Shiloh House
RCU2016-00015

October 11, 2016
Board of County Commissioners

Department of Community and Economic Development

**Case Manager: Chris LaRue**

Request

- Renewal of a Conditional Use Permit (CUP) for:
  - a group living facility for children;
  - Offices;
  - Classroom;
  - group therapy / day treatment &
  - family meeting areas

Background

- The applicant has been operating for 12 years

- Program is designed for children who need a therapeutic environment to help them address their mental health issues that often stem from being abused & neglected.

- No physical changes or aspects of the program are being changed:
    - other than to allow coed clients

Background

- Serve children between the ages of 3 to 18 years

- 20 children could be accepted in the group home – generally this has averaged 10.

- The residential, day treatment, & education program have an average of 15 children combined.
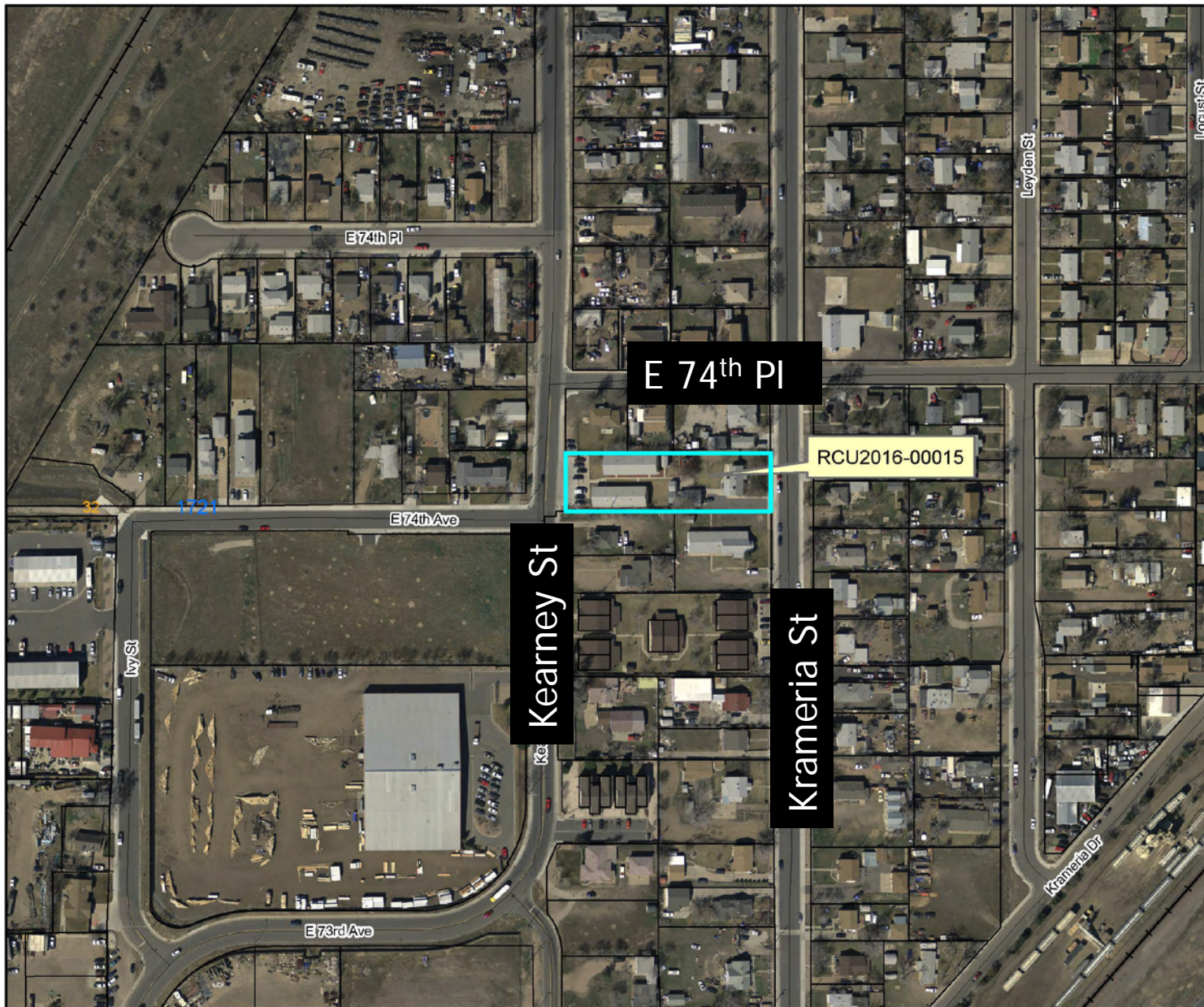
Special Zoning Conditions ★
Section Numbers 3
Railroad ┼┼
Major Water ——
Zoning Line ■-■
Sections ▭

