

# Tiley Roofing

## RCU2017-00004

December 12, 2017

Board of County Commission

**Community and Economic Development**

**Case Manager: Libbie Adams**



# Request

- Conditional use permit to allow an industrial use (roofing company) in the C-5 zone district

# Background

- Conditional Use Permits Approved
  - January 2006
  - September 2010
- October 2016: CEDD mailed CUP expiration letter

# BOCC Update

- Case continued from November 14<sup>th</sup> hearing





W 55th Ave

Grove St

W 54th Ave

West Ave

1825

Federal Blvd

Elm St

Pine St

Columbus Rd

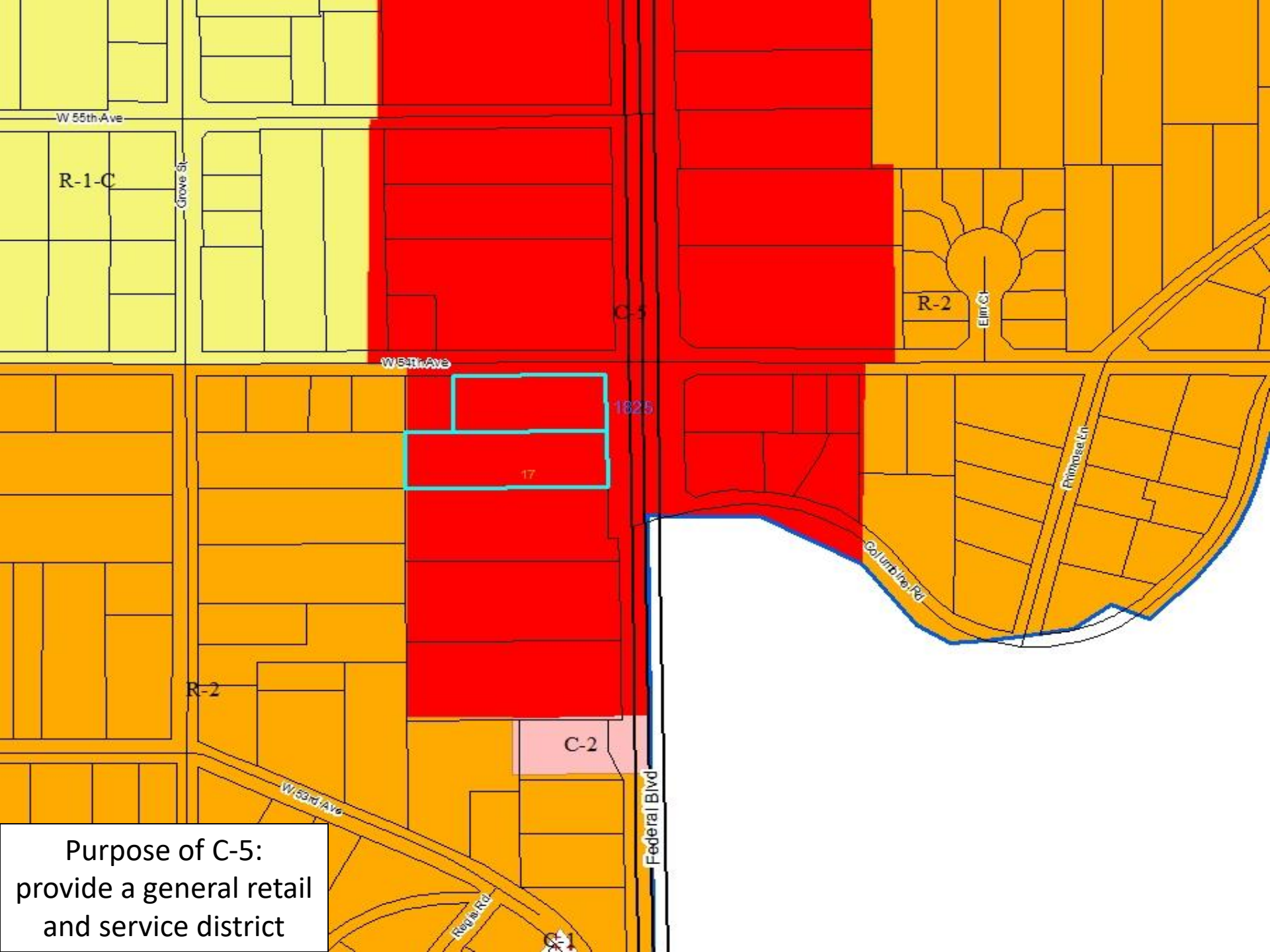
Aria

Federal Blvd

West Ave

Regis University: 0.4 miles south  
RTD Station: 0.7 miles north





W 55th Ave

R-1-C

Grove St

W 54th Ave

C-5

R-2

Elm Ct

1825

17

