


Front Range RV Storage Rezoning

RCU2017-00030

2,500 feet south of Colfax Avenue & Manilla Road

October 17, 2017

Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Greg Barnes



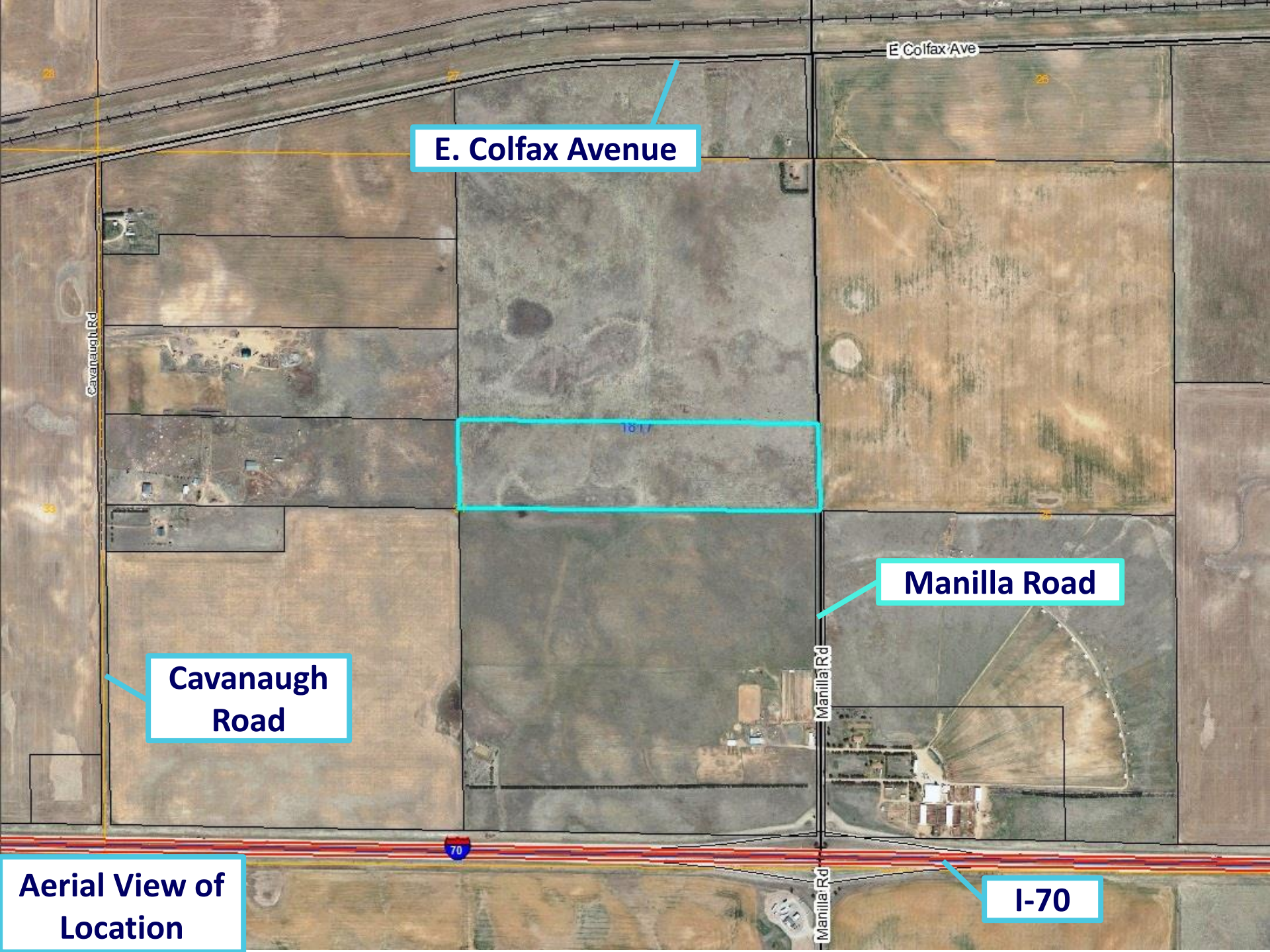
Request

Change the zoning designation:

- Current Zoning: Agricultural-3 (A-3)
- Proposed Zoning: Industrial-1 (I-1)

