


Selph

Conditional Use Permit

RCU2016-00018
18950 E. 118th Avenue

March 14, 2017
Board of County Commissioners Public Hearing
Case Manager: Greg Barnes

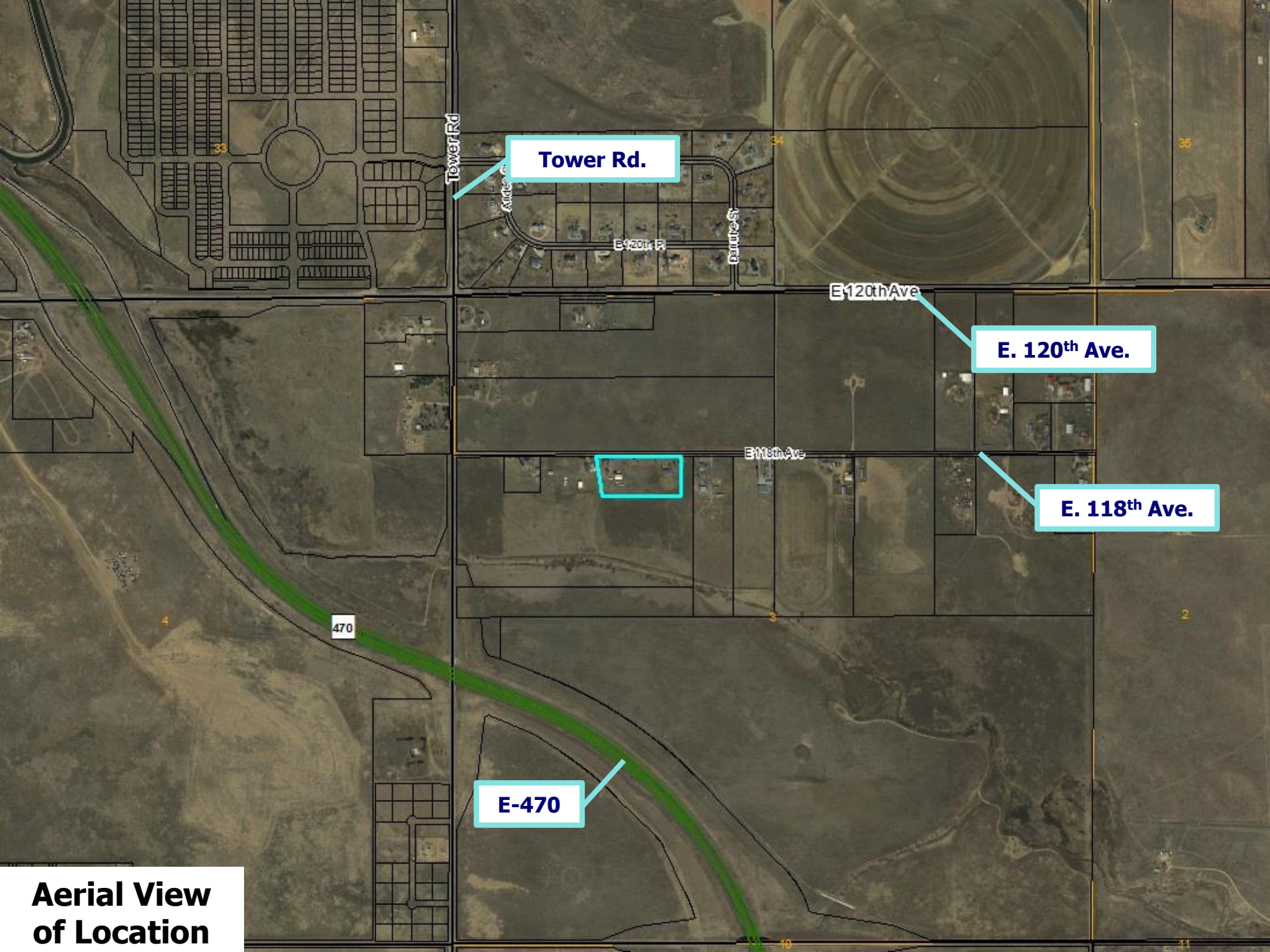


Request

- Conditional Use Permit for the storage of two vehicles exceeding 7,000 lbs. in the Agricultural-1 (A-1) zone district

