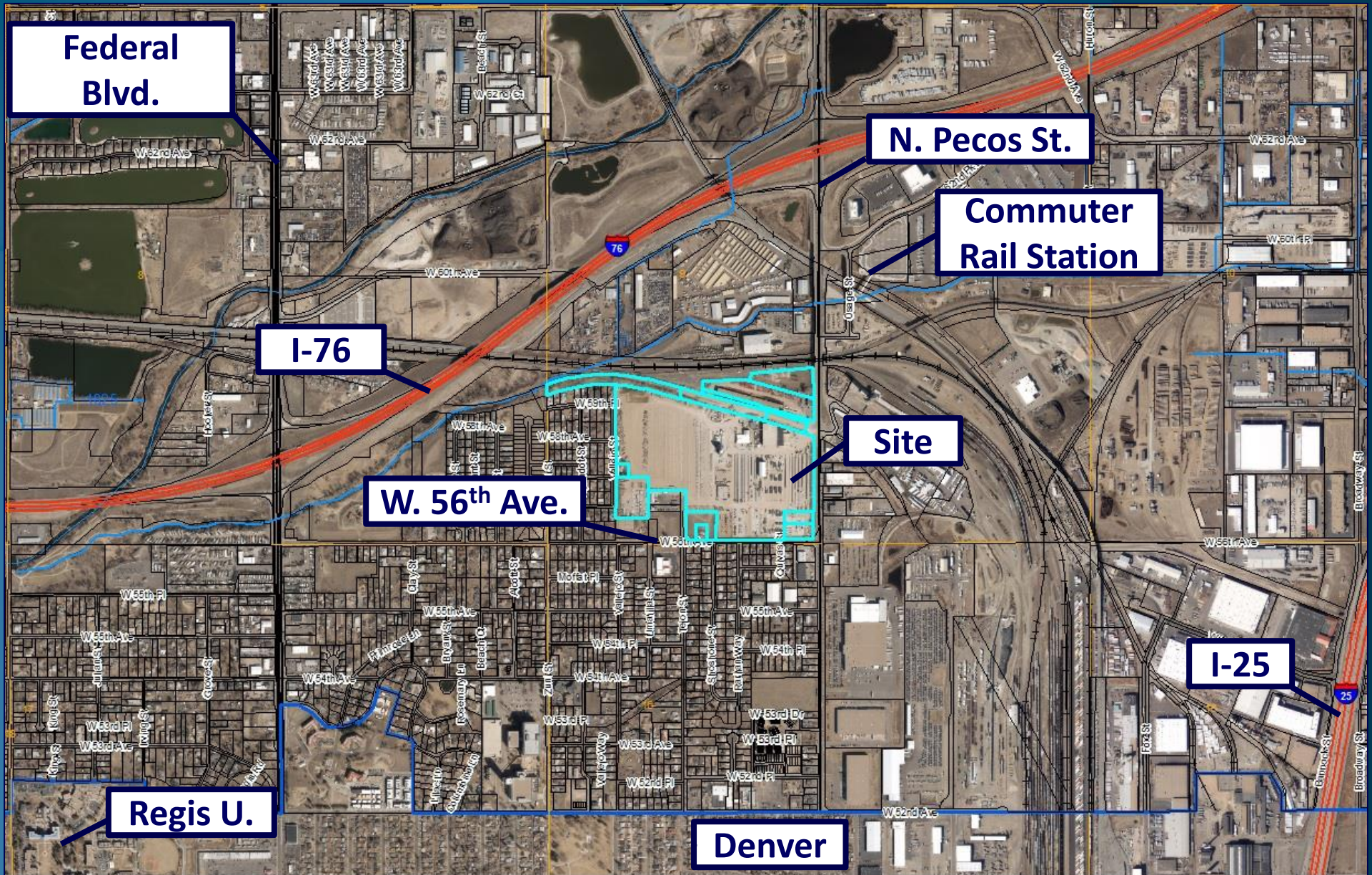
- 3 lots over 67 acres

3. Subdivision Improvements Agreement

Background

- Proposed Development
 - 67 acres
 - 1,100,000 square feet of industrial building area
 - Multi-tenant
 - Business Park
 - Heavy Logistics Center
- Approved Metro District
 - 2019 Approval
 - Variety of services (Security, Fire Suppression, Drainage)
- Preliminary Plat/Roadway Vacation
 - 2020 Approval
- Variance/Special Use Permits
 - 2020 Approvals

Aerial View



Federal
Blvd.

N. Pecos St.

Commuter
Rail Station

I-76

Site

W. 56th Ave.

I-25

Regis U.