Background

- Purpose: RV Storage facility
- Size: 40 acres



E. Colfax Avenue

E Colfax Ave

Cavanaugh Rd

**Cavanaugh
Road**

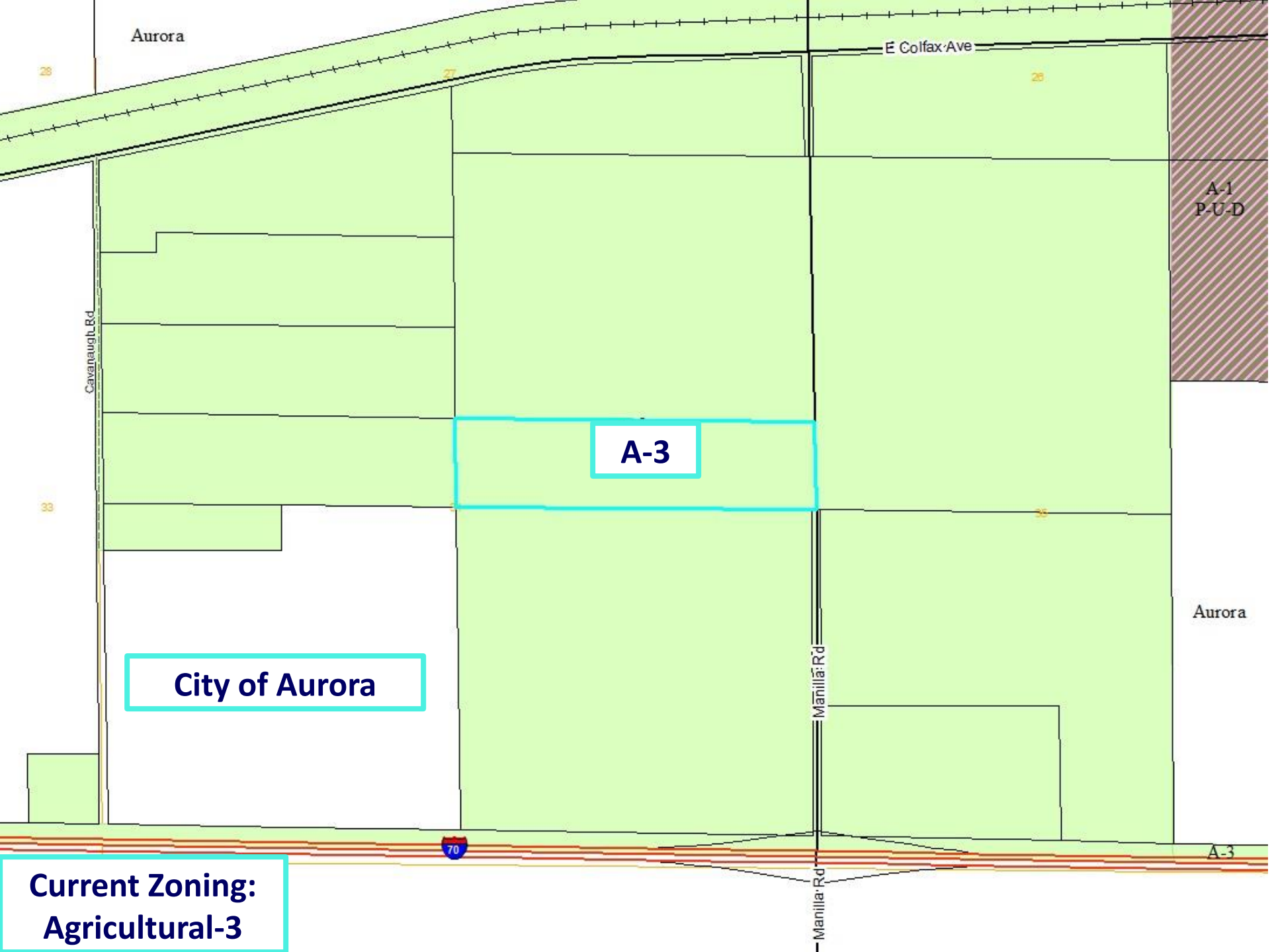
Manilla Road

Manilla Rd

70

I-70

