

GCSA Event Center

RCU2021-00023

6539 Imboden Rd

Community & Economic Development
Department

August 2nd, 2022

Planning Commission Public Hearing
Presented by: David DeBoskey, Planner I



ADAMS COUNTY
COLORADO

Request

Conditional Use Permit

- Event Center (Indoor Commercial Use) in A-3 zoned lot.
- Staff Recommendation
 - 2 years

Aerial Map

DIA

E 72nd Ave

Site

Imboden Rd

Aurora

56th Ave

Colorado Air
& Space Port

Aerial Map

Imboden Rd

Location of
Proposed Use

Site

Current Zoning

A-3

Site

A-3

1817

Imboden Rd

Aurora

Agriculture-3: Intended to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses.

Future Land Use Map
(Colorado Air & Space
Port Subarea)

Industry Hub

Mixed-Use
Industrial

Imboden Rd

Green Space
and Sustainable
Agriculture

Site

Aerospace and
Innovation

E 56th Ave

Colorado Air and

Mixed Use Industrial

(Colorado Air & Space Port Subarea Plan)

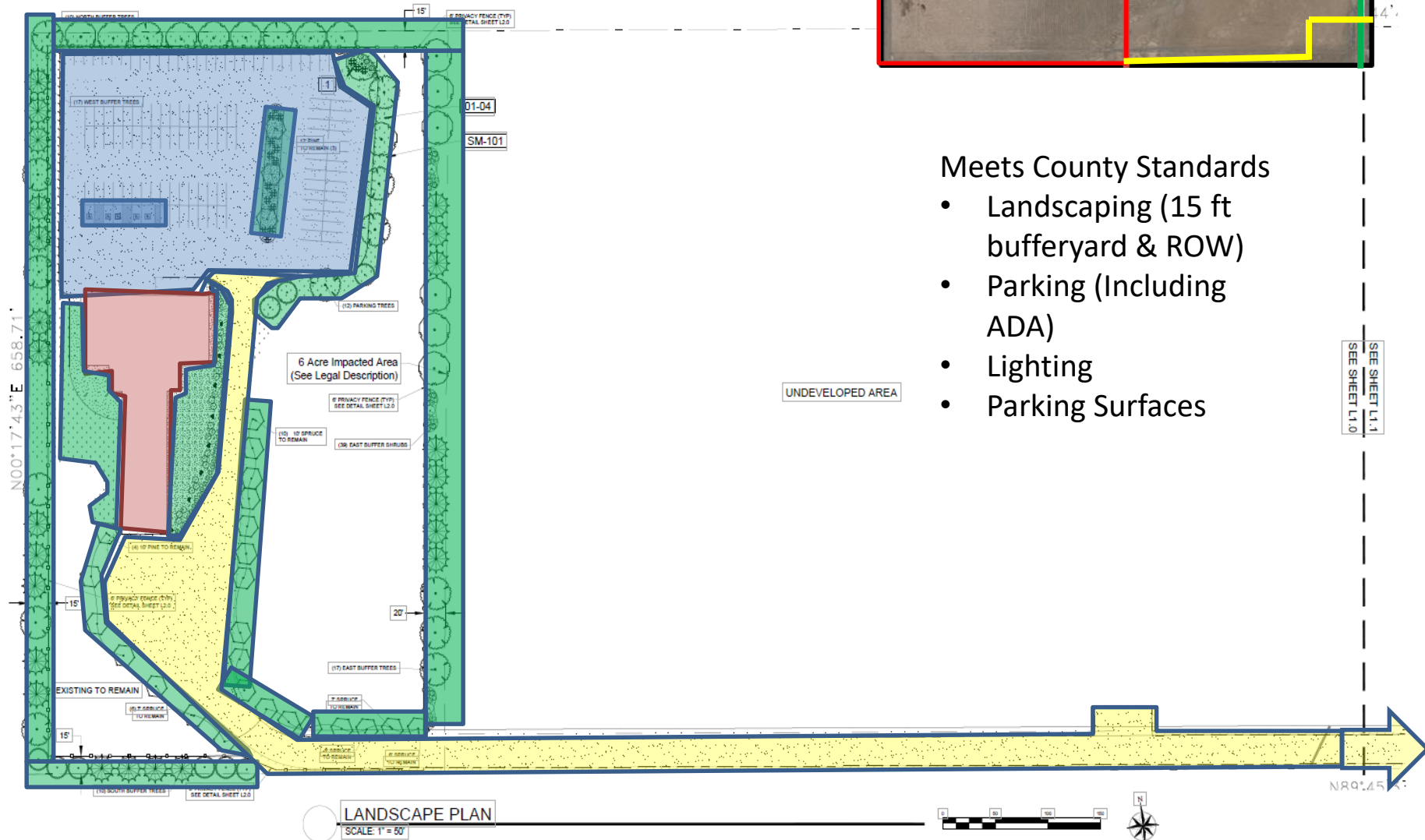
- Intended to provide a variety of employment-focused land uses, including light industrial, commercial and civic uses.
 - Supportive Land Uses: Retail, office, and hospitality
- Intended to provide transition between mixed-use areas and heavier intensity employment areas, like industry hub and aerospace and innovation character areas.

