

Westminster Lift Station

RCU2017-00021

August 29, 2017

Board of County Commissioners

Community and Economic Development

Case Manager: Emily Collins

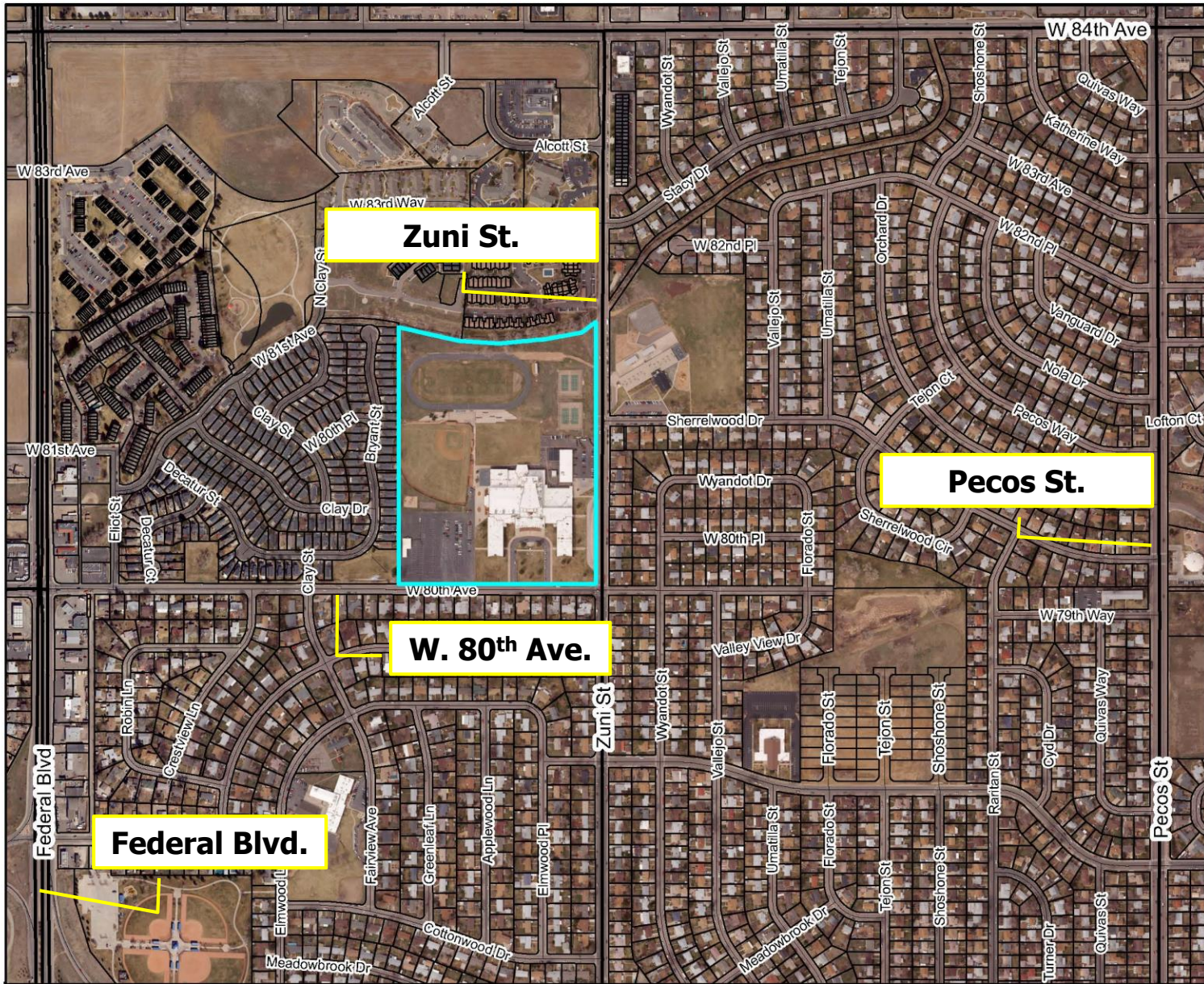


Request

- Conditional Use Permit to allow relocation and replacement of a City of Westminster sewage pumping station (lift station)

Background

- The City owns and operates 6 lift stations
 - Collect sewage that flows by gravity to a low point
 - Pumped to a larger collection pipe and carried to a wastewater treatment facility
- 2011, City staff evaluated and prioritized improvements
 - Existing lift station (80th and Clay St.) was built in 1987
 - Replacement is necessary
- Site selection approved
 - CDPHE, Tri-County, and Metro Wastewater
 - Acquired site through easements with Westminster Public Schools