Denver

Aerial View

Union Pacific RR

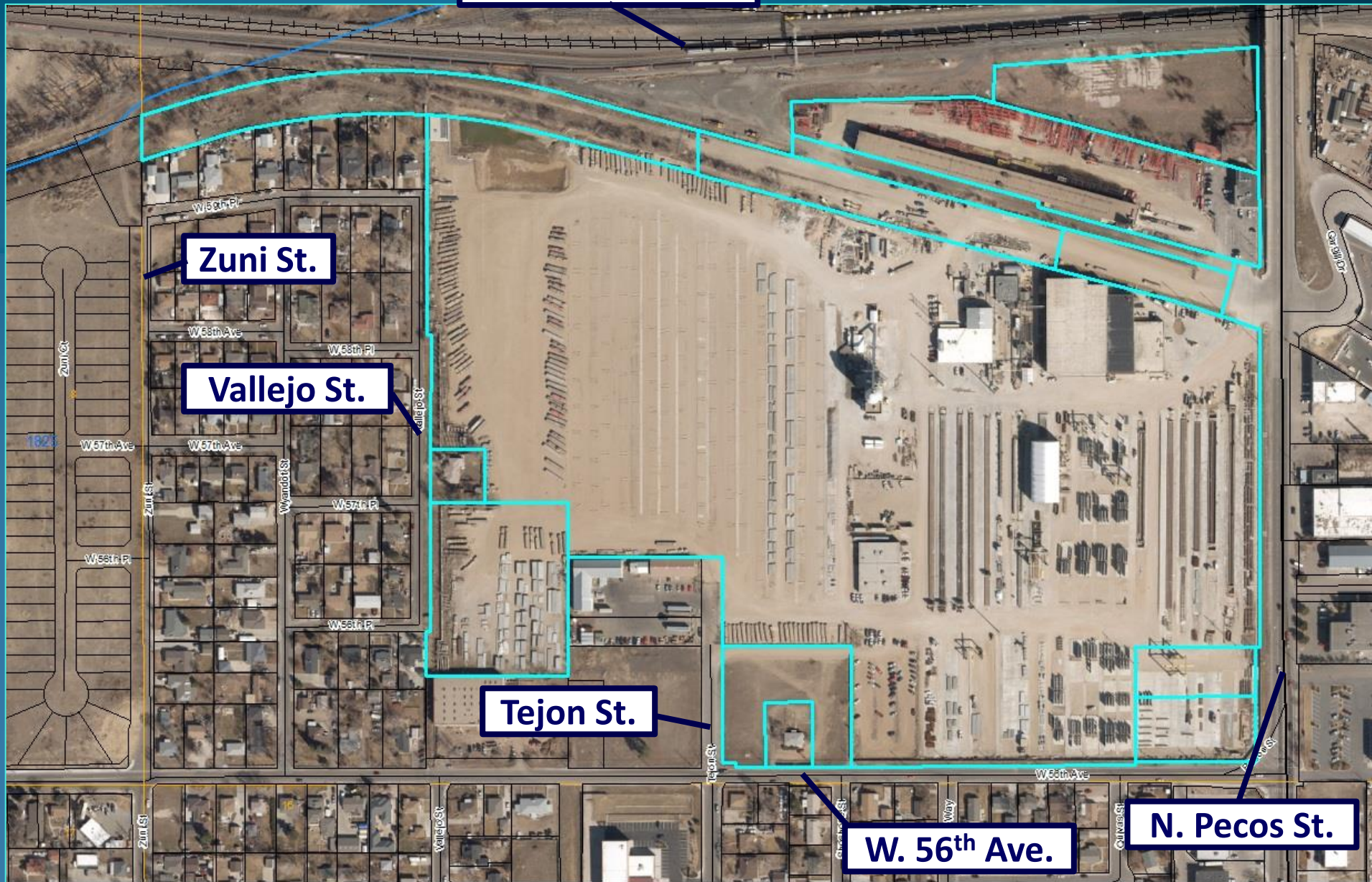
Zuni St.

Vallejo St.

Tejon St.

