


7300 Leyden Storage

RCU2017-00006

7300 Leyden Street

September 11, 2018

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



Request

Conditional Use Permit for outdoor storage in excess of building area in the Industrial-1 (I-1) zone district.

Background

- History of zoning violations from 1997-2014
 - Overgrown weeds
 - Illegal storage of materials
- ACH1 acquired property in 2015
 - No zoning violations since 2014



E. 74th Avenue

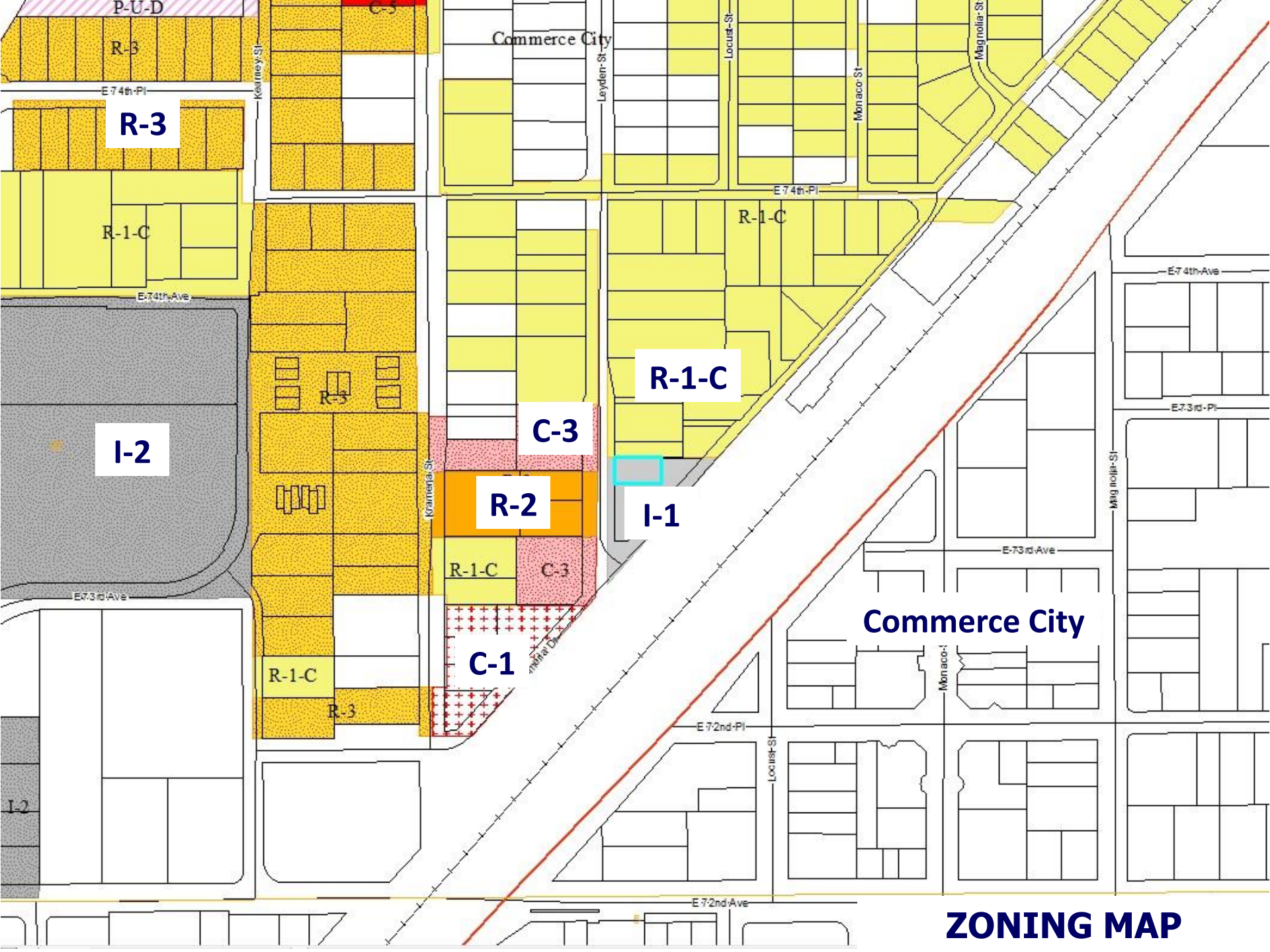
Site

Monaco Street

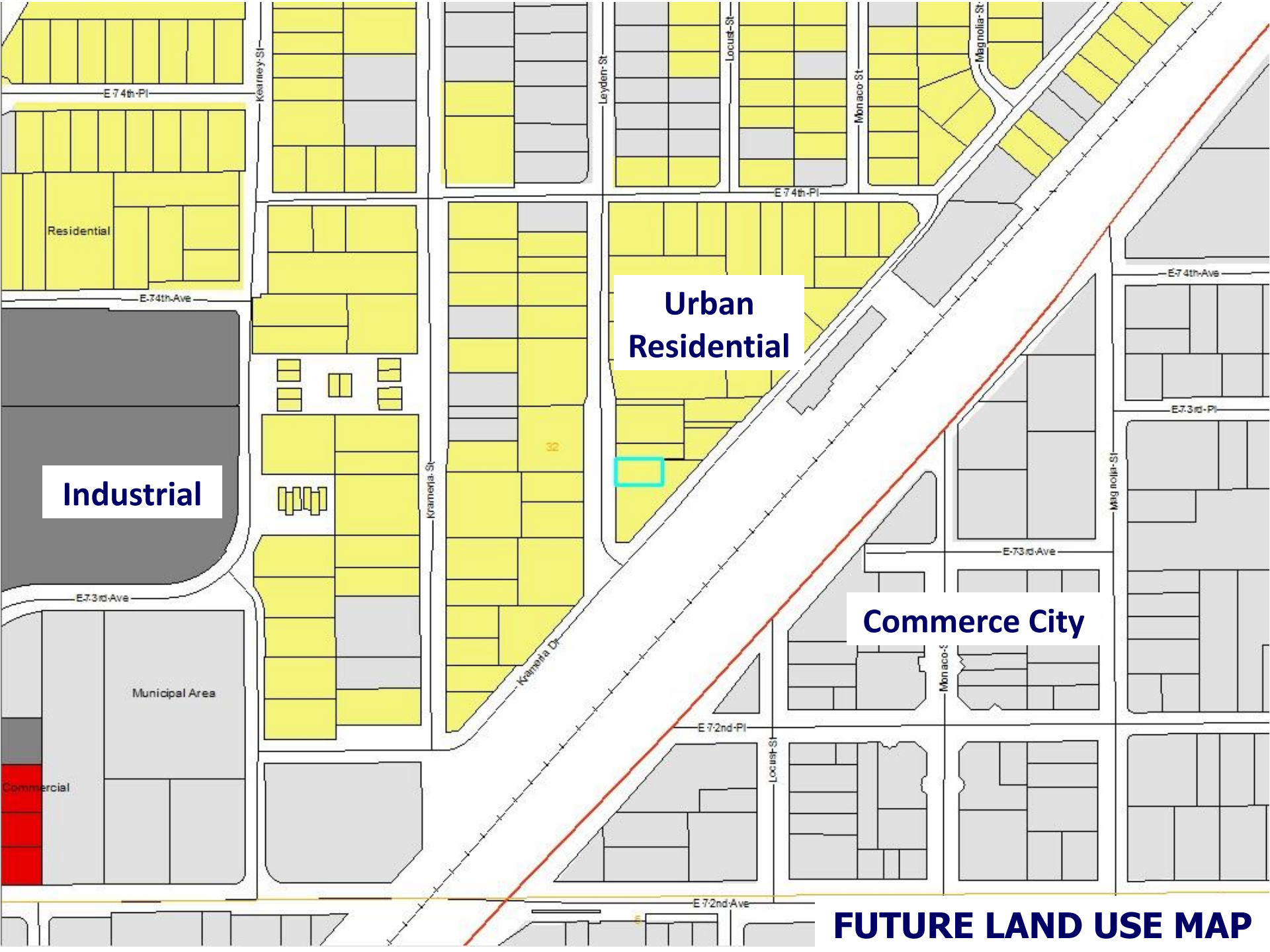
E. 72nd Avenue

Holly Street

AERIAL MAP



ZONING MAP



**Urban
Residential**

Industrial

Commerce City

FUTURE LAND USE MAP

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

Outdoor Storage Performance Standards

- Screen fencing
- Stacking of materials
- Non-hazardous materials
- Fire access

SITE INFORMATION

- 5,660 square feet
- Existing building encroachment

**Building
Encroachment**

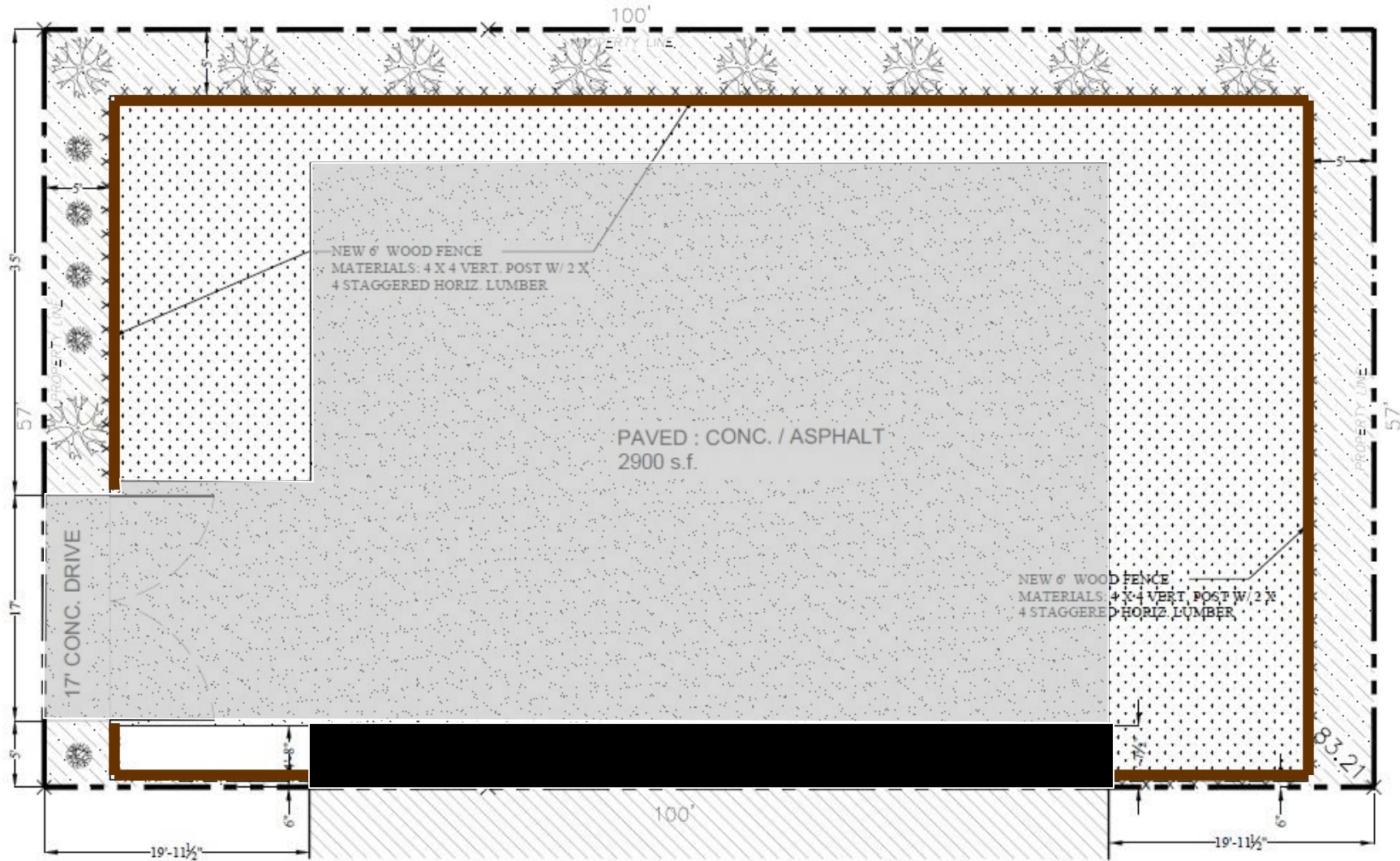


SITE PLAN

Storage of vehicles and trailers

LEYDEN STREET

70' R.O.W.



ADJACENT BUILDING
7298 LEYDEN STREET