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

City of Westminster Lift Station

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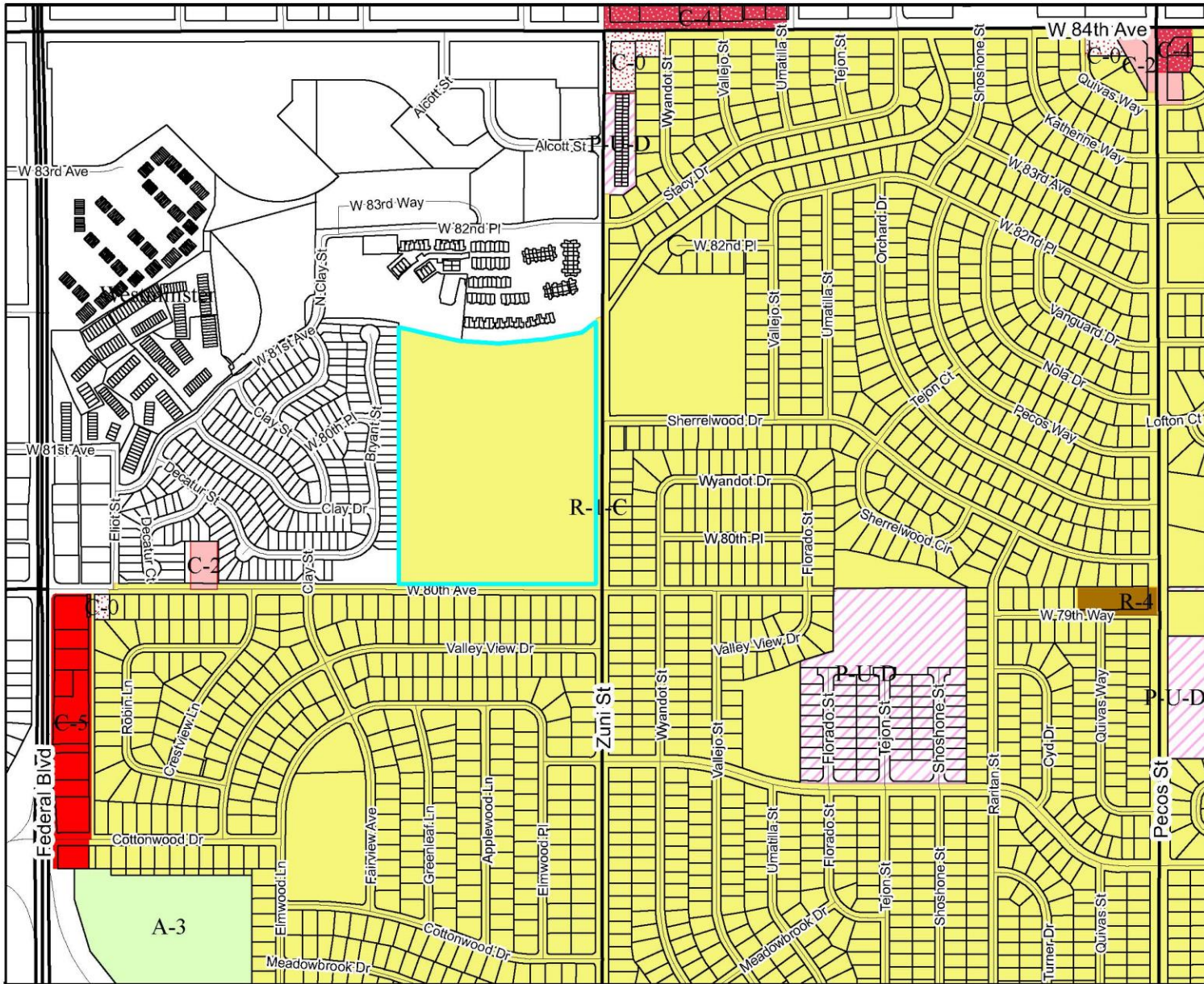