Zoning Districts

A-1
A-2
A-3
R-E
R-1-A
R-1-C
R-2
R-3
R-4
M-H
C-0
C-1
C-2
C-3
C-4
C-5
I-1
I-2
I-3
CO
PL
AV
DIA
P-U-D
P-U-D(P)
Airport Noise Overlay

E 74th Pl

E 74th Pl

RCU2016-00015

E 74th Ave

Kearney St

Krameria St

Ivy St

E 73rd Ave

Krameria Dr

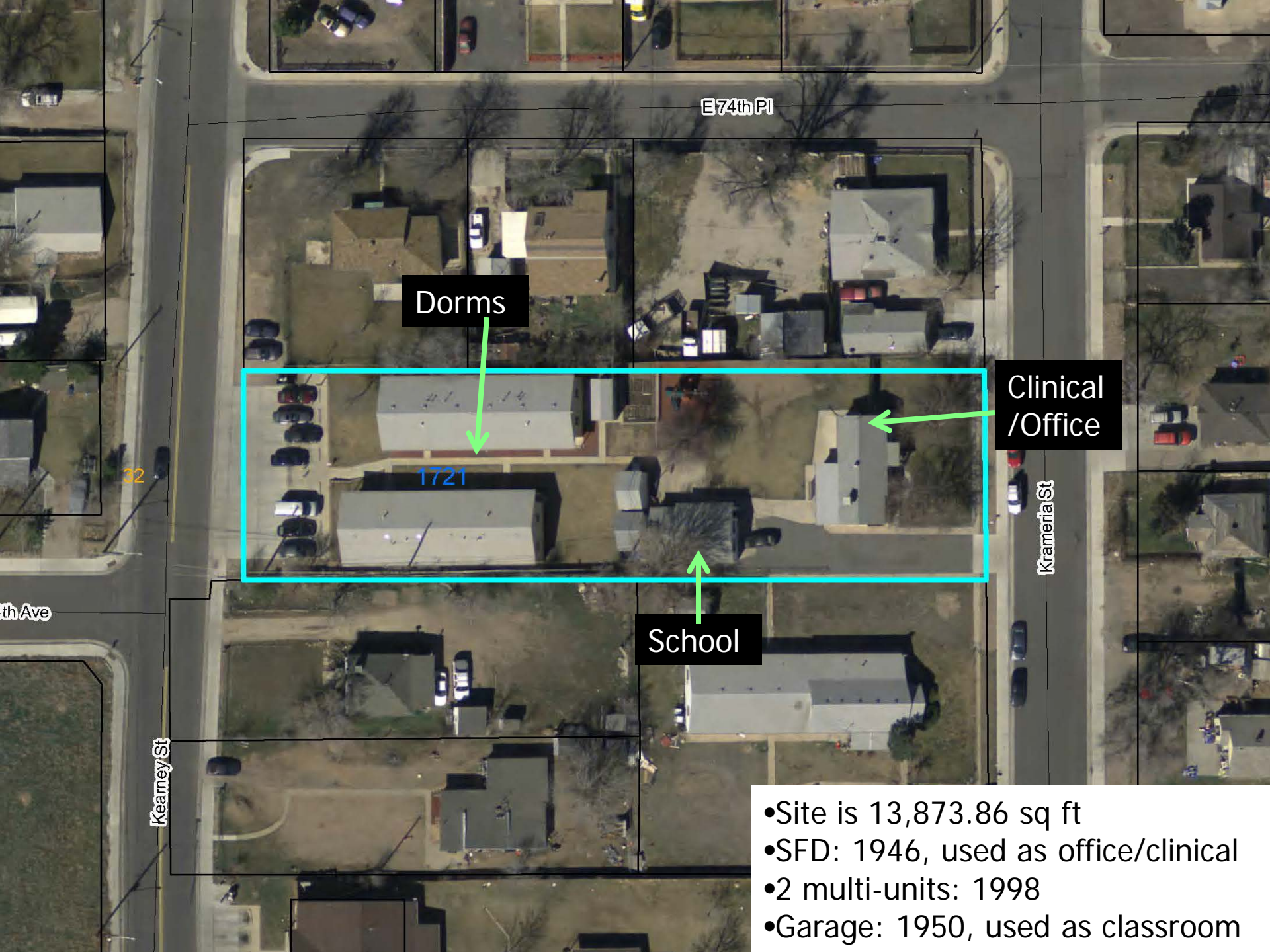Leyden St

Locust St

Shiloh House

RCU2016-00015

Aerial Map

N

ADAMS COUNTY
COLORADO