Primrose Ln

Columbia Rd

R-2

C-2

W 53rd Ave

Federal Blvd

Rena Rd

1

Purpose of C-5:  
provide a general retail  
and service district

## Urban Residential

W 55th Ave

Grove St

W 54th Ave

1825

17

Elm Ct

Palmrose Ln

Columbine Rd

W 53rd Ave

Federal Blvd

Regis Rd

Goals of Urban Residential: Single and multi-family

# Conditional Use Permit Criteria

Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Complies with performance standards
4. Compatible with surrounding area
5. Addresses off-site impacts
6. Suitable site
7. Functional site plan
8. Adequate Infrastructure



# Development Standards

- Outdoor storage up to 25% of building area



# Development Standards

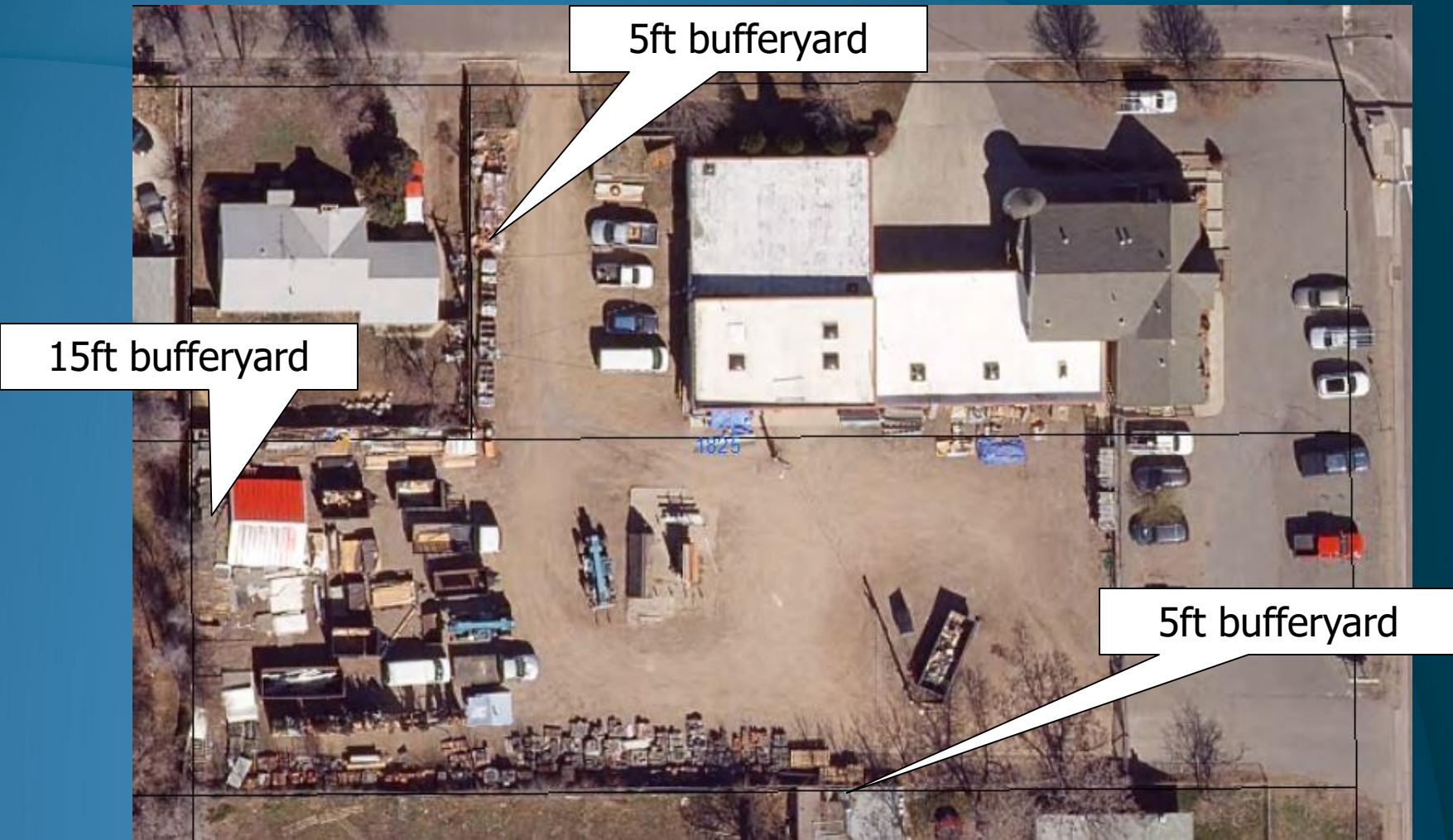
- Privacy fencing shall screen outdoor storage