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ADAMS COUNTY
COLORADO

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R-1-C

- Single-Family dwellings

City of Westminster Lift Station

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Municipal Area

Parks and Open Space

- Parks, trails, recreation
- Preserve wildlife and sensitive areas

Parks and Open Space

Urban Residential

City of Westminster Lift Station

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ADAMS COUNTY
COLORADO

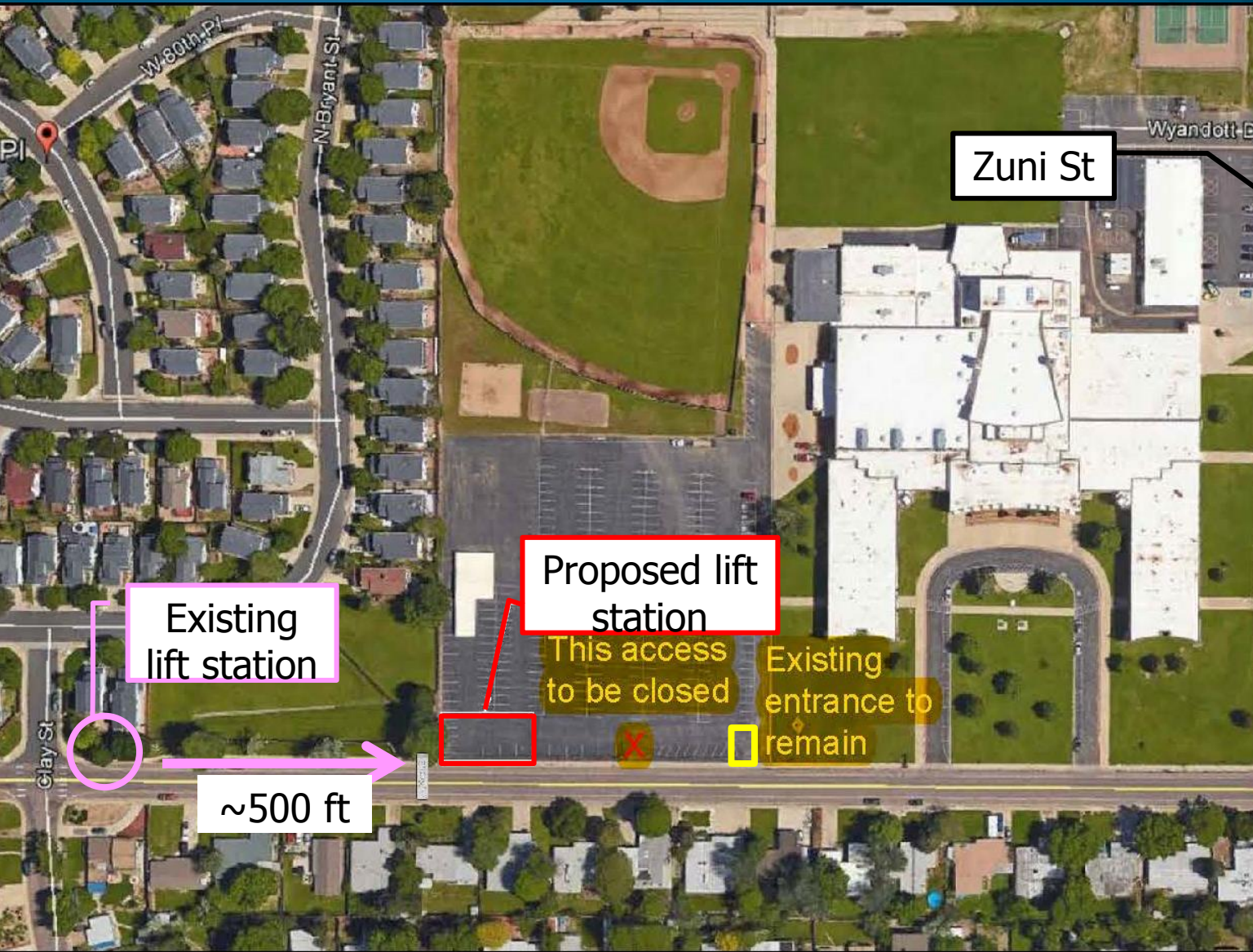
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Approval Criteria

Section 2-02-08-06

1. Permitted in the zone district
2. Consistent with development standards
3. Comply with performance standards
4. Compatible with surrounding area
5. Addressed off-site impacts
6. Site is suitable for use
7. Adequate site plan
8. Adequate infrastructure available

Site Plan



Parking

- 297 existing
- Lease area removes 10 spaces (3.3%)
- Install new exit and ADA ramps

Site Plan

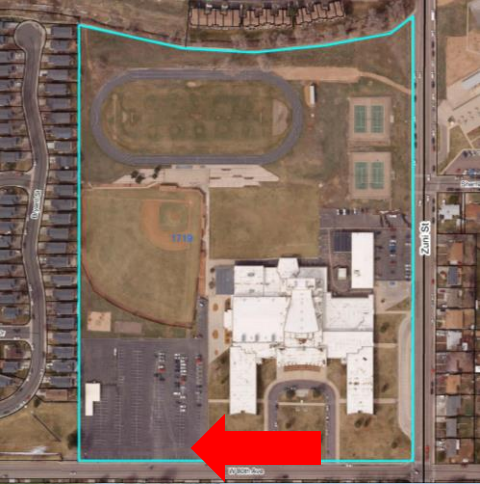




Traffic limited to weekly maintenance (1 hr) and quarterly cleanings (4 hrs)



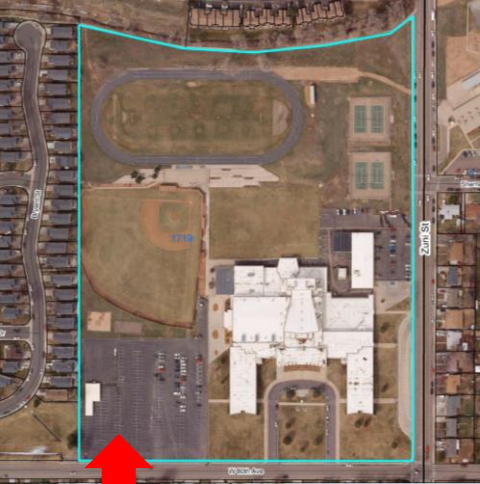
West on 80th Ave.