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by the Adams County GIS
group, which assumes no
responsibility for its accuracy

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Dorms

Clinical/Office

School

1721

E 74th Pl

Krameria St

Kearney St

th Ave

32

- Site is 13,873.86 sq ft
- SFD: 1946, used as office/clinical
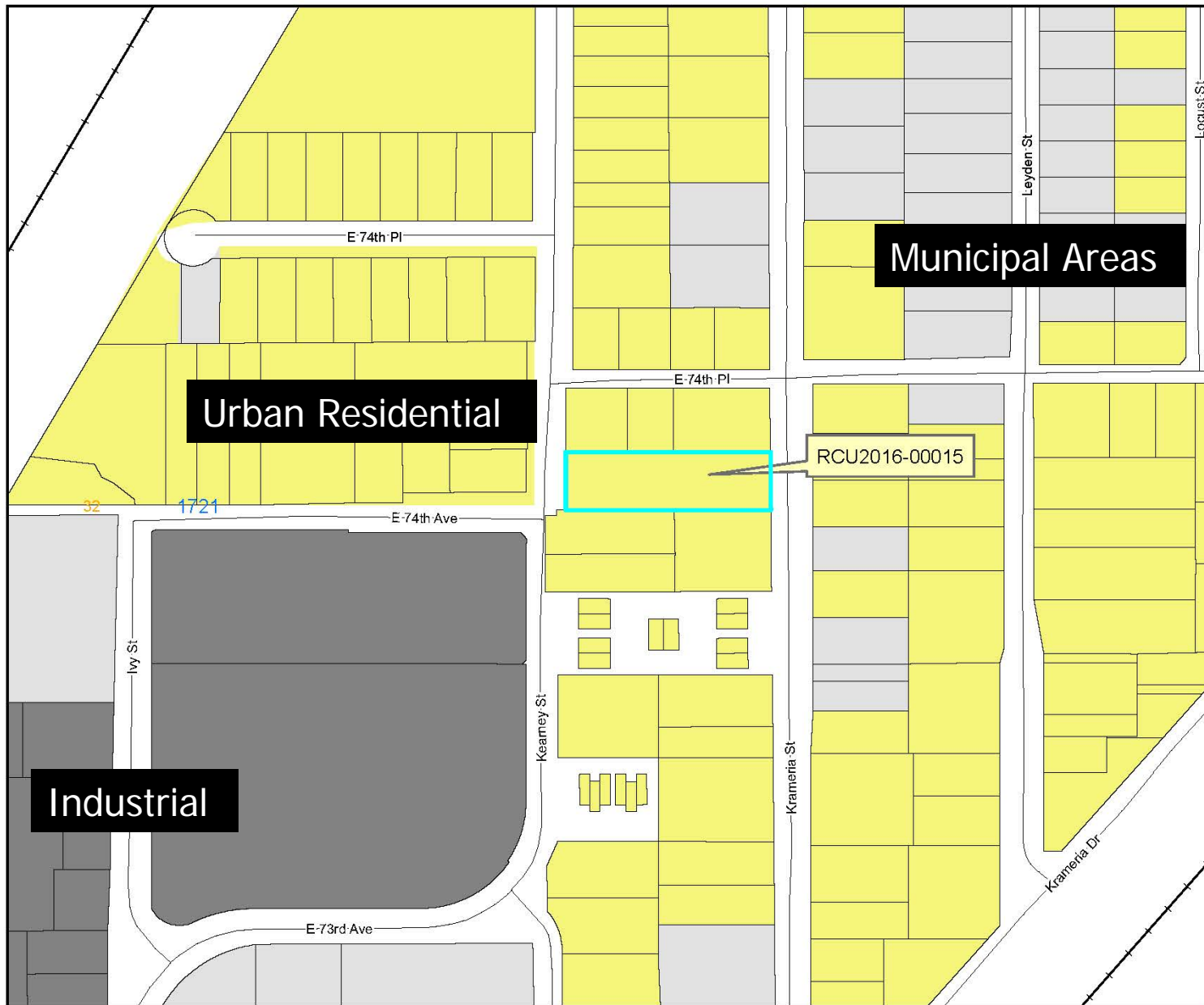- 2 multi-units: 1998
- Garage: 1950, used as classroom

