

# Channing Self-Storage

RCU2017-00035

12570 Zuni Street

July 10, 2018

Board of County Commissioners Public Hearing  
Community and Economic Development Department

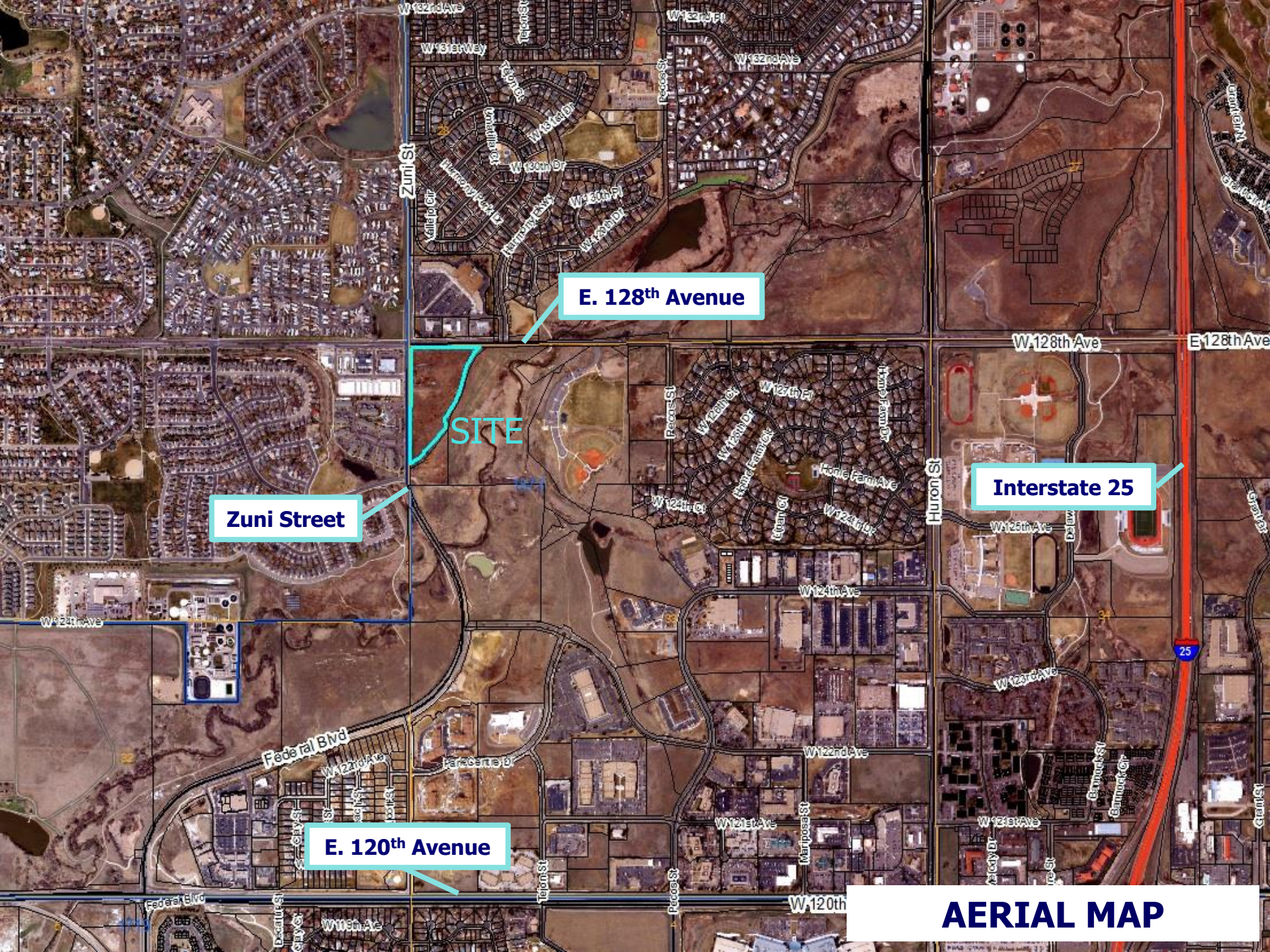
Case Manager: Greg Barnes



# Request

Conditional Use Permit to allow a mini-storage use in the Agricultural-3 (A-3) zone district.





