


7154 Washington Billboard

RCU2018-00028

7154 Washington Street

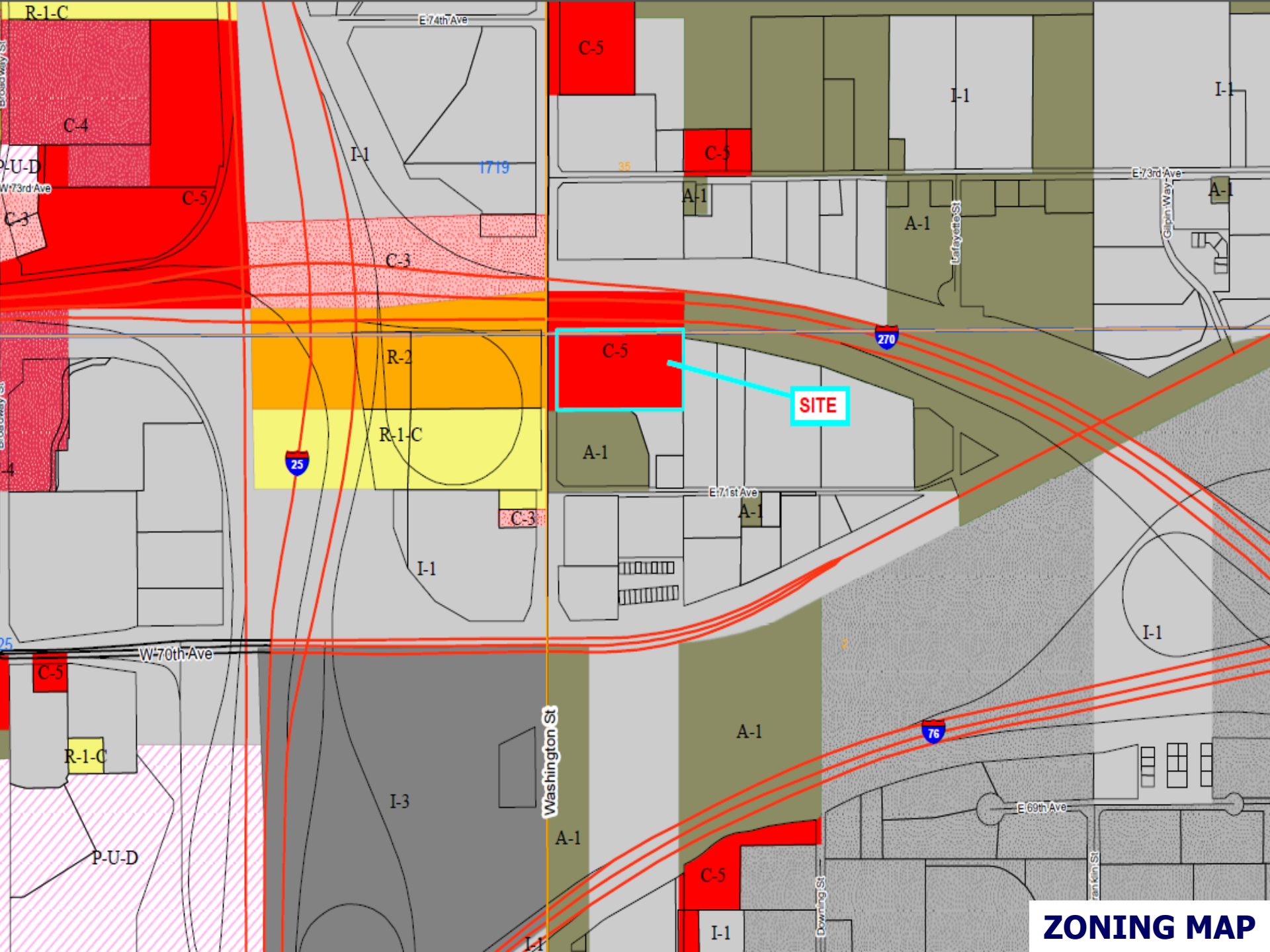
January 15, 2018