LEGEND

Special Zoning Conditions
3 Section Numbers
Railroad
Major Water
Zoning Line
Sections

Zoning Districts
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay
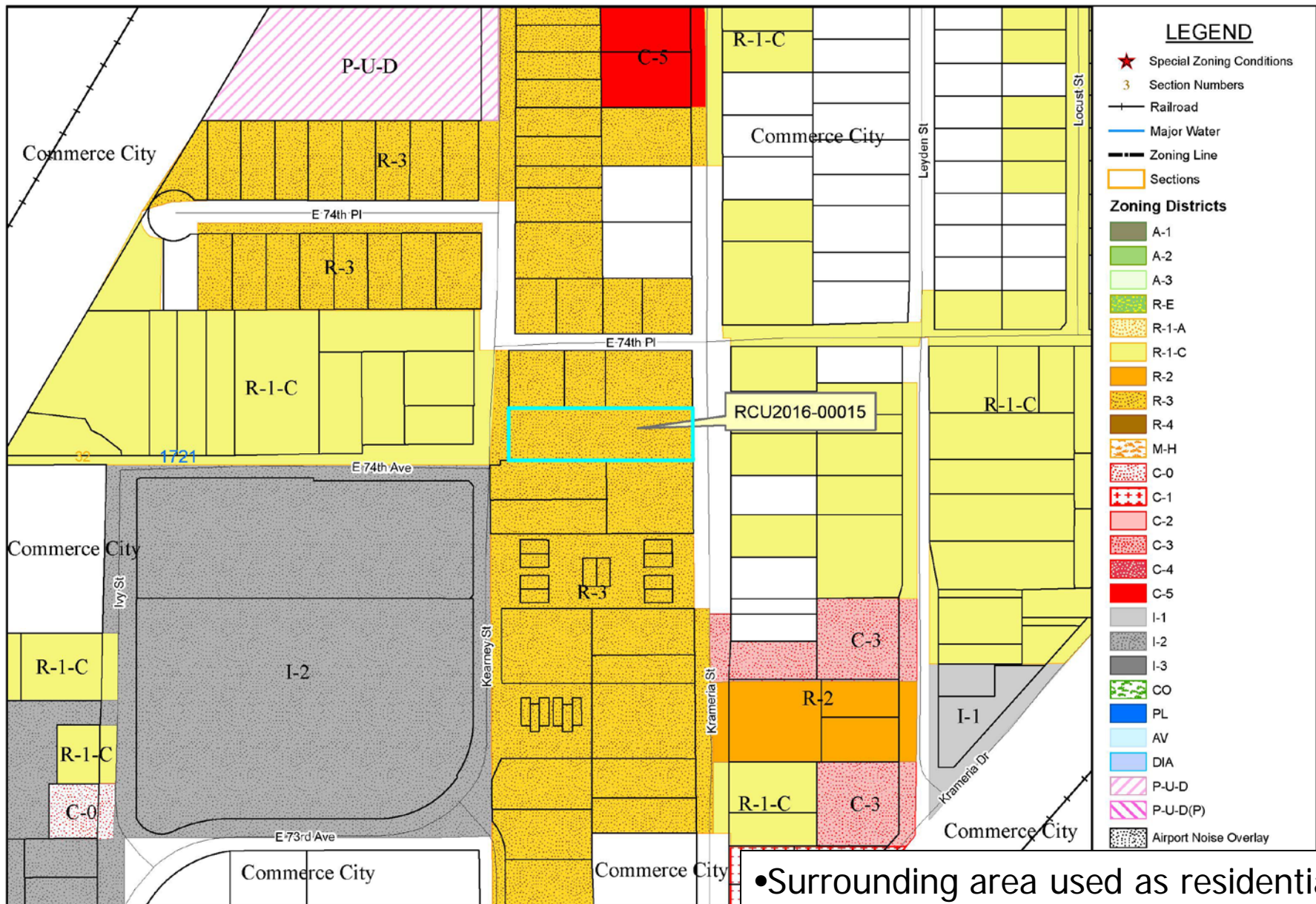
RCU2016-00015