Background

- Hauling Service Business
 - Weekends, Nights



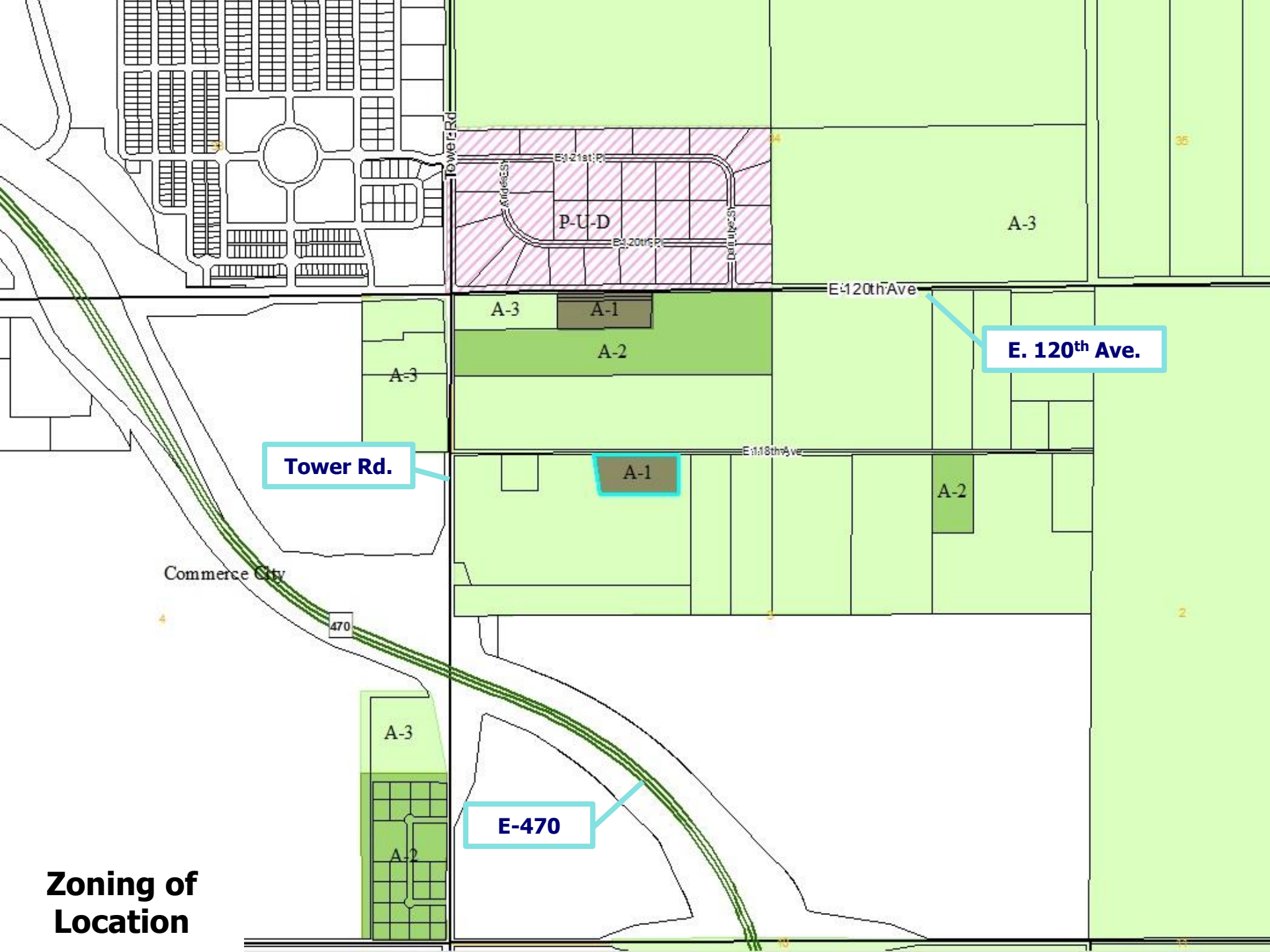
Tower Rd.