**Aerial View of
Location**



Aurora

E Colfax Ave

A-1
P.U.D

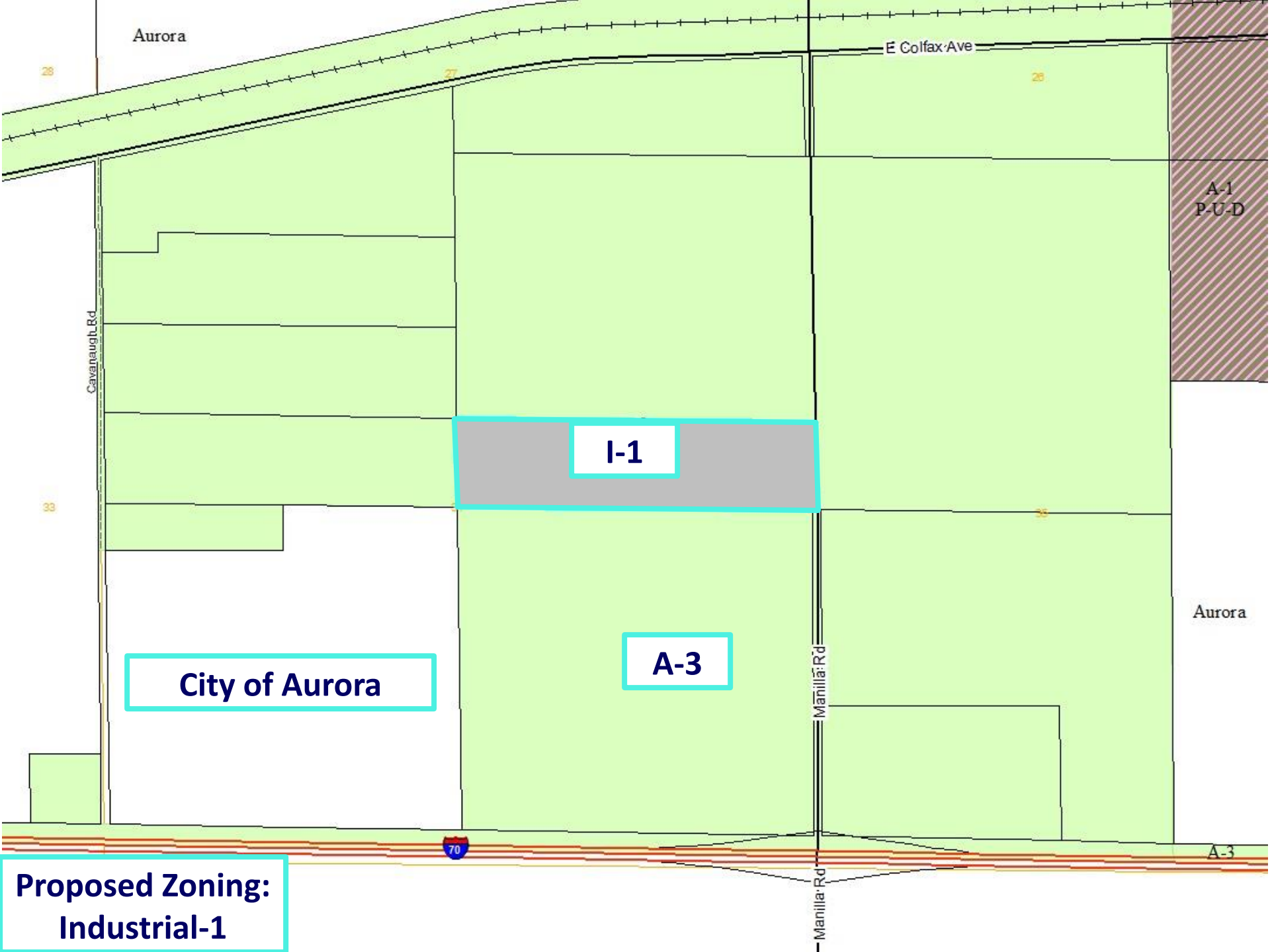
A-3

Aurora

City of Aurora

Current Zoning:
Agricultural-3

A-3



Aurora

E Colfax Ave

A-1
P.U.D.