W. 56th Ave.

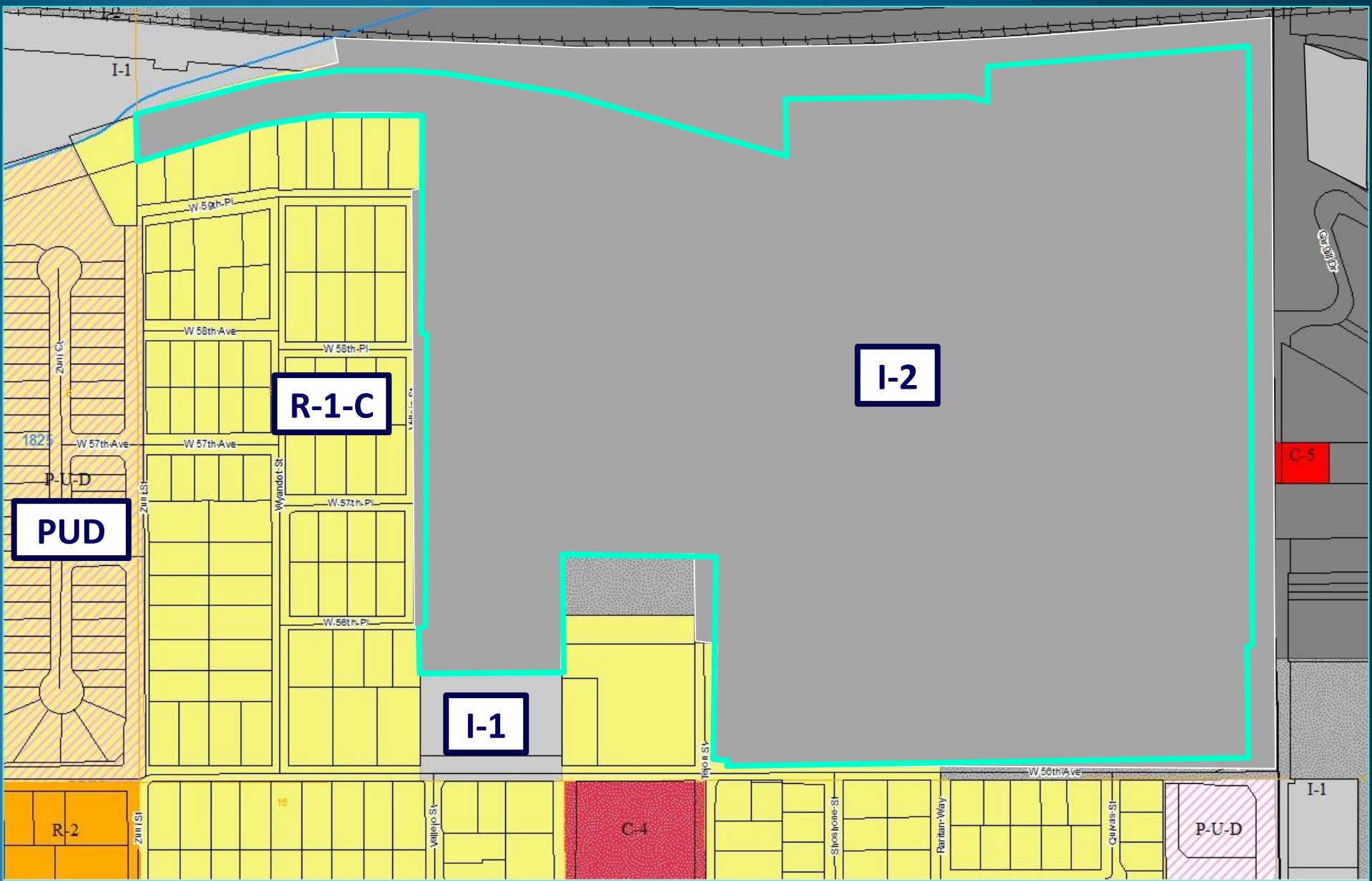
N. Pecos St.



The map displays a city layout with various land use zones. Key features include:

- Zones:** R-1-C (yellow), I-2 (dark blue), I-3 (light blue), PUD (pink), I-1 (light blue), C-4 (red), C-5 (red), R-2 (orange), and I-1 (light blue).
- Streets:** Alcott St, Zuni St, Wyandot St, Vallejo St, Umatilla St, Shoshone St, Raritan Way, Quivas St, W 59th Pl, W 58th Pl, W 57th Pl, W 56th Pl, W 55th Pl, W 54th Pl, W 53rd Pl, W 52nd Pl, W 51st Pl, W 50th Pl, W 49th Pl, W 48th Pl, W 47th Pl, W 46th Pl, W 45th Pl, W 44th Pl, W 43rd Pl, W 42nd Pl, W 41st Pl, W 40th Pl, W 39th Pl, W 38th Pl, W 37th Pl, W 36th Pl, W 35th Pl, W 34th Pl, W 33rd Pl, W 32nd Pl, W 31st Pl, W 30th Pl, W 29th Pl, W 28th Pl, W 27th Pl, W 26th Pl, W 25th Pl, W 24th Pl, W 23rd Pl, W 22nd Pl, W 21st Pl, W 20th Pl, W 19th Pl, W 18th Pl, W 17th Pl, W 16th Pl, W 15th Pl, W 14th Pl, W 13th Pl, W 12th Pl, W 11th Pl, W 10th Pl, W 9th Pl, W 8th Pl, W 7th Pl, W 6th Pl, W 5th Pl, W 4th Pl, W 3rd Pl, W 2nd Pl, W 1st Pl, W 0th Pl, W -1st Pl, W -2nd Pl, W -3rd Pl, W -4th Pl, W -5th Pl, W -6th Pl, W -7th Pl, W -8th Pl, W -9th Pl, W -10th Pl, W -11th Pl, W -12th Pl, W -13th Pl, W -14th Pl, W -15th Pl, W -16th Pl, W -17th Pl, W -18th Pl, W -19th Pl, W -20th Pl, W -21st Pl, W -22nd Pl, W -23rd Pl, W -24th Pl, W -25th Pl, W -26th Pl, W -27th Pl, W -28th Pl, W -29th Pl, W -30th Pl, W -31st Pl, W -32nd Pl, W -33rd Pl, W -34th Pl, W -35th Pl, W -36th Pl, W -37th Pl, W -38th Pl, W -39th Pl, W -40th Pl, W -41st Pl, W -42nd Pl, W -43rd Pl, W -44th Pl, W -45th Pl, W -46th Pl, W -47th Pl, W -48th Pl, W -49th Pl, W -50th Pl, W -51st Pl, W -52nd Pl, W -53rd Pl, W -54th Pl, W -55th Pl, W -56th Pl, W -57th Pl, W -58th Pl, W -59th Pl, W -60th Pl, W -61st Pl, W -62nd Pl, W -63rd Pl, W -64th Pl, W -65th Pl, W -66th Pl, W -67th Pl, W -68th Pl, W -69th Pl, W -70th Pl, W -71st Pl, W -72nd Pl, W -73rd Pl, W -74th Pl, W -75th Pl, W -76th Pl, W -77th Pl, W -78th Pl, W -79th Pl, W -80th Pl, W -81st Pl, W -82nd Pl, W -83rd Pl, W -84th Pl, W -85th Pl, W -86th Pl, W -87th Pl, W -88th Pl, W -89th Pl, W -90th Pl, W -91st Pl, W -92nd Pl, W -93rd Pl, W -94th Pl, W -95th Pl, W -96th Pl, W -97th Pl, W -98th Pl, W -99th Pl, W -100th Pl.

Proposed Zoning Map



Future Land Use

**Mixed-Use
Employment**

Mixed Use Employment

Parks and Open Space

W 59th Pl

W 58th Ave

W 58th Pl

1825

W 57th Ave

W 57th Pl

W 57th Pl

W 56th Pl

W 56th Pl

W 56th Pl

W 56th Pl

W 56th Pl

W 56th Pl

W 56th Pl

W 56th Pl

Wyandot St

Valley St

W 57th Pl

W 57th Pl

W 57th Pl

W 57th Pl

W 57th Pl

W 57th Pl

W 57th Pl

W 57th Pl

W 57th Pl

Industrial

17

16

W 56th Ave

Zuni St

Valley St

Shoshone St

Ranjan Way

Quivas St

Pace St

Can 9th St

Criteria for Rezoning Approval

Section 2-02-15-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible

Criteria for Final Plat for Major Subdivision Approval

Section 2-02-19-04-05

1. Consistent with Preliminary Plat Approval
2. Conforms to Subdivision Design Standards
3. Provides Sufficient Water Supply
4. Provides Evidence of Established Sewage Disposal
5. Provides Identification & Mitigation of Hazardous Geologic Conditions
6. Provides Adequate Drainage Improvements
7. Provides Financial Guarantees for Infrastructure

Proposed Final Plat (3 lots)