E. 120th Ave.

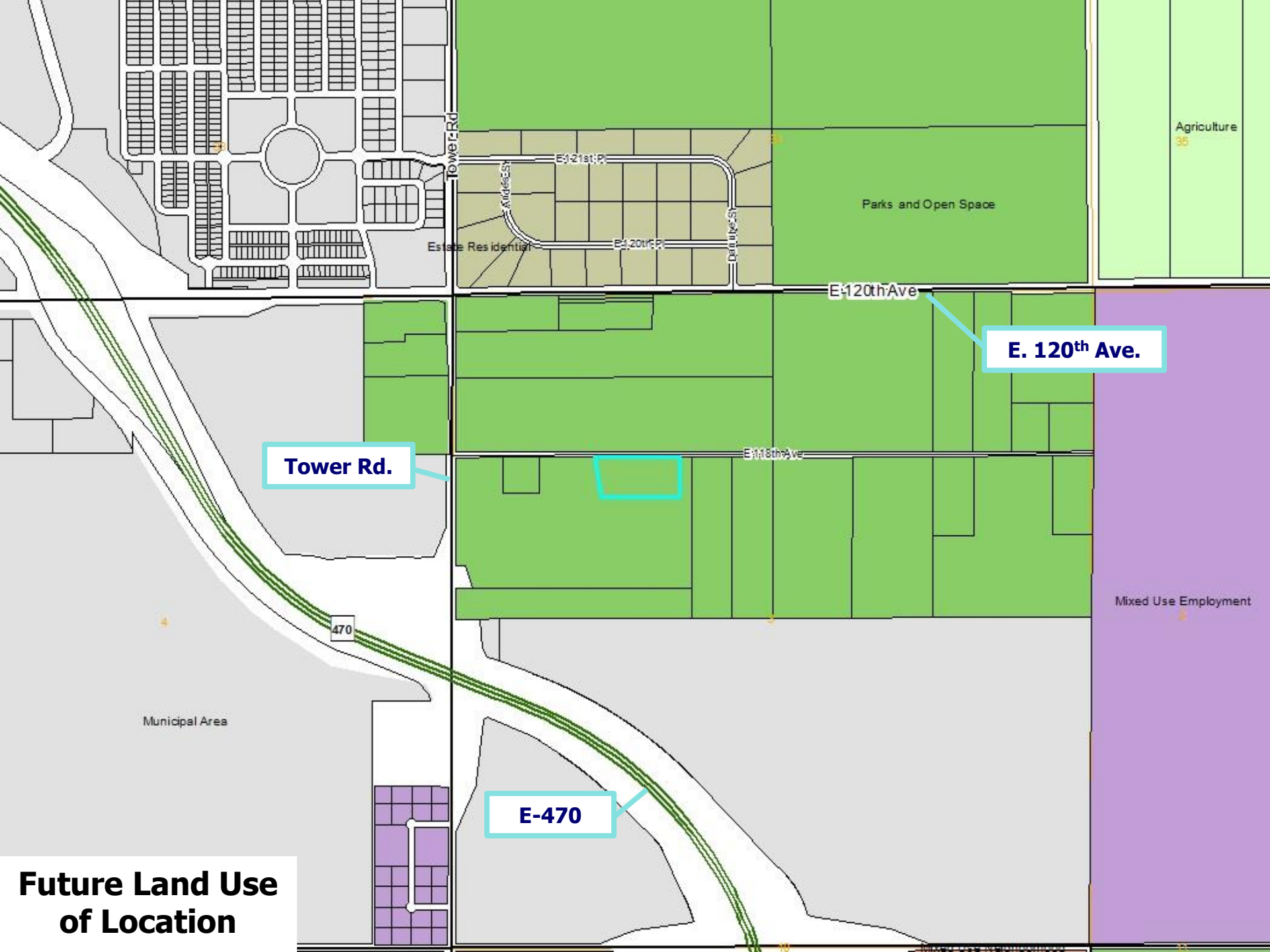
E. 118th Ave.

E-470

**Aerial View
of Location**



Zoning of Location



Agriculture
35

Parks and Open Space

Estate Residential

E-120th Ave

E. 120th Ave.

Tower Rd.