Shiloh House

RCU2016-00015

Zoning Map

- Surrounding area used as residential
- Mix of SFD, Duplex, & Multi-Family
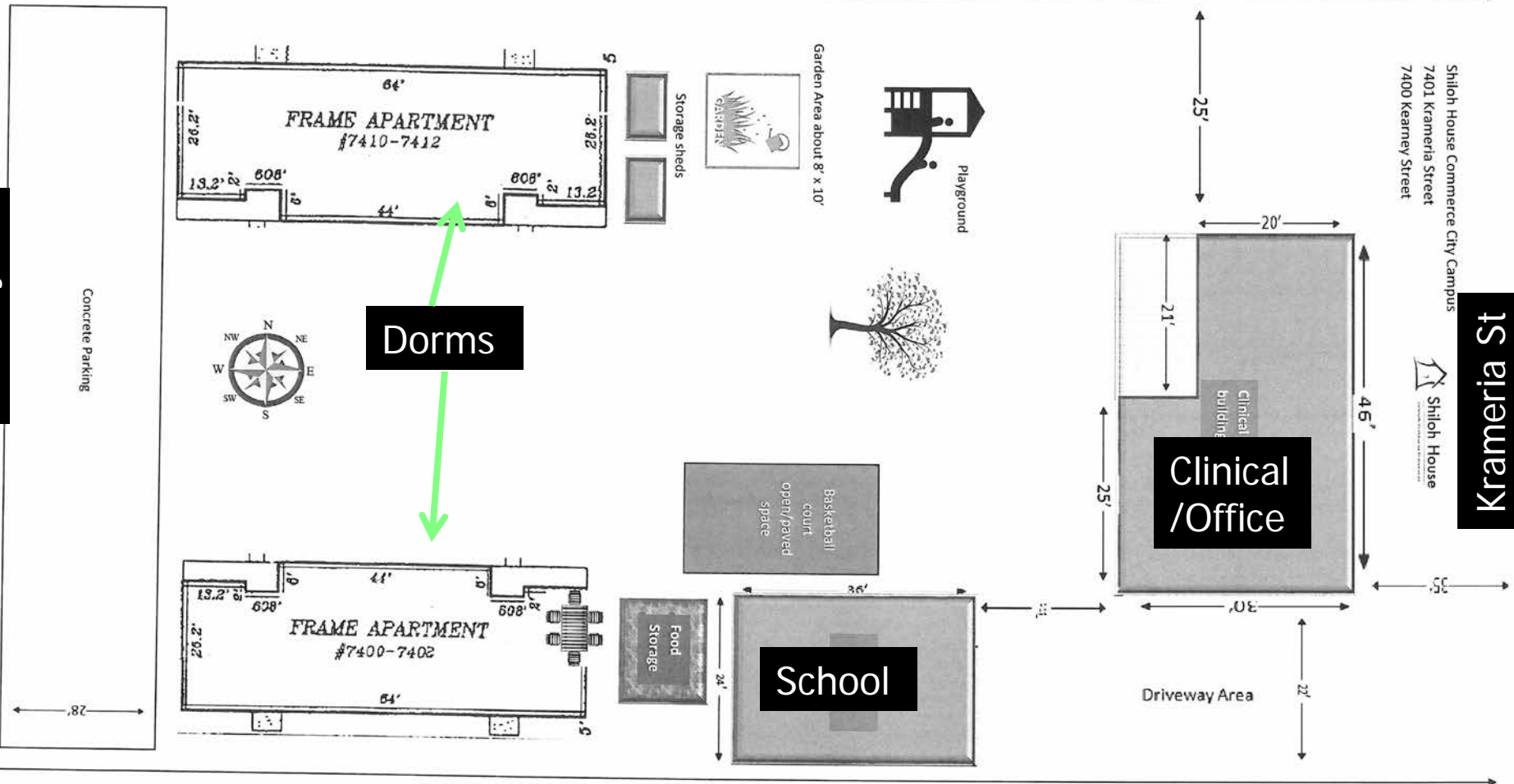- Industrial to the southwest

