

LUJAN'S TRUCKING, LLC SITE PLAN

PROJECT NARRATIVE:

Pre-Application Review: On June 8, 2016, the applicant met with the City of Fort Lupton for a Pre-Application meeting. Miscellaneous topics relating to the operation were discussed. Case specific items for the formal site plan submittal were also discussed such as traffic, use of the site, Fire Protection District concerns, and overall daily operations to name a few. These items have been addressed within the following written material, site plan and/or are attached herein for review.

Introduction: The applicant is currently leasing the property from the property owner, Union Pacific Railroad, which said property falls within the railroad right of way. The property is located in the Northwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M., Fort Lupton, Colorado. More precisely, the property is located West of and adjacent to the Union Pacific Railroad tracks, North of and adjacent to Highway 52 (1st Street), South of the Easterly extension of 2nd Street and East of Main Street.

Lujan's Trucking, LLC provides trucking services and snow removal to local businesses and private individuals in the area. The location of this property lends itself well to this use based on available access to public roads and highways. The City of Fort Lupton has wisely invited alternative and natural resource energy companies to the area. This allows small business owners to thrive and support this large industry and the community. The service that Lujan's Trucking provides is key to the community and the businesses that have come to locate in the surrounding area.

Site Description: The subject property for the anticipated use contains 1.64 acres, more or less, and is annexed into the City of Fort Lupton. The applicant is currently leasing the property from the Union Pacific Railroad. The site address is 825 1st Street, Fort Lupton, CO 80621 and is generally located within the central part of the City.

Existing Use: In the past the property has been used for various Industrial and Commercial uses. Currently, it is being used for a trucking company's vehicle parking and maintenance as well as administrative office space for said trucking company. The property contains two buildings. The South building is used for office space with 5 office rooms, a break room, 2 bathrooms and a conference room. Lujan's Trucking is currently utilizing one room for its office space. The North building is the shop/maintenance building. Trucks are routinely serviced within this building.

Existing uses surrounding the site consist of a fast food restaurant (Sonic Drive Inn), commercial and residential to the West, Union Pacific Railroad track to the East, State Highway and commercial to the South, and commercial uses to the North.

Proposed Use: As discussed above, Lujan's Trucking, LLC provides trucking services and snow removal to local businesses and private individuals in the area. They mainly haul aggregates for the oil and gas industry, construction companies for public and private projects and private individuals.

The applicant proposes to utilize the existing facilities. No new construction or modification to the site is proposed with this Site Plan application. Fencing for screening and security will be the only construction proposed for the site. The existing office building will serve as the trucking business offices with no modifications needed. The existing shop/maintenance building will continue to be used for light maintenance/repairs for the truck fleet. This would include oil and fluid changes, tire maintenance and light mechanic work. All materials will be stored in a safe manner and in approved containers. The waste materials will be stored and then disposed of by a professional waste management company on a routine schedule. The site will contain two trash receptacles (dumpsters) which will be routinely emptied by a refuse company.

The site will access along the Westerly boundary via 2nd Street. There is an existing access point along 1st Street (Highway 52) which has been chained off to traffic. This access will not be used for business operations. Employees will park on the West side of the office building on the asphalted surface. All truck, trailer and equipment parking will be generally between the office and shop inside the proposed fencing. The site will be fenced and gated for screening, safety and security purposes.

Do to the size of the trucking company and the size of the existing office (number of individual office rooms), the applicant would like to respectfully request the ability to sub-let office space to individuals not associated with the trucking company. The space would be available to individuals that would simply need space for a computer and desk. Patrons would not be allowed to frequent the site as well as future tenants would not be allowed to increase the impact proposed by this application.

Hours of Operation, Number of Employees, and Equipment: Equipment that will be parked/stored at the site will consist of:

- 7 tandem dump trucks
- 13 tractor/trailers
- 1 portable water tank truck
- 2 service/maintenance pickups
- 1 storage trailer
- 2 pickup snow plow blades (plows are used with the service pickups)

Lujan's Trucking employs between 10 and 20 hourly employees at any given time (depends on season and economy). Hours of operation shall be 6:00 am to 6:00 pm with occasional 24-hour support depending on demand for services and/or circumstances.

Traffic: Reoccurring traffic shall be at a minimum to and from this site. The trucks and drivers will leave in the morning to haul product and return to the site at the end of the day. No patrons are anticipated to visit the proposed facility, only employees.

Below is an approximate traffic count during peak hours:

USE	NUMBER	AM PEAK		PM PEAK	
		(in)	(out)	(in)	(out)
Office	2	2	2	2	2
Employees	20	20	0	0	20
Trucks	18	0	18	18	0
Total		22	20	20	22

Drainage: Drainage patterns will remain the same as in the past. No new facilities are proposed with this application therefore existing drainage shall not change or be affected.

Existing Zoning: The subject property is currently not zoned by the City of Fort Lupton. The property falls within Union Pacific Railroad right of way and is being occupied through lease agreements with the railroad company. Existing zone districts surrounding the site are C2 (Heavy Commercial) to the West and Northwest; C1 (General Commercial) and C2 (Heavy Commercial) to the South; and R1A (Low Density Residential) to the East across the railroad tracks and park.

Site Safety: Safety is always an issue for any type of operation or use. It is important to convey this through a proper safety plan and equipment. Lujan’s Trucking is committed to creating a safe work environment through safety education and training.

Landscaping and Screening: The site shall be screened from all adjacent residential uses. A new 6’ chain link fence with fabric screening is proposed along the West line of the property. The existing chain link fence with fabric screening will remain along the East line. These fences will aid in site security as well. The limits of the fencing are shown on the attached site plan. No new landscaping is proposed for this project

Site Lighting: No additional outdoor lighting is proposed with this application. Some lighting exists on the existing buildings.

Noise Pollution: This site will generate very little noise. The trucks will exit in the morning and return at the end of the day. In considering the adjacent surrounding uses in the area, this site will generate very little noise.

Site Signage: A monument sign is not proposed with this Site Plan.

Public Water: The site (office) is served by City of Fort Lupton.

Sewage Disposal: The site (office) is served by City of Fort Lupton.

Site material list: The following items are the primary products stored on site for daily truck/equipment maintenance. Engine oil, antifreeze, fuel additives and grease.

Application Packet Inclusions:

- Application Form
- Application Fees
- Project Narrative
- Legal Description
- Vicinity Map
- Site Plan
- Surrounding Property Owners List (APO)