E-118th Ave

Mixed Use Employment

Municipal Area

470

E-470

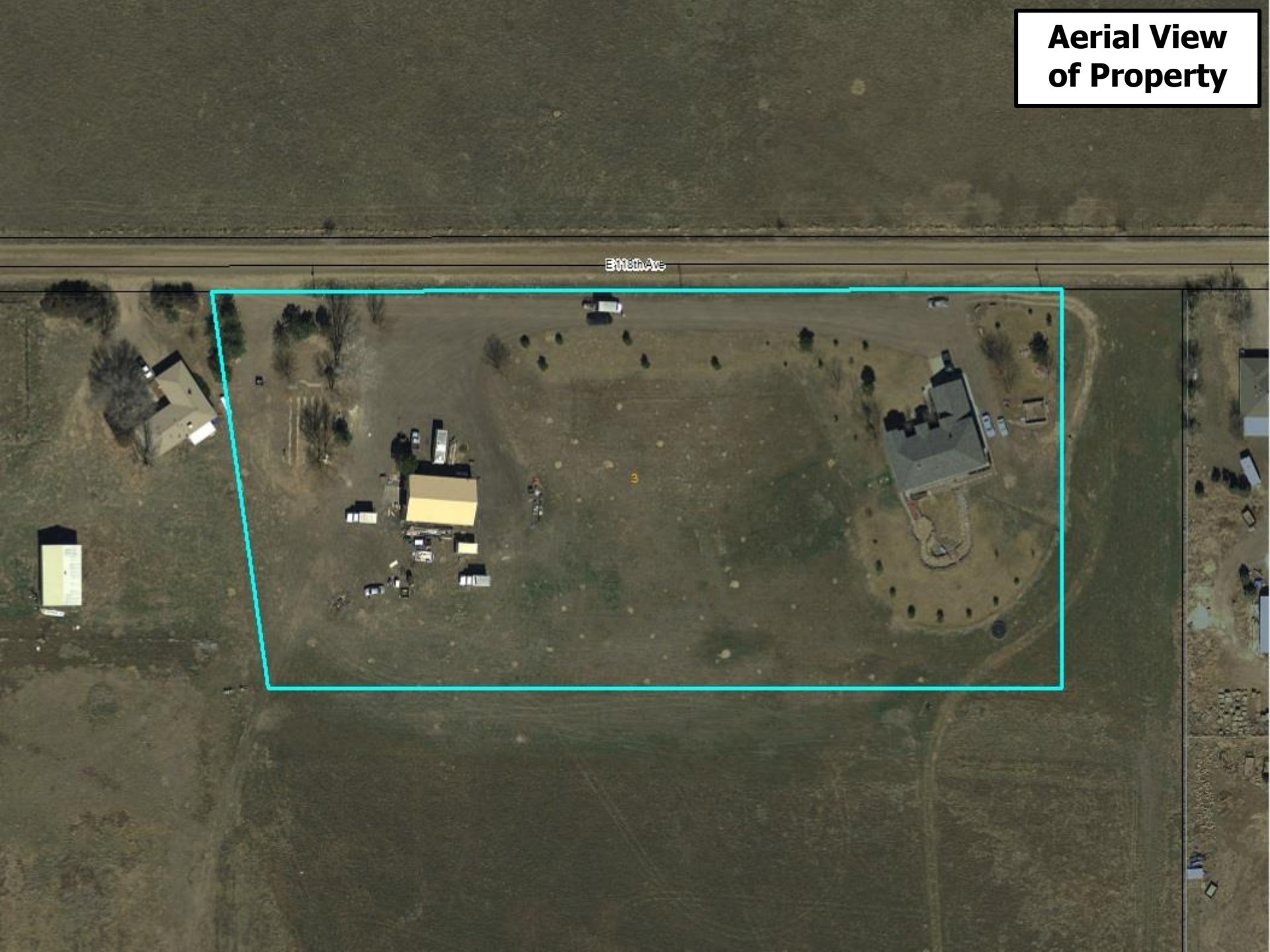
**Future Land Use
of Location**