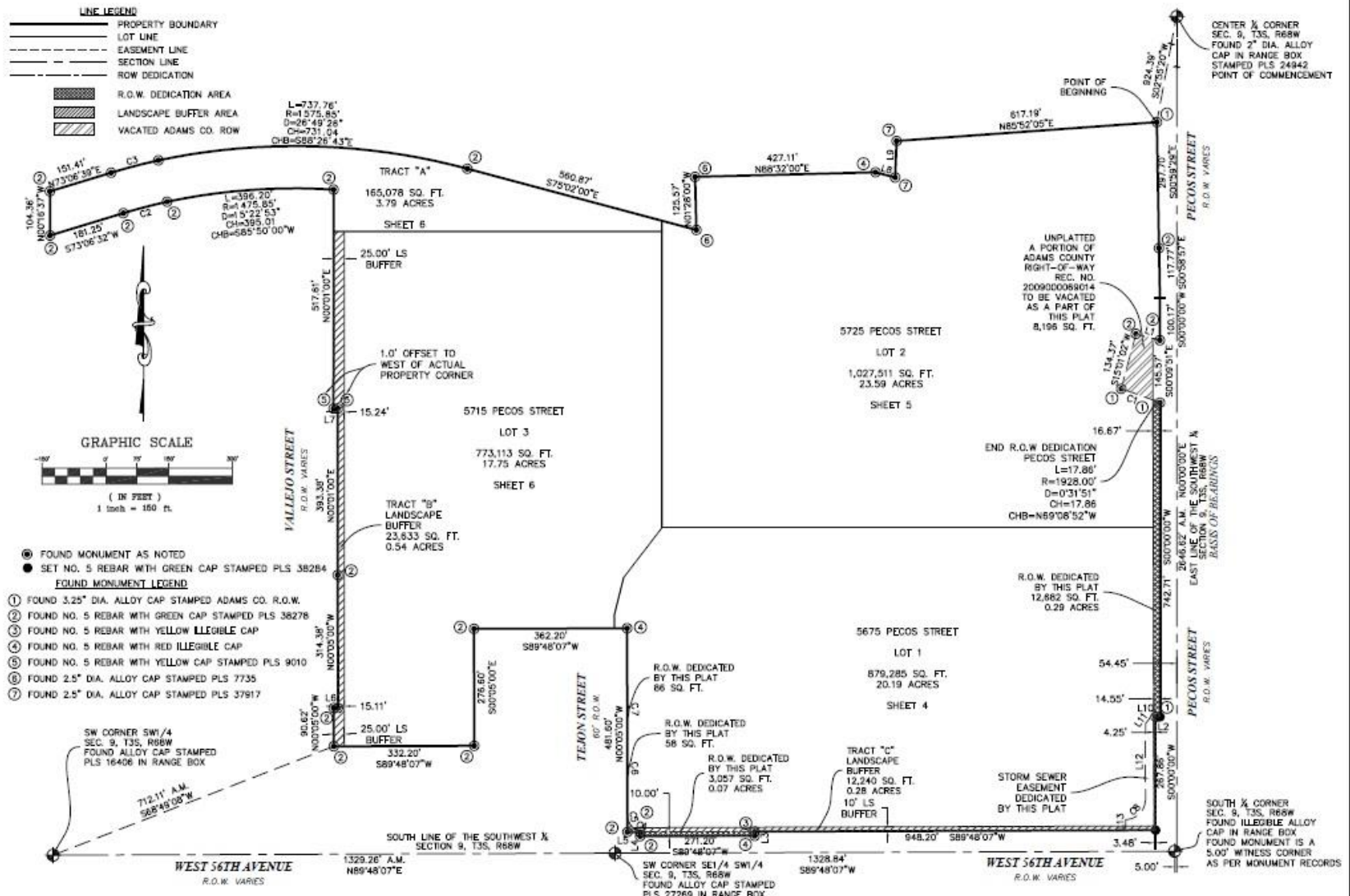
PECOS LOGISTICS PARK FILING NO. 1-

A REPLAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION; LOT 2, BLOCK 1, FELCH SUBDIVISION, RIGHT OF WAY VARIATION OF A PORTION OF PECOS STREET AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 7

PLAT

CASE NO.: PLT2019-00013



Proposed Final Plat (3 lots)