# Development Standards

- Required landscaping buffers



# Future of Federal Boulevard



- Auto oriented streetscape
- Building setback from street
- Parking dominant



- Pedestrian Oriented Streetscape
- Buildings closer to the street
- Uses compatible with residential



# Referral Comments

- Regis University and Tri County Health:
  - Concerns of pedestrian environment
- Development Services Engineering:
  - Remove access at corner of Federal and W 54<sup>th</sup> Ave
- Property Owners within 700 feet of subject site

Notifications Sent	Comments Received
95	3

- One commented Tiley Roofing is a clean businesses
- Two had concerns with truck traffic and noise

# PC Recommendation

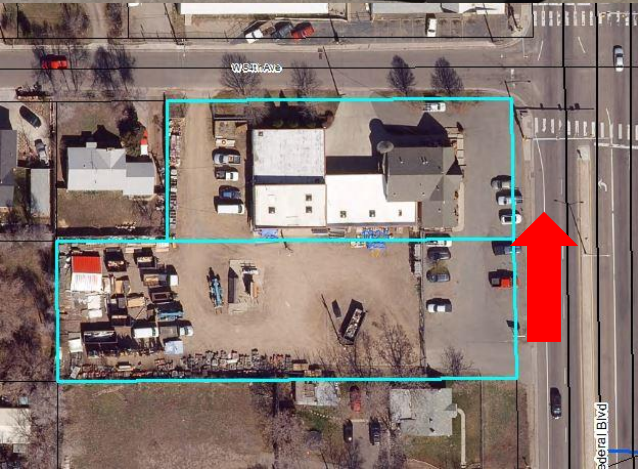
- PC heard case on 10/26/2017
  - Recommended unanimous approval
  - Discussed conditions of approval
  - Amended conditions of approval
    - Removed landscaping requirement

Looking west onto subject  
site





Looking north along  
Federal Blvd





Looking East from  
subject site





Looking south along  
Federal Blvd





Looking south into site  
from W 54<sup>th</sup> Ave





Looking south into site  
from W 54<sup>th</sup> Ave





Looking west along W  
54<sup>th</sup> Ave





Looking east along W  
54<sup>th</sup> Ave



# Staff Recommendation

- Staff determination is the request is not consistent with:
  - Adams County regulations,
  - Surrounding area,
  - Comprehensive Plan,
- However, staff recommends **Approval** based on 8 Findings-of-Fact and 6 conditions.



# Recommended Conditions

1. The conditional use permit shall expire on November 14, 2018
2. The applicant shall be required to obtain access permits for all curb cuts (accesses) with the County right-of-way. The applicant is also required to obtain an access permit from the Colorado Department of Transportation, and provide a copy to Adams County, for the curb cut (access) on Federal Boulevard.
3. The curb cut on W 54<sup>th</sup> Ave at the corner of W 54<sup>th</sup> Ave and Federal Blvd shall be removed no later than 30 days from approval of this conditional use permit, as location of the curb cut is hazardous to traveling public



# Recommended Conditions

4. A solid screen fence shall be provided to screen the outdoor storage from the public right-of-way.
5. Outdoor storage on the site shall be limited to a maximum area of 25% of the building area located at 5399 Federal Boulevard, unless the two parcels are combined through a deed restriction.
6. Deliveries, loading, and unloading shall be restricted to the hours of 7:00 a.m. to 10:00 p.m.

# BOCC Alternate Findings

- Denial based on 8 findings-of-fact and one condition
  1. Applicant shall vacate property by January 14, 2017, two months following denial from the Board of County Commissioners.



# Future of Federal Boulevard

- High propensity for significant urbanization
  - Federal – Clear Creek RTD Station
  - Regis University
  - Aria development

N →



Aria

RTD