VISCIOUS AUTOMOTIVE

Permitted Uses: I-1 Zone District

- Landscape Storage Yard
- Auto Towing and Storage
- Auto Repair
- Welding Repair
- Glass Manufacturing











New & Used
Tires

0TQ-674
COLORADO

OUTBACK
EXT

Referral Period

Notices sent*	# of Comments Received
274	1

* Property owners within 1,000 feet were notified

No Objection:

- CDOT
- Commerce City
- Tri-County Health
- Xcel

Staff Analysis

- Consistent with regulations
- Comply with performance standards
- Harmonious & compatible
- Addressed all off-site impacts

Planning Commission Update

August 23, 2018

No members of the public to testify.

- Pest/rodent control
- Preservation of existing landscaping

Approval of conditional use permit with 8 Findings-of-Fact, 9 Conditions, and 1 Note

Recommendation

RCU2017-00006 – 7300 Leyden Storage

Approval of conditional use permit with 8 Findings-of-Fact, 9
Conditions, and 1 Note

Recommended Conditions

1. The conditional use permit shall expire on September 11, 2023.
2. An access permit shall be obtained from Commerce City for the proposed driveway.
3. Prior to using the property for outdoor storage, the applicant shall obtain a fence permit and construct the fence as required by this conditional use permit.
4. The fence shall be opaque, eight feet in height, and constructed of wood.
5. All outdoor storage on the property shall be limited to three operational vehicles and two trailers. No other outdoor materials shall be allowed on the site.
6. The outdoor storage shall consist of non-hazardous materials as determined by the Colorado Department of Public Health and Environment.
7. Operation of the use shall be strictly adhered to as depicted on the site plan. Any changes shall require an amendment to the conditional use permit.
8. All landscaping on the site shall conform to the landscape plan approved with the conditional use permit, and all existing, healthy trees shall not be removed from the property. Maintenance of the required landscaping shall conform to County's landscape requirements outlined in the Development Standards and Regulations.
9. Prior to commencing operations on the property, the applicant shall submit a pest control plan to the Tri-County Health Department.