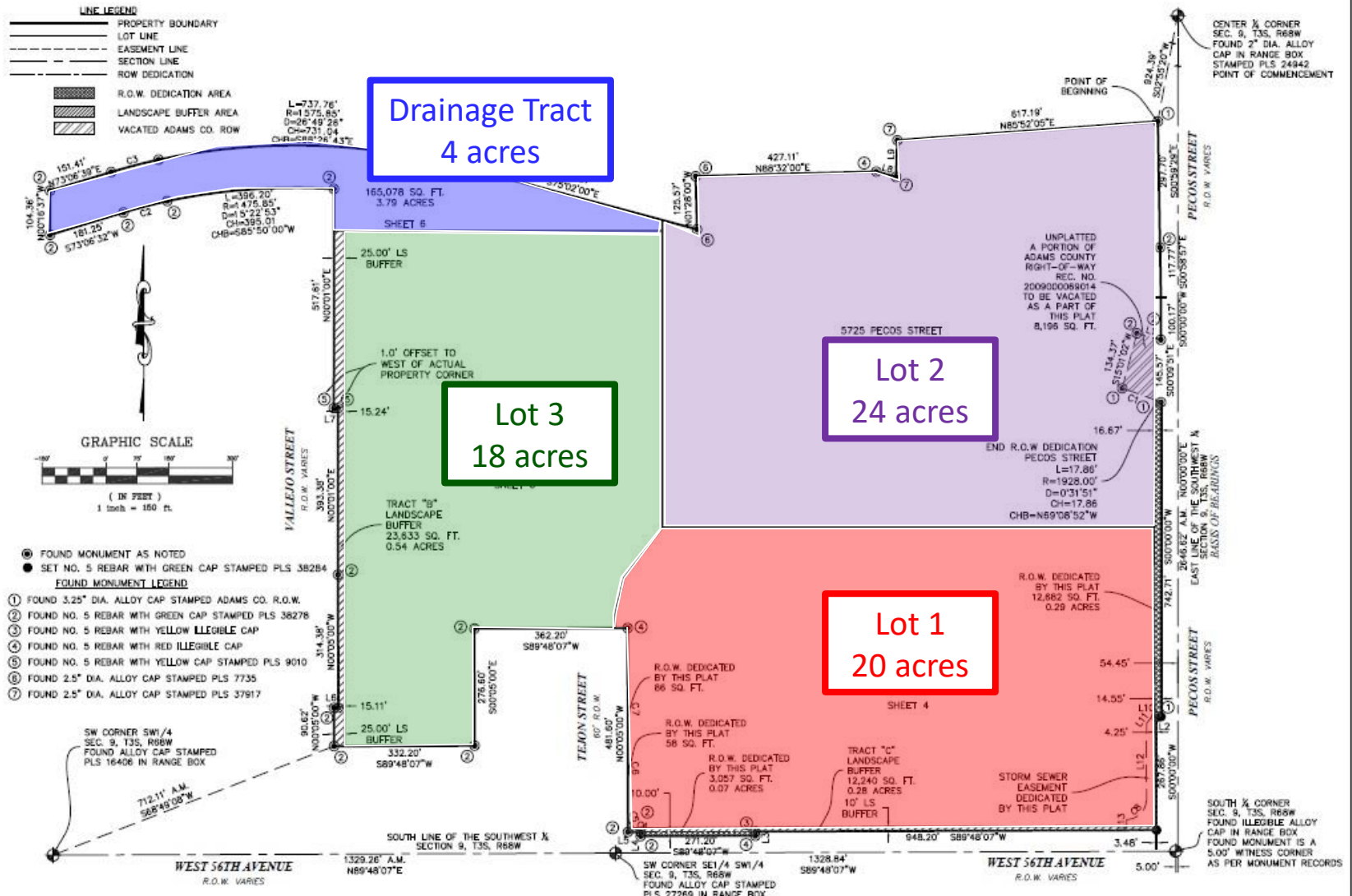
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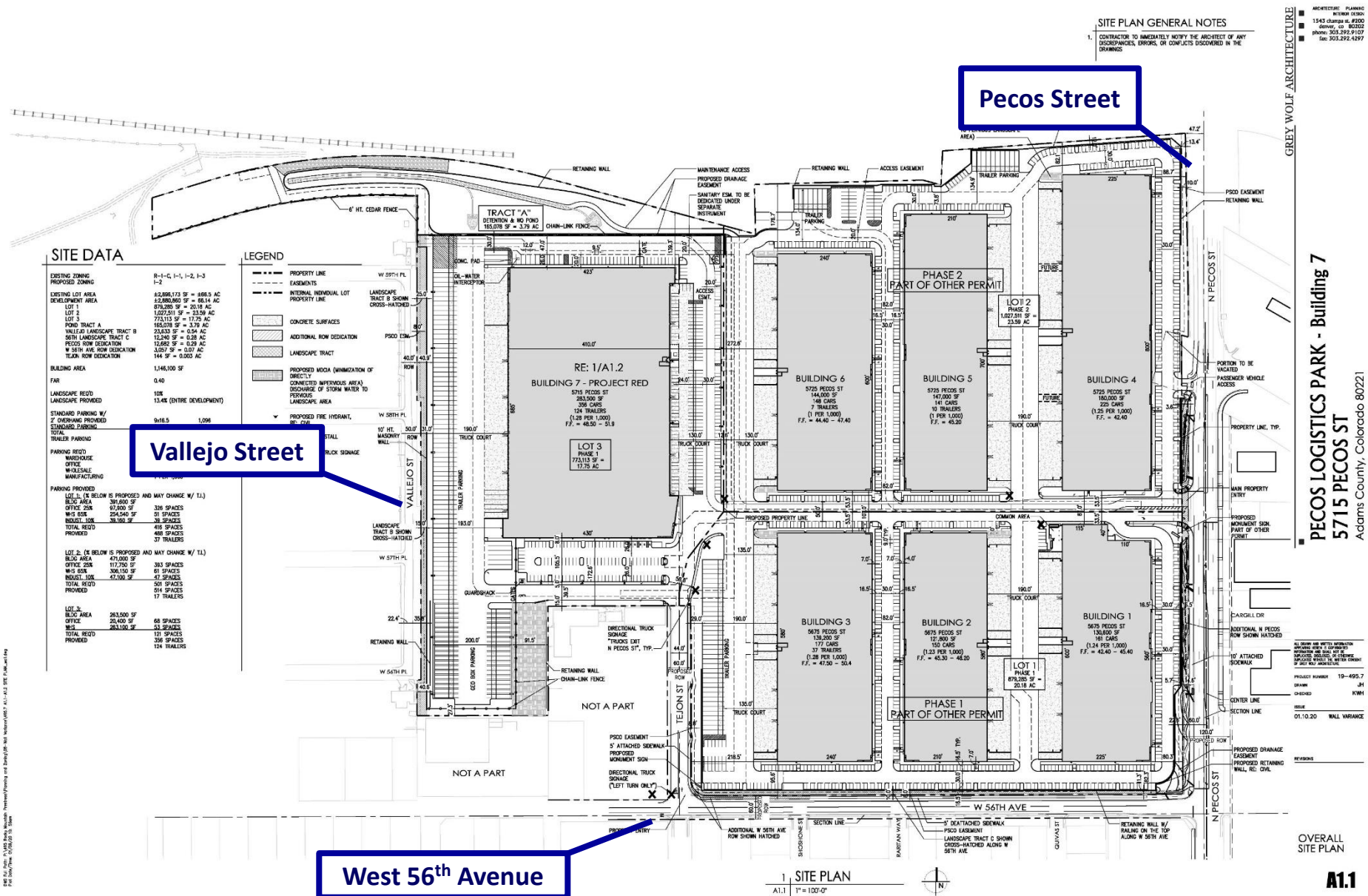
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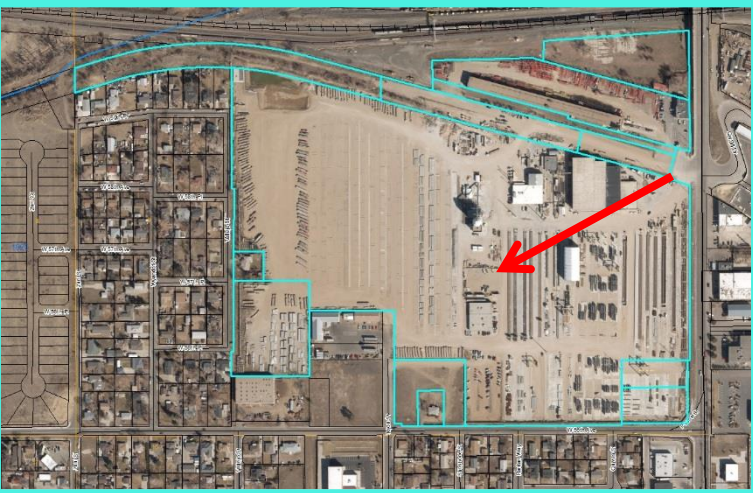
Applicant Site Plan



