

Storjohann Trucking Conditional Use Permit Application

PRC2016-00016
10701 E. 120th Avenue

January 31, 2017

Board of County Commissioners Public Hearing

Case Manager: Greg Barnes



Conditional Use Permit Requests

1. Landscape Storage Yard use in A-3.
2. Storage of eight commercial vehicles exceeding 7,000 lbs.
3. Stacking height of 12 feet for outdoor storage materials.

Background

- Previously approved in 2011
- Perimeter landscape buffer
- Wooden 8' screen fencing



Brighton Rd.

E 120th Ave

E 120th Ave

E 120th Ave

E. 120th Ave.

E 120th Pkwy

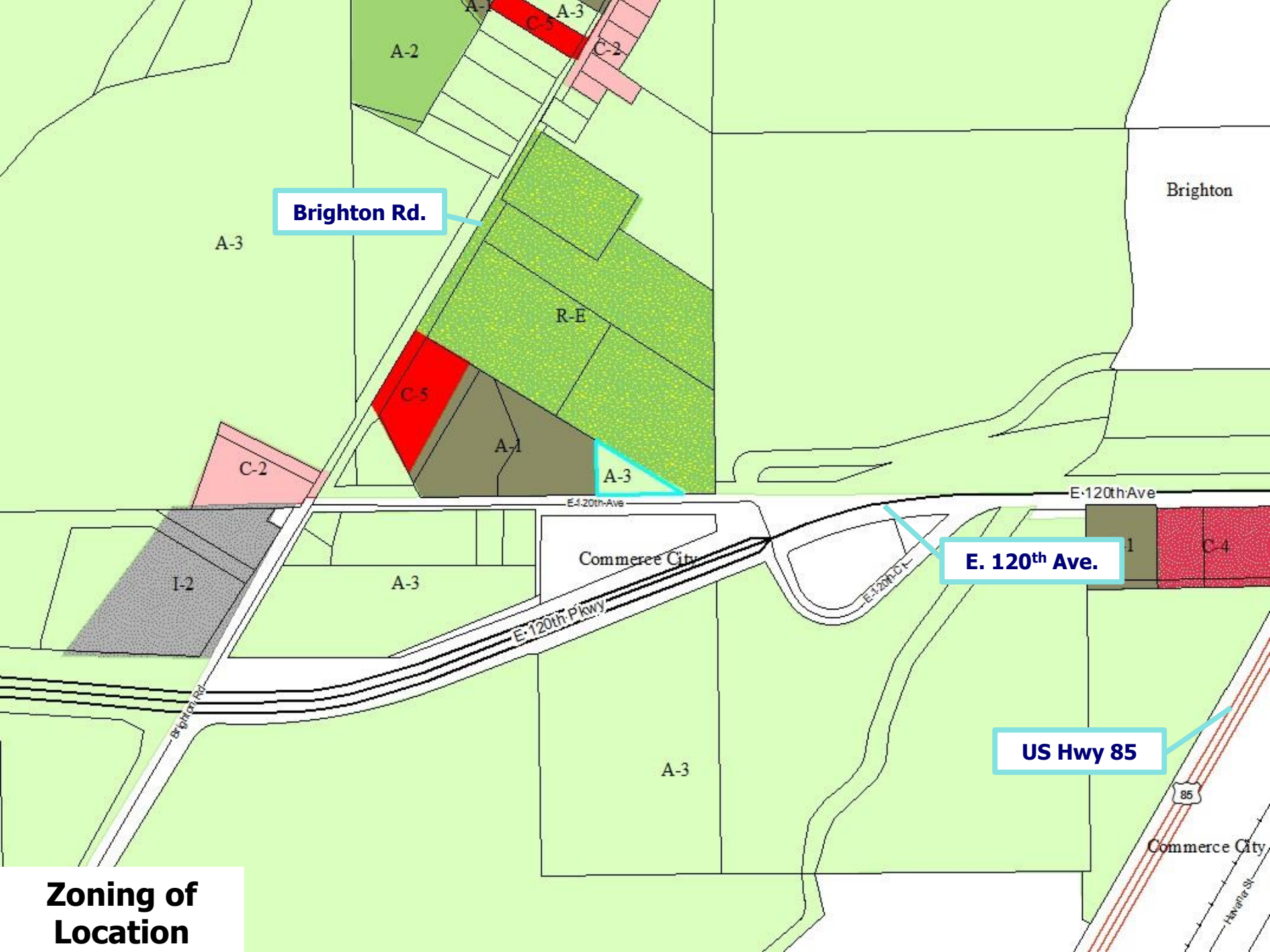
Gravel Rd

85

US Hwy 85

Gravel St

**Aerial View
of Location**



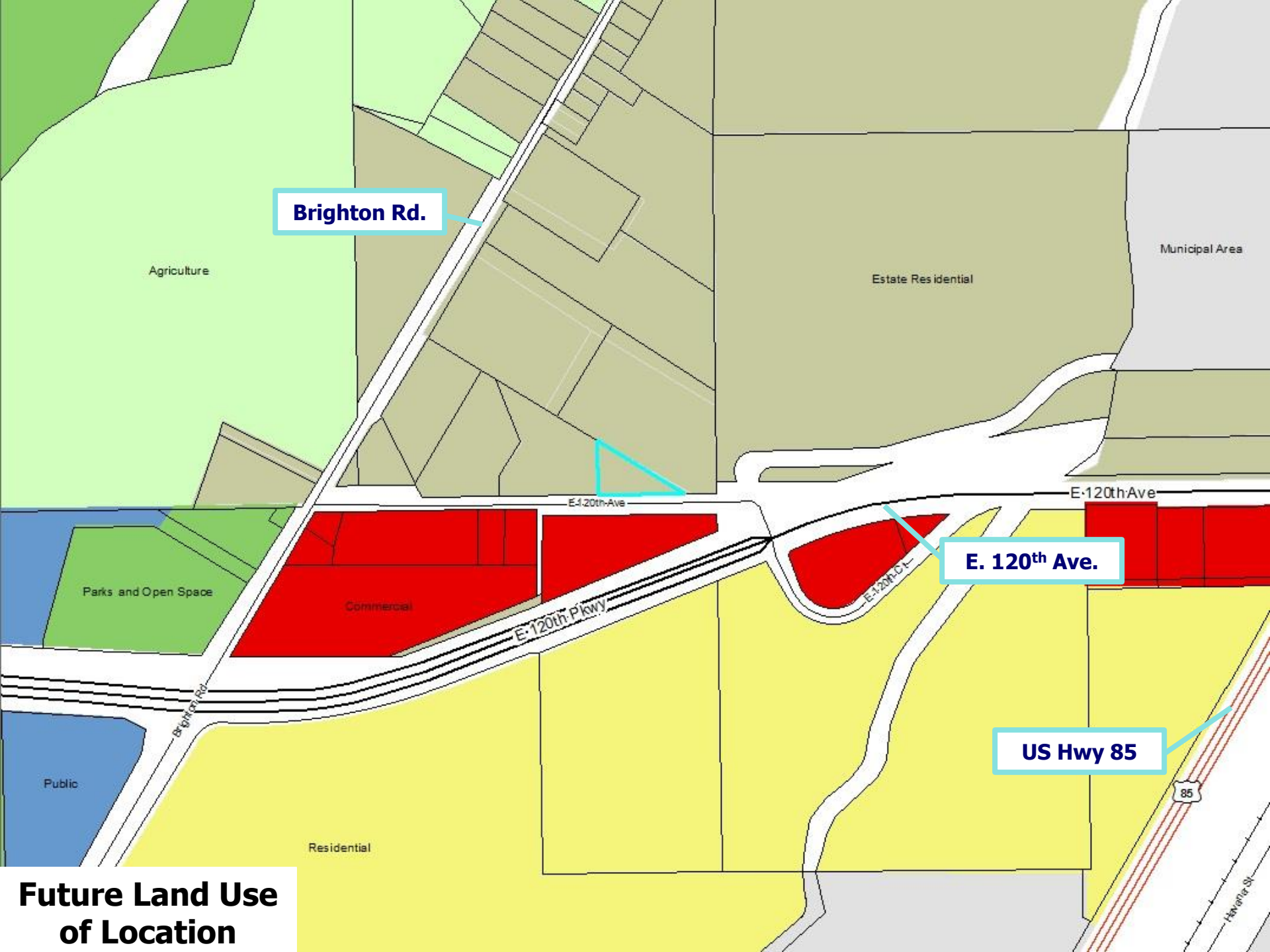
Brighton Rd.

Brighton

E. 120th Ave.

US Hwy 85

**Zoning of
Location**



Brighton Rd.

Agriculture

Estate Residential

Municipal Area

Parks and Open Space

Commercial

Public

Residential

E. 120th Ave.

US Hwy 85

85

Hawthorne St

**Future Land Use
of Location**

Criteria for Conditional Use Permit Approval

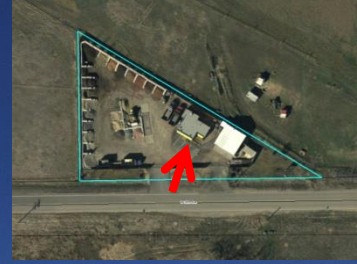
Section 2-02-08-06

1. Permitted in Zone District
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible
5. Off-site Impacts Addressed
6. Adequate Space
7. Convenient Layout
8. Adequate Water & Sewer Availability

Aerial View of Property



E 420th Ave









Referral Period

# of Notices Sent to nearby property owners	# of Comments Received
21	3*

1,000 foot referral distance

No unfavorable comments were received by staff from external referral agencies.