Criteria for Conditional Use Permit

Section 2-02-09-06

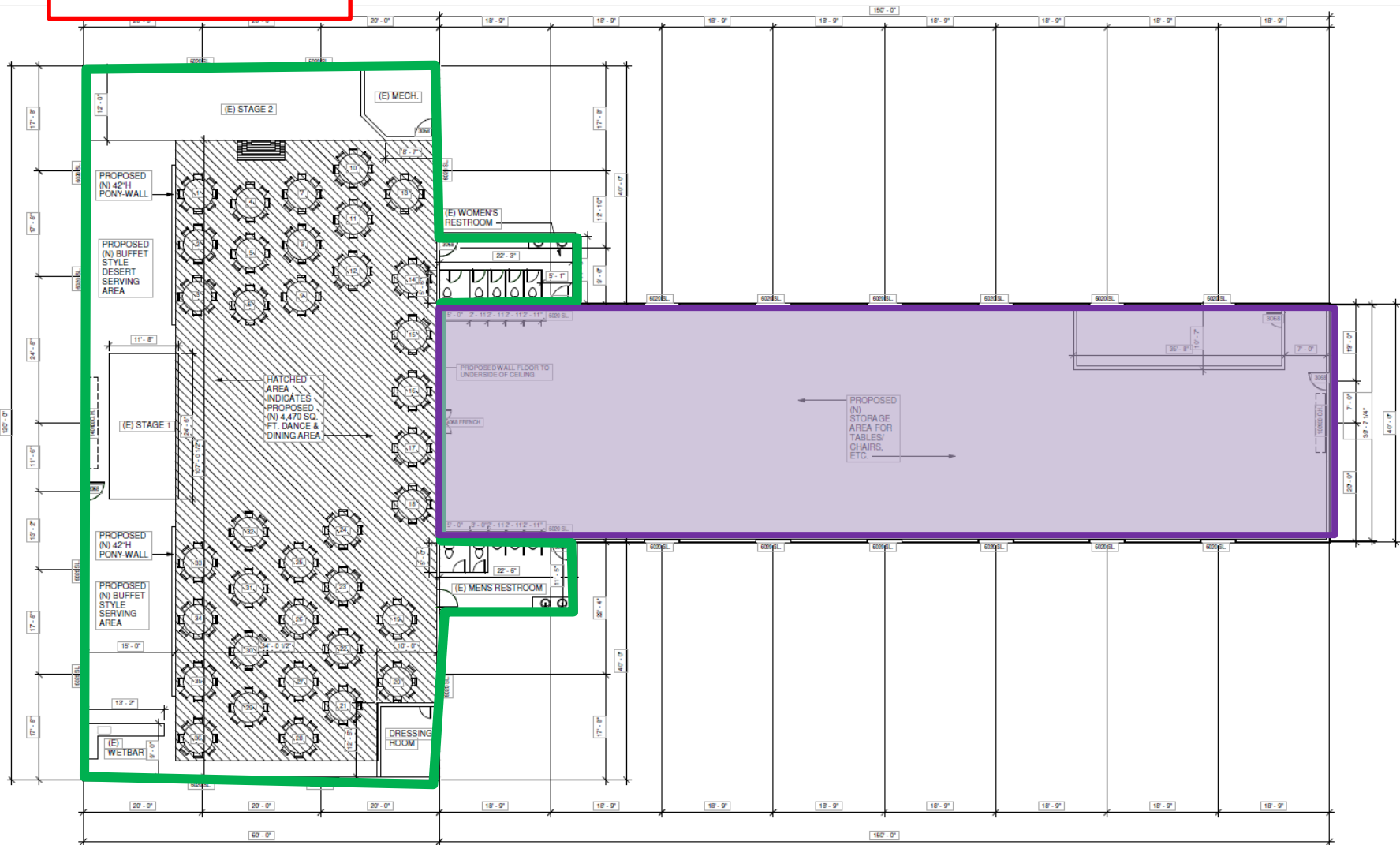
1. Permitted in zone district
2. Consistent with performance standards
3. Complies with performance standards
4. Harmonious, & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Convenient and functional layout of site plan
8. Adequate services