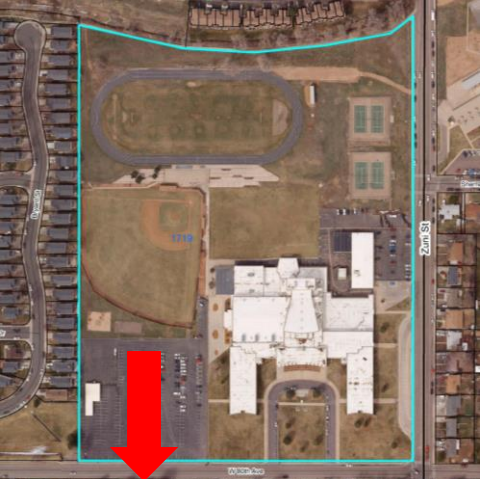
NW on 80th Ave.



North on 80th Ave.



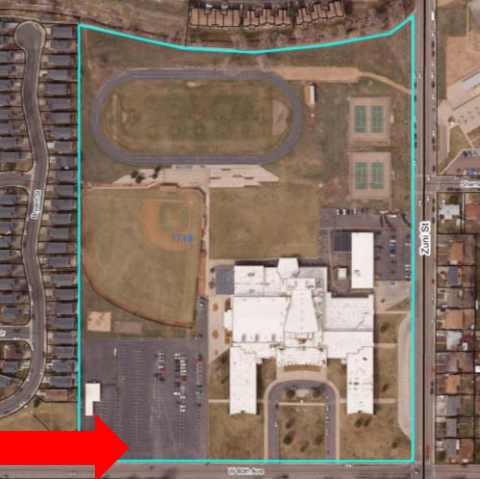
South on 80th Ave.



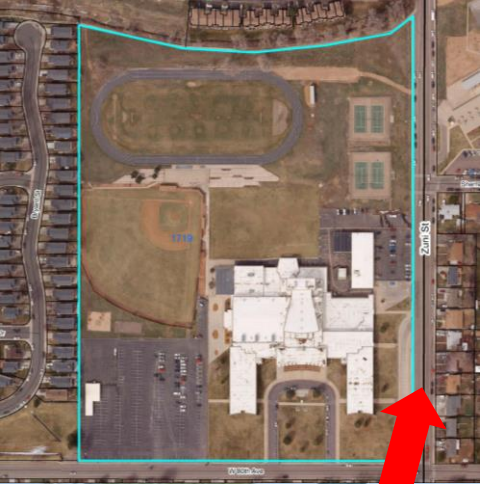
West on 80th Ave.



East on 80th Ave.



NE on 80th Ave.



Referral Comments

- No concerns:
 - CDOT, Crestview Water and Sanitation, Tri-County, Xcel
- Development Services:
 - Access permits required
- Property Owners within 1,000 ft:
 - 1 person commented with concerns

Notifications Sent	Comments Received
833	1

PC Update

- Considered on August 10, 2017
 - Recommended unanimous approval
- Questions from PC:
 - Condition of parking lot
 - Re-location of landscape
- Public Testimony:
 - Uniform fence design
 - # of access points
 - Parking restrictions along W. 80th Ave.

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Recommendation

Staff recommends **Approval** based on 8 Findings-of-Fact, **3 Conditions**, and 1 note.

Conditions:

1. The applicant shall obtain a building permit for the sewage lift station and fences, as well as all necessary access permits for proposed changes on the site.
2. All above-ground infrastructures, excluding utility transformers, shall be setback a minimum of 20 feet from W. 80th Avenue and in-line with existing dwellings along W. 80th Avenue. This is to conform to all Section Line requirements.
3. This conditional use permit shall expire on August 29, 2047, unless a renewal is obtained from the Board of County Commissioners prior to the expiration date.
4. The applicant shall coordinate with Westminster Public Schools to find and locate equivalent landscaping (based on 4,800 square foot site area) that is required for the subject request on a section of the school property. This landscape plan shall be submitted with building permits for the lift station.
5. The applicant shall coordinate with Westminster Public Schools to install a wrought iron fence along the entire length of the parking lot on W. 80th Avenue. A building permit, including site plan and elevations, shall be required for the fence.

City of Westminster Lift Stations