Development Standards

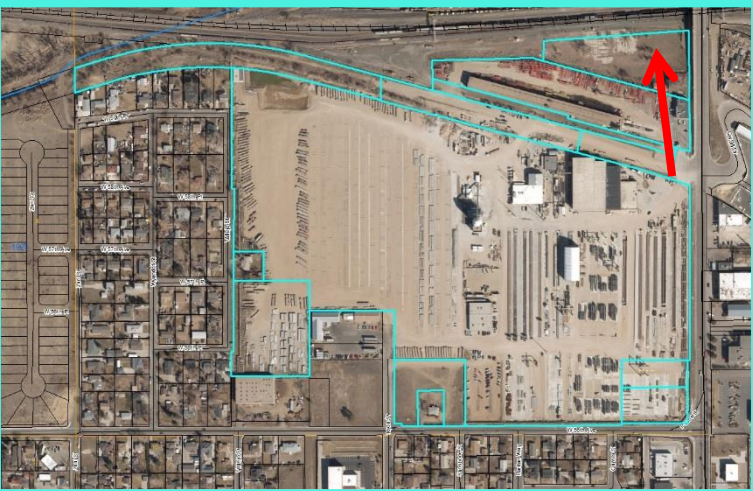
I-2 Zone District

- Minimum Lot Size:
 - *2 acre (required)*
 - *18 acres (min. proposed)*
- Minimum Lot Width:
 - *125 ft. (required)*
 - *Over 600 ft. (proposed)*
- Minimum Setbacks:
 - *25 ft. (front)*
 - *15 ft. (side)*
 - *15 ft. (rear)*
 - *75 ft. (arterial)*
 - *145 ft. (section line)*



NOTICE
FOR SAFETY REASONS
ALL PERSONS MUST WEAR
PELLETS OR OTHER PROTECTIVE
EQUIPMENT WHEN ENTERING
THE SITE
LOCATED AT
5801 PECOS STREET
BEFORE ENTERING THEIR PREMISES