**E. 128<sup>th</sup> Avenue**

SITE

## Zuni Street

## Interstate 25

**E. 120<sup>th</sup> Avenue**

## AERIAL MAP



## Broomfield

A-3

Westminster

## Westminster

# Thornton

## ZONING MAP

Broomfield

Urban  
Residential

Parks &  
Open Space

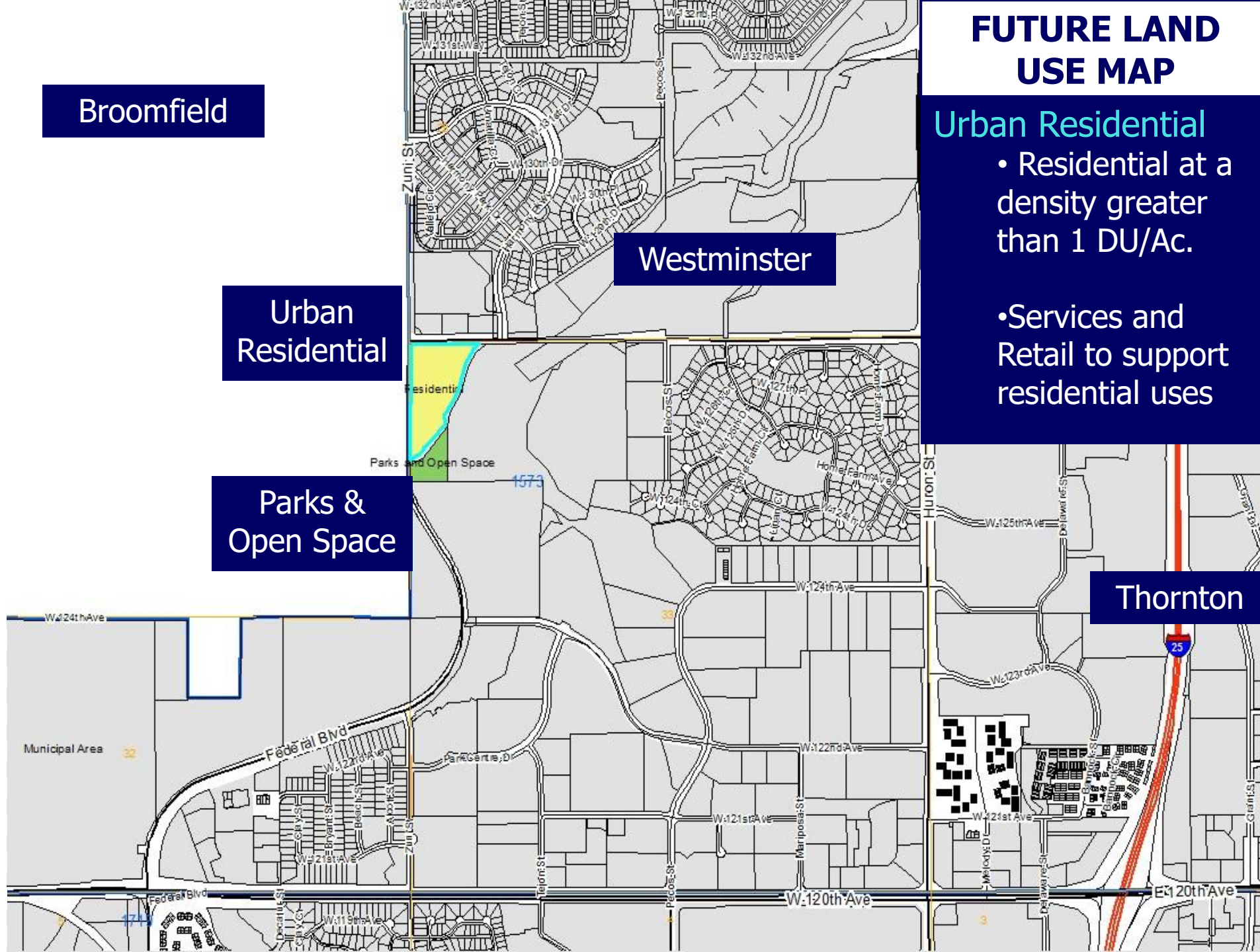
Westminster

## FUTURE LAND USE MAP

### Urban Residential

- Residential at a density greater than 1 DU/Ac.
- Services and Retail to support residential uses