I-1

A-3

City of Aurora

Aurora

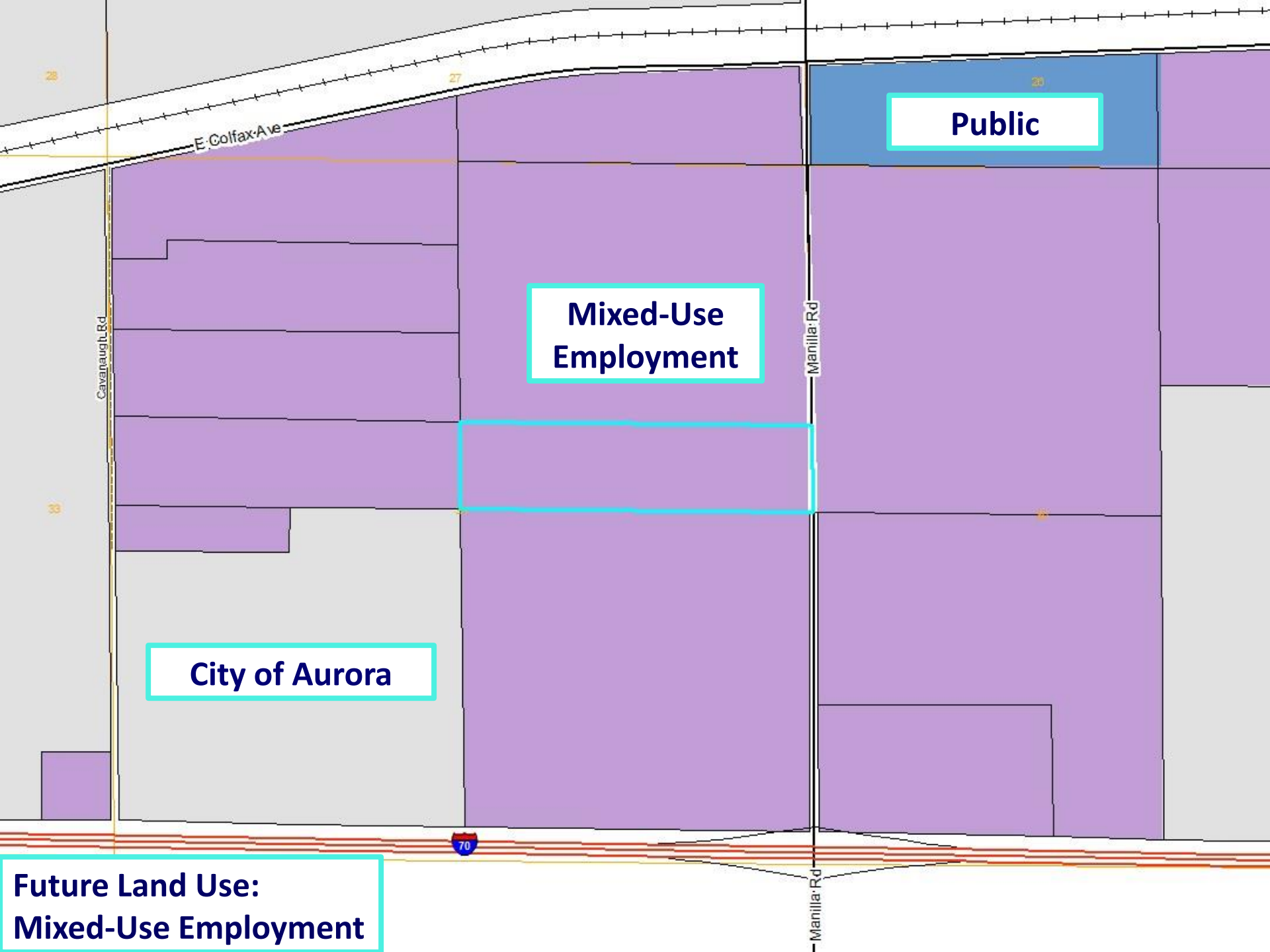
A-3

Proposed Zoning:
Industrial-1

70

Manila Rd

Cavanaugh Rd



Public

**Mixed-Use
Employment**

City of Aurora

**Future Land Use:
Mixed-Use Employment**

Criteria for Rezoning Approval

Section 2-02-13-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible

Development Standards

I-1 Zone District

- Minimum Lot Size: 1 acre
- Minimum Lot Width: 100 feet
- Minimum Setbacks:
 - Front – 25 feet
 - Side setbacks – 15 & 5 feet
 - Rear setback – 15 feet









Referral Period

Notices Sent	Comments Received
25	2

2,640 foot referral distance

Public comment: Supportive of Request

No objections: CDPHE, FAA, TCHD, Xcel Energy

Summary

- Consistent with Comprehensive Plan
- Compliant with Development Standards
- Compatible with surrounding area

PC Update

- Case Heard on September 28, 2017
- Design of RV Storage
- Specific Use Compatibility with Comprehensive Plan