SPEED
LIMIT
10

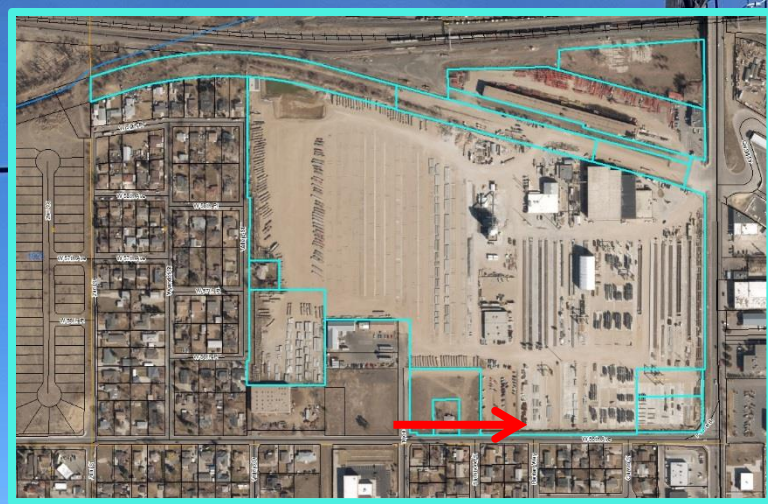






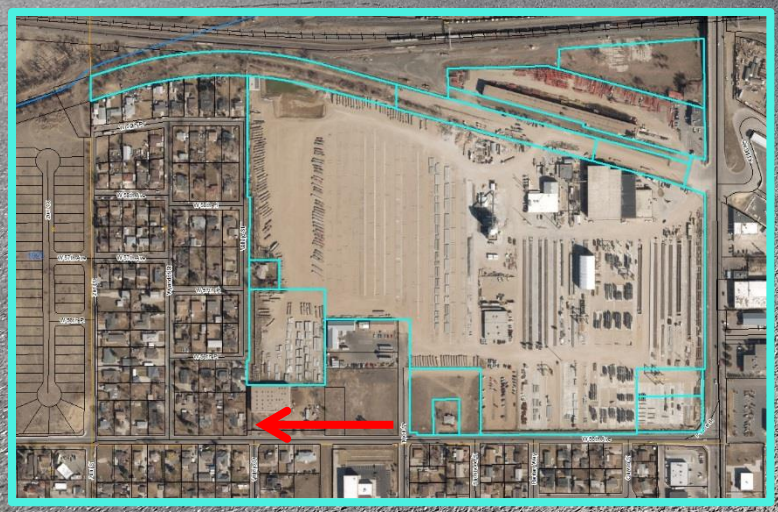








NO
TRUCKS
OVER
7000 LBS
EMPTY WT









Applicant's Conceptual Site Plan



Applicant's Conceptual Site Plan



Applicant Rendering





Referral Period

Notices Sent*	Comments Received
471	2

1,000-foot referral distance

Public Comments:

- Maintenance of Fisher Ditch
- Zoning Violations of Existing User

External Referral Agencies (no concerns):

- Colorado Department of Public Health and Environment
- Colorado Department of Transportation
- Colorado Div. of Mining Reclamation and Safety
- Colorado Division of Water Resources
- Denver Water
- RTD
- TCHD
- Xcel Energy

Analysis

- Comprehensive Plan:
 - Consistent with Future Land Use Map
- Development Standards:
 - Conforms to I-2 zone district standards
 - Conforms to Subdivision Design Standards
 - Water & Sanitation Provision Adequate
 - Financial Guarantees Secured
- Compatibility:
 - Majority of site will be zoned with lesser intensity
 - Services Provided by Pecos Logistics Park Metro District
 - Improved Design of Streets, Sidewalks, & Architecture

Planning Commission

(PRC2020-00002 – Pecos Logistics Park)

- Public Hearing: June 11, 2020
- Only rezoning was heard in accordance with Regulations
- Major subdivision final plat application are not heard before the Planning Commission
- No public comments provided
- 6-0 vote for approval of the project

PC/ Staff Recommendation

(PRC2020-00002 – Pecos Logistics Park)

Approval of the rezoning, final plat for major subdivision, and subdivision improvements agreement (PRC2020-00002) with 11 findings-of-fact, 1 condition, and 1 note.

Recommended Condition

(PRC2020-00002 – Pecos Logistics Park)

1. The existing on-site wastewater treatment system shall be abandoned in accordance with the Tri-County Health Department's Regulation No. O-17, Section 6.8. The Tri-County Health Department must be notified in writing once the systems have been properly abandoned.