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



**Site Plan of
Proposal**

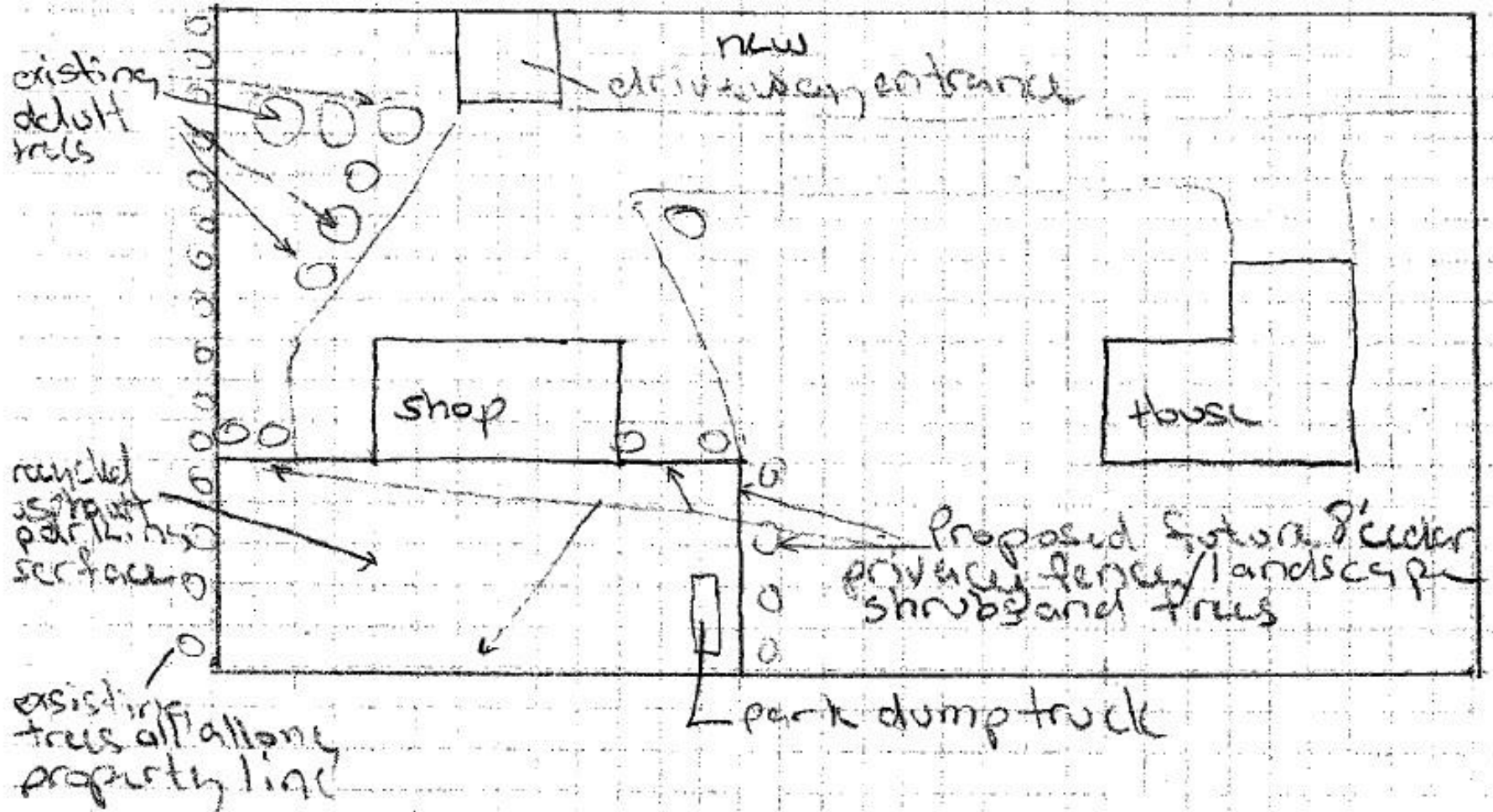


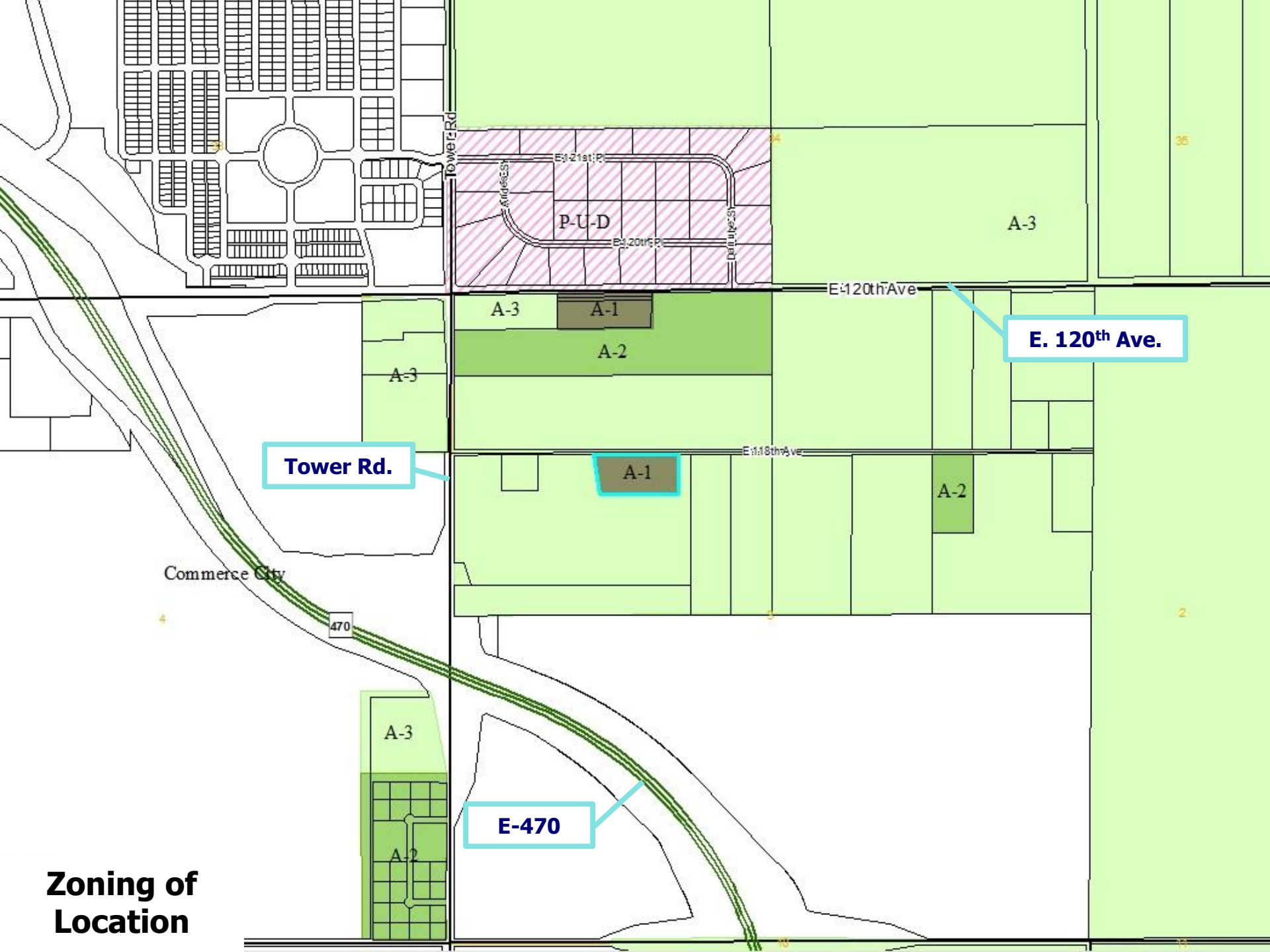
Site Plan of Proposal

18950 E 118th Ave
Commerce City 80022
303-324-0255 Steve

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N





















E. 120th Ave.

Tower Rd.