Urban Residential

Municipal Areas

Industrial

RCU2016-00015

Urban Residential:
- SFD & multi-family
- Housing variety
- Urban services

- Encourage infill

E 74th Pl
E 74th Pl
E 74th Ave
E 73rd Ave
Ivy St
Kearney St
Krameria St
Leyden St
Locust St
Krameria Dr
32
1721

Shiloh House
RCU2016-00015

Comprehensive Plan

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For display purposes only.

Kearney St

Krameria St

Concrete Parking

FRAME APARTMENT
#7410-7412

64'
26.2'
13.2'
608'
608'
13.2'
26.2'
44'
5'

Storage sheds

GARDEN

Garden Area about 8' x 10'

Playground

Dorms

N
NE
E
SE
S
SW
W
NW

FRAME APARTMENT
#7400-7402

64'
26.2'
13.2'
608'
608'
44'
5'

Food Storage

Basketball court open/paved space

School

36'
24'

Clinical building

Clinical /Office

20'
21'
25'
46'
30'
35'

Shiloh House Commerce City Campus
7401 Krameria Street
7400 Kearney Street

Shiloh House

25'

Driveway Area

27'

2.2

82'

Development Standards

- Site is zoned R-3: moderate density with 3 or more attached residences on one lot

- Group Living Facility: licensed by the Courts, Social Service Dept, or other governmental agency to house residents for social rehabilitation/treatment center