Thornton



# Criteria for Conditional Use

Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services





**Retail**

**Retail**

**Mini-Storage**

**Multi-Family Residential**

**Subject Property**

**Big Dry Creek**

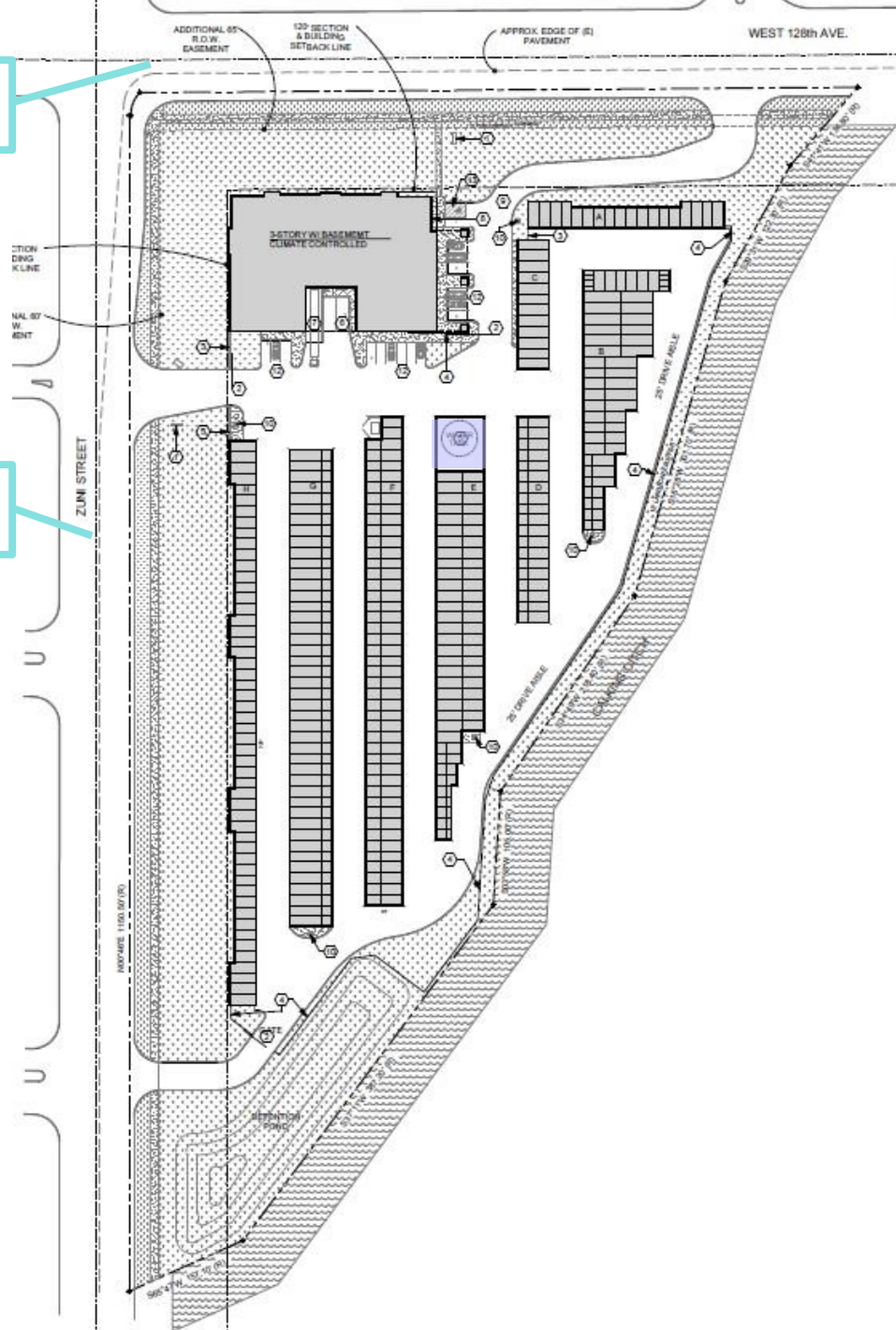
**SITE**



# SITE PLAN

West 128<sup>th</sup>  
Avenue

Zuni  
Street



## Northwest building

- Three stories
- Climate-controlled
- Indoor-accessed

## Other 8 buildings

- One-story
- Externally-accessed

## A-3 zoning standards

- 35' max. height
- Complies with setbacks



## Landscaping

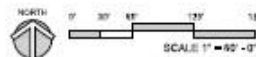
- West 128<sup>th</sup>

- Zuni

- Southeast

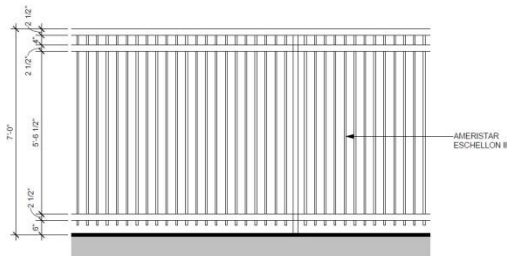
- 45 trees

- 107 shrubs



# BUILDING ELEVATIONS

NOTE:  
35'-0" MAXIMUM BUILDING HEIGHT



## 3 TYPICAL FENCE ELEVATION

PROP.



ACCENT CMU - BASALITE  
#924 SPLIT FACE



FIELD CMU - BASALITE  
#924 GROUND FACE



TRESPA PANEL - ROYAL MAHOGANY



KINGSPAN INSULATED METAL PANEL - CHAMPAGNE BRONZE



MULLIONS - CLEAR ALUMINUM



























# Services

- Individual Well
  - Water storage On-Site
- On-Site Wastewater Treatment System



# Referral Period

Notices sent*	# of Comments Received
123	3

\* Property owners within 1,000 feet were notified

## Public Comments & Referral Agencies:

- **Public Comments:**
  - Traffic Increase
  - Architectural scale
- **Broomfield & Westminster:**
  - Road Improvements – Full build out and traffic light poles.
- **North Metro Fire:**
  - Fire Access & Water Supply Plan



# PC Update

Heard at the June 14, 2018 PC Meeting.

Topics: Expiration of CUP, Perimeter buffer landscaping

Approval of the proposed Conditional Use Permit (RCU2017-00035 – Channing) with 8 Findings-of-Fact, 2 conditions precedent, and 3 conditions.



# Recommended Conditions Precedent

1. Prior to the issuance of a building permit, the applicant shall submit all drainage easements on the property to be reviewed by Adams County staff and record the approved easements with the Adams County Clerk & Recorder.
2. Prior to the issuance of a building permit, the applicant shall provide documentation from the City of Westminster and the City and County of Broomfield showing dedication of right-of-way, as required with the cities review comments.



# Recommended Conditions

1. Development of the site shall conform to the landscape plan submitted and approved with the application which shows a minimum of one tree and three shrubs for every linear foot along the southeastern property line.
2. No outdoor storage of materials shall be permitted.
3. All proposed buildings on the site shall conform to the building elevations submitted with the conditional use permit, which include building materials, windows, door openings, color, and scale.