E. 118th Ave.

E4120thAve

E: 18th Ave

E121st F

E9201F

Tower Rd

Stepping

15:eximnueq

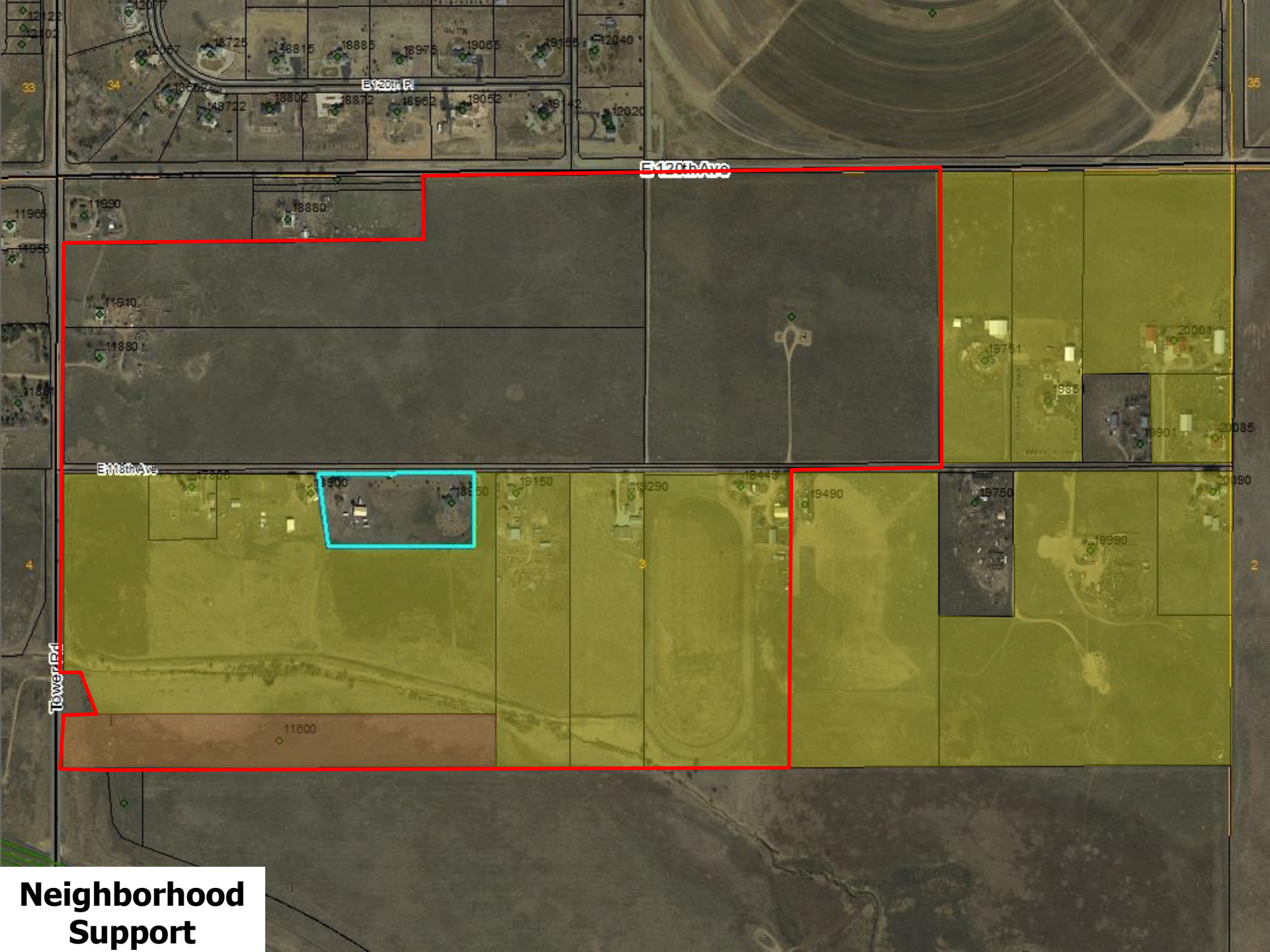
Aerial View of Location

Referral Period

# of Notices Sent to nearby property owners	# of Comments Received
11	9

1,000 foot referral distance

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



**Neighborhood
Support**

PC Update

- February 23, 2017
- No public testimony
- Unanimous (4-0) approval

Recommendation

- Staff recommends **Approval** of the Conditional Use Permit Applications with 8 Findings-of-Fact, 4 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 March 14, 2022. At the end of the term of the permit, the applicant may re-apply for a conditional use permit to seek approval to continue storing the two commercial vehicles on the property.
2. This conditional use permit shall be for only two commercial vehicles over 7,000 pounds to be stored on the property.
3. Storage of the vehicles over 7,000 pounds gross vehicle weight shall be on the southwestern section of the property as shown on the site plan. These vehicles shall be stored on a recycled asphalt surface, or another approved surface in accordance with the regulations.
4. An eight-foot tall screen fence shall be installed to enclose the storage area for the vehicles as shown on the site plan. The fence shall include a gate for access into the enclosure. A building permit must be obtained from the County for installation of the fence.

NOTE: All applicable building, zoning, engineering, fire, and health codes shall be adhered to with this request.