- Group homes in excess of 5 people require a CUP

Criteria

1. Permitted in the zone
2. Consistent with purposes of regulations
3. Comply with regulations
4. Compatible/harmonious with area
5. Addressed any offsite impacts
6. Site is suitable
7. Adequate site plan
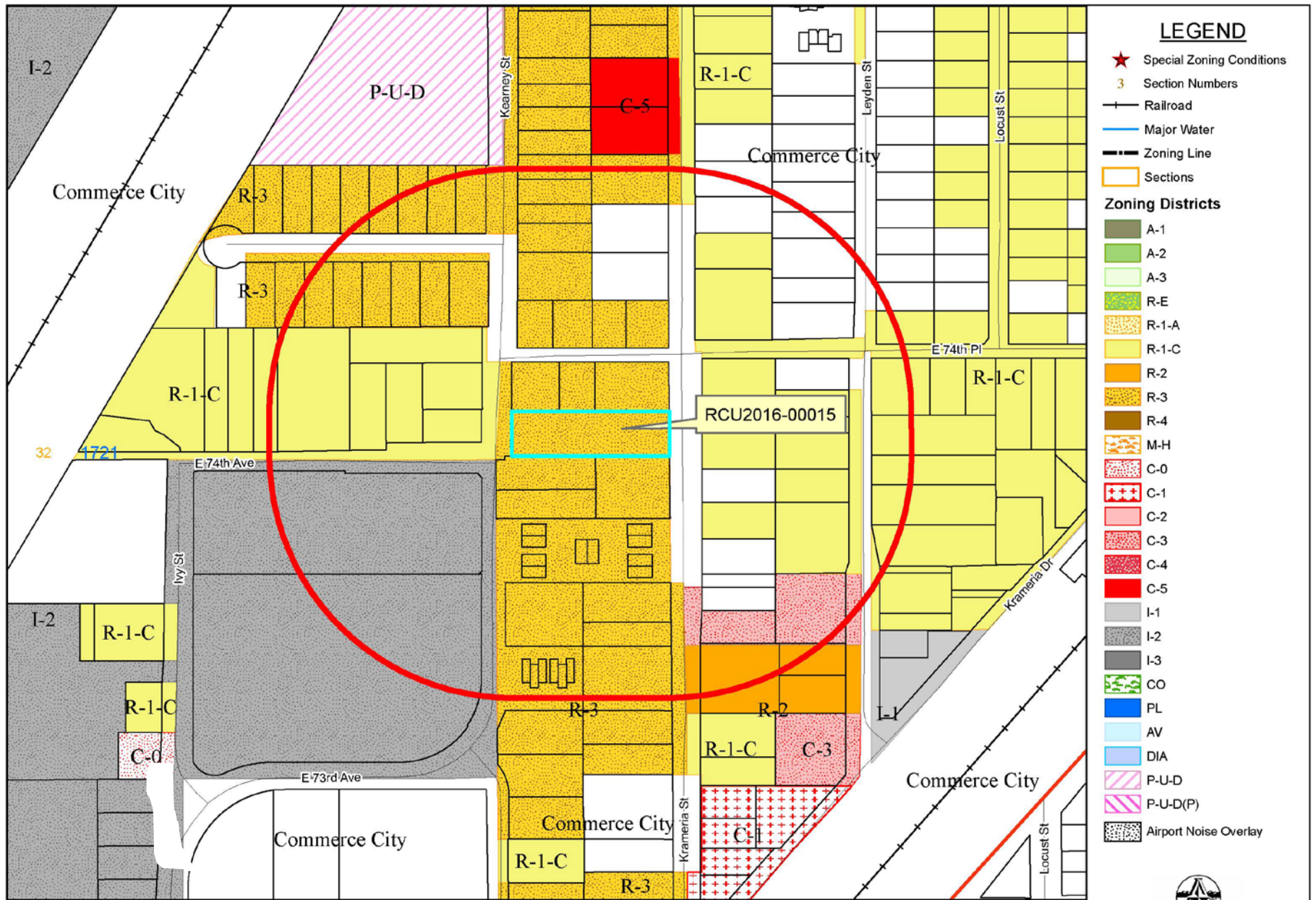8. Adequate infrastructure

Referral Comments

- Development Services Engineering / ROW:
  - No concerns

- No concerns from any referral agencies

- Property Owners notified with 500 feet

Notifications Sent	Comments Received
86	0

Planning Commission Update

- The PC considered this case on September 22, 2016 & recommended unanimous.

- The applicant did not have any concerns with the staff report or the recommended conditions.

- No one from the public spoke in favor or opposition to the request.

LEGEND

Special Zoning Conditions ⭐
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- C-4
- C-5
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- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

Map labels: I-2, P-U-D, Commerce City, R-3, R-1-C, C-5, R-1-C, Kearney St, Leyden St, Locust St, E 74th Pl, RCU2016-00015, E 74th Ave, Ivy St, I-2, R-1-C, R-1-C, C-0, E 73rd Ave, R-3, R-2, I-1, R-1-C, C-3, Krameria Dr, Commerce City, Krameria St, Commerce City, R-1-C, C-1, R-3, Locust St, 32, 1721

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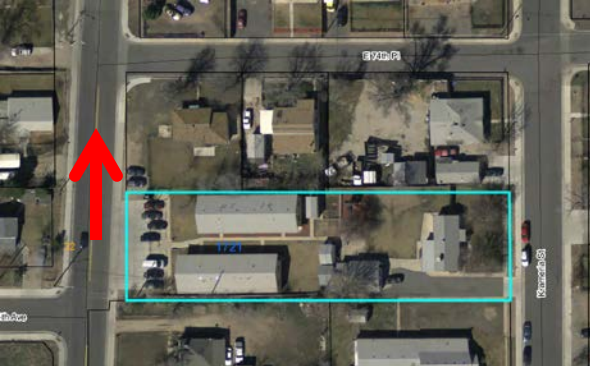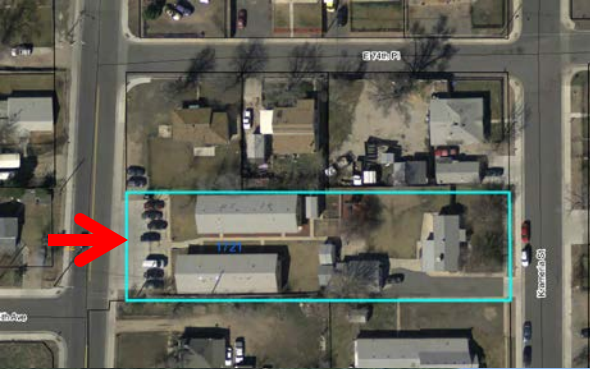
500 ft Notice Buffer

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ADAMS COUNTY
COLORADO

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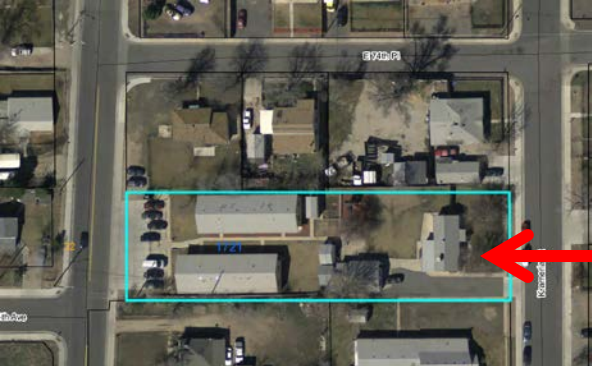
South on Kearney St
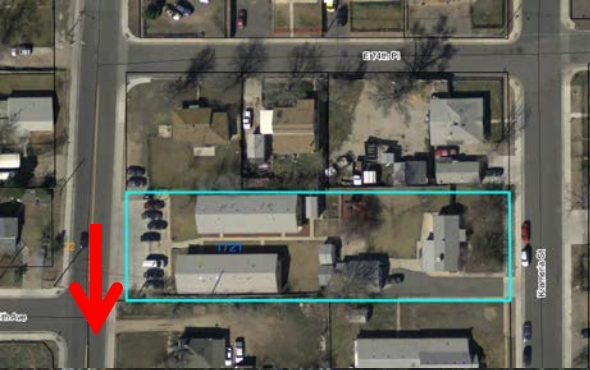
North on Kearney St

Site facing east from Kearney St

Site facing west from Krameria St

Site facing west from Krameria St

Blends with neighborhood

Recommendation

- The request is consistent with:
  - surrounding area
  - Comprehensive Plan
  - Development Standards & Regulations

- PC & Staff are recommending **Approval** based on 8 Findings-of-Fact & 3 Conditions

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.

Findings of Fact

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 of Approval

Recommended Conditions:

1. No one who is required to register as a sex offender is permitted to reside at this facility.

2. The Conditional Use Permit shall expire on October 11, 2026.

3. The maximum number of children housed at this facility shall not exceed 20 individuals.