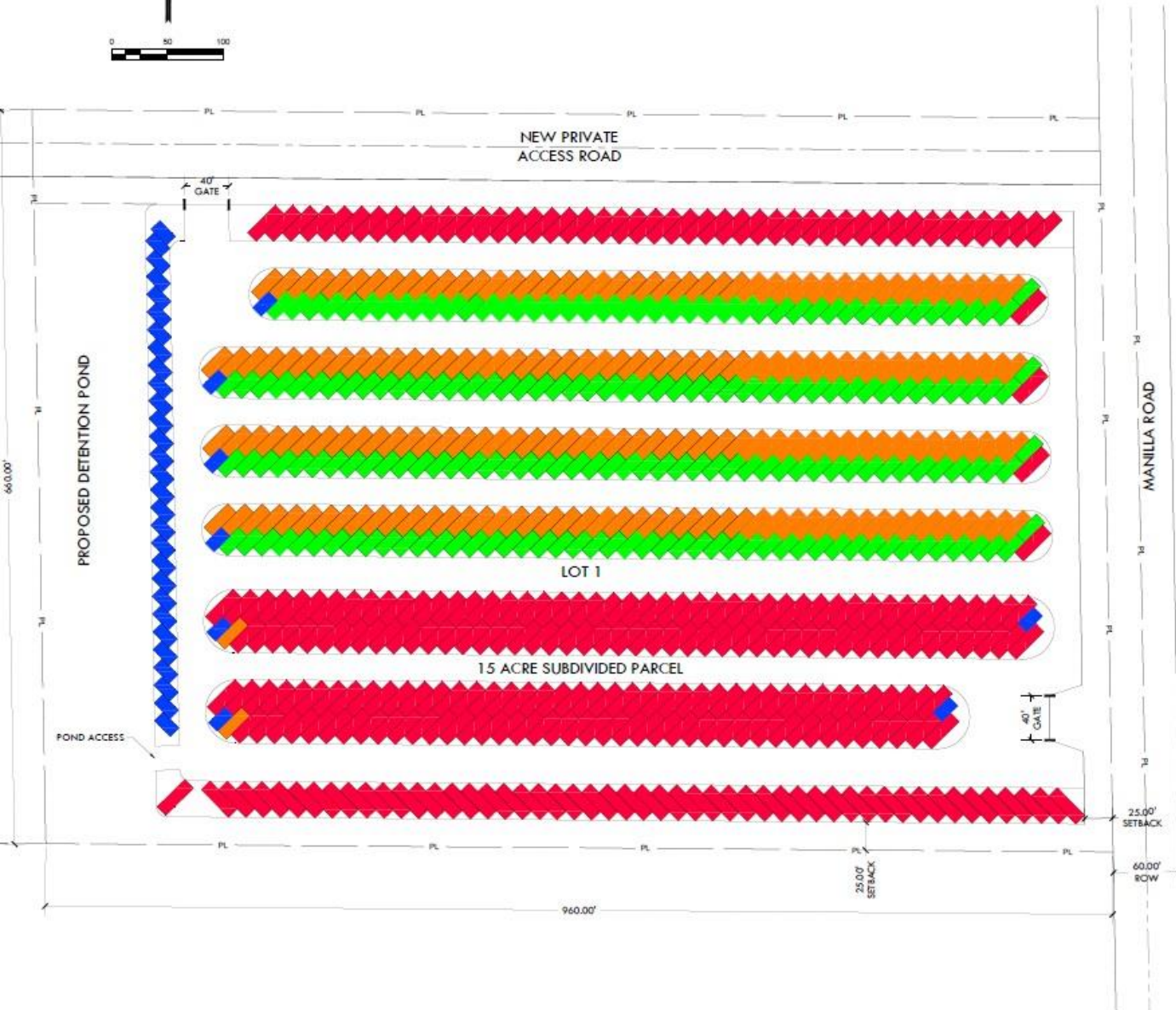
Staff & PC Recommendation

Approval of the rezoning (RCU2017-00030 – Front Range RV Storage) with 4 findings-of-fact

Recommended Findings-of-Fact

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment 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.

FRONT RANGE OUTDOOR STORAGE



PARKING MATRIX - SINGLE STALLS

20'	37
25'	185
30'	187
35'	277
TOTAL	686

PARKING MATRIX - COMBINED STALLS

50' (20'x30')	4
55' (30'x25')	177
70' (35'x35')	83
TOTAL	264

NOTES

- PARKING STALLS ARE 11' WIDE AT 45° ANGLES.

Permitted Uses in I-1 Zone District

- RV Storage
- Agricultural Businesses
- Office, Business Park
- Light Industrial Uses