Site and Landscape Plan



- Landscaping (15 ft bufferyard & ROW)
- Parking (Including ADA)
- Lighting
- Parking Surfaces

Conceptual Floor Plan



WEST



East



N Imboden



S Imboden



Referral Comments

Notifications Sent	# Comments Received
30*	2

* Property owners and occupants within 1 mile

- One letter of concern: Road Safety, Noise and Trespassing
- One letter of support
- Responding with Concern: TCHD, CDPHE and Adams County Code Compliance
- Responding without Concern: Adams County Sheriff, CDOT, DIA, Lumen, RTD

Planning Commission/ Staff Recommendation

(RCU2021-00023 – GCSA Event Center)

PC Update:

July 14, 2022

Approval (5-0) with 8 Findings, 6 Conditions Precedent, 6 Conditions, and 9 Notes

1 public comment

Concerns: Road Safety, Littering

Staff Recommendation:

Staff recommends APPROVAL of the subject request (RCU2021-00023) with 4 Findings-of-Fact.

Recommended Expiration:

Staff recommendation: 2 years

Recommended Findings-of-Fact

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions Precedent

1. The applicant shall obtain a change in occupancy for the barn prior to operating the event center.
2. The applicant shall obtain a letter of approval from the Bennett Fire Protection District as part of the building permit and change in occupancy permitting processes
3. The applicant shall obtain a Use Permit from the Tri-County Health Department (TCHD) or other applicable health department to change the use on the property from residential to commercial as it applies to the on-site wastewater treatment system. All written requirements within an October 12, 2021 letter from TCHD shall be met.
4. The applicant shall install all required landscaping and parking per the approved plans and receive a passing inspection or bond for the landscaping.
5. The applicant shall submit an engineering review application to receive formal approval of engineering reports and Civil Site Construction documents. All onsite and offsite civil improvements must be permitted, inspected, and approved by the Adams County Public Works Department prior to Certificate of Occupancy.
6. A “Notice to Proceed” will be issued upon the County receiving documentation from the applicant demonstrating that all Conditions Precedent have been met. Only when the applicant has received this notice, is the proposed use allowed conditionally.

Recommended Conditions

1. The Conditional Use Permit shall expire on August 2, 2024 (2 years).
2. All parking for participants shall be located on the subject property. All vehicle parking and drive lanes shall be on an approved surface, such as recycled asphalt.
3. Per the February 28, 2022 Colorado Department of Public Health and Environment (CDPHE) letter, the applicant shall track indoor water usage and event population at every event for a minimum of two years and provide a report of such data to the local health department on an annual basis. Should the data show that the wastewater flows exceed 2,000 GPD on the maximum monthly average flow, the TCHD permit terminates, and the OWTS becomes subject to review from the CDPHE.
4. The hours of operation are only permitted to be from 3 p.m-12 a.m.
5. Occupant load of the barn shall be determined at the time of building safety review and shall not be exceeded at any time.
6. The Conditional Use Permit shall only permit the subject use to occur within the 4,470 sq ft of the barn identified on the floor plan and within the roughly six acres shown the site plan. Any extension of space of the subject use within the larger lot and within the existing barn, which is approximately 39 acres and 13, 200 sq ft respectively, shall require an amendment to the conditional use permit.

Recommended Notes

1. The Conditional Use Permit will expire on August 2, 2023, if the applicants do not apply for and receive a change in occupancy through a building permit issued by the County.
2. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.
3. Permanent roadway improvements related to traffic impacts generated by the use will need to be reevaluated with subsequent conditional use permits.
4. Additional drainage information may be required prior to building permit issuance.
5. All operations shall conform to the Indoor Commercial Recreation/Entertainment and Event Center performance standards, as required by Section 4-09-02-12 and Section 4-09-02-12-03 of the County's Development Standards.
6. The applicant shall not exceed the maximum sound pressure level allowed in A-3 zoning. Sound pressure levels are measured in decibels (db). The maximum allowed sound pressure levels in the A-3 zone district are the following: Daytime (7 am - 10pm: 80db) and Nighttime (10pm – 7am: 75db).
7. Any noise complaints received by the county shall be considered upon reevaluation of subsequent conditional use permits.
8. Per the February 28, 2022 CDPHE letter, if the event center includes a kitchen other than a warming kitchen, CDPHE will require an additional review of the OWTS capacity.
9. Per the February 28, 2022 CDPHE letter, if the event center includes a dishwasher, CDPHE will require an additional review of the OWTS capacity.