PC UPDATE

- Heard by Planning Commission on January 12, 2017
 - Unanimously recommended approval
- Questions from PC
 - Frequency of Stacking Height Above 8'
 - Rarely
- No public testimony

Recommendation

- Staff recommends **Approval** of the Conditional Use Permit Applications with 8 Findings-of-Fact, 6 Conditions, and 1 Note.

Findings of Fact

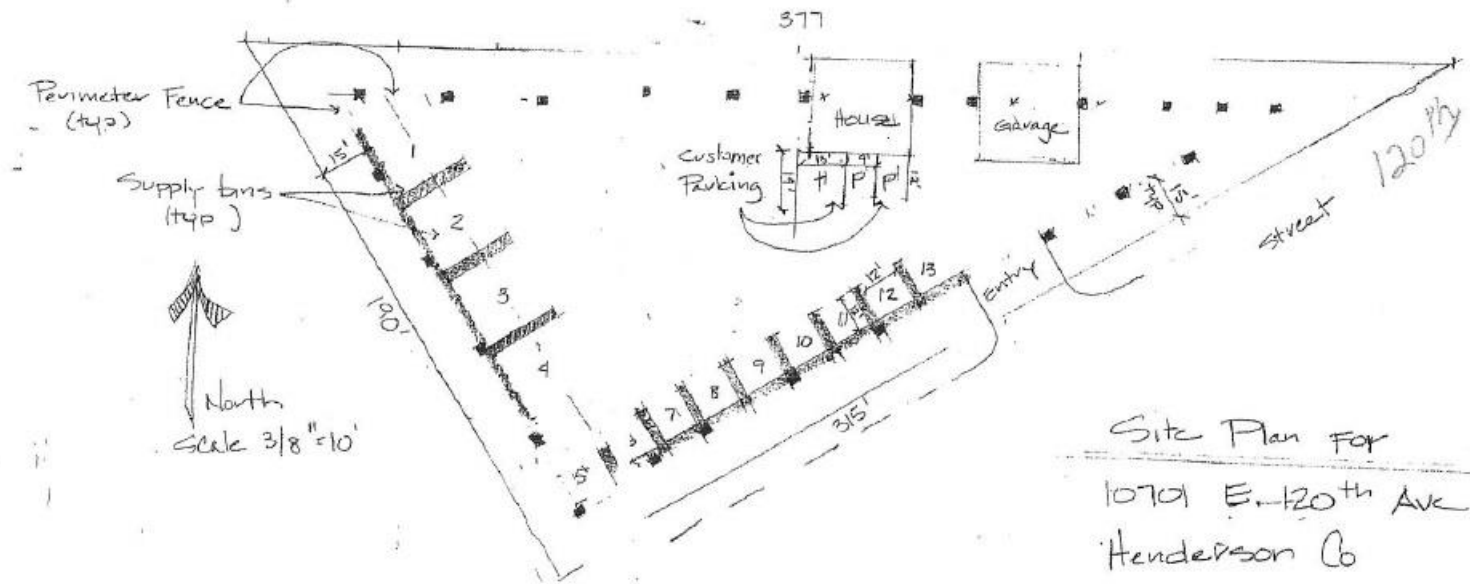
1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance 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.

Findings of Fact

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

1. The Conditional Use Permit shall expire on January 31, 2022, at which time; the applicant may reapply for a new Conditional Use Permit if the use is still compatible with the surrounding area.
2. All outdoor storage of vehicles and/or equipment over 7,000 pounds gross vehicle weight shall be located on the southwestern corner of the property. The vehicles shall be stored, at a minimum, on a gravel surface or other surface as approved by Community and Economic Development Department.
3. Stacking of materials shall be limited to a maximum height of 12 feet.
4. A dust suppression system shall be established to restrict the amount of dust generated by vehicles/equipment while driving and parking on a gravel surface.
5. The applicant shall be responsible for the maintenance and removal of any debris within 250 feet of the subject property's access on 120th Avenue.
6. The applicant shall formulate a vector control plan in conjunction with the Tri-County Health Department by April 30, 2017.



INFORMATION PROVIDED
BY APPLICANT

Site Plan for
10701 E. 120th Ave
Henderson Co

Starjohann Trucking Yr

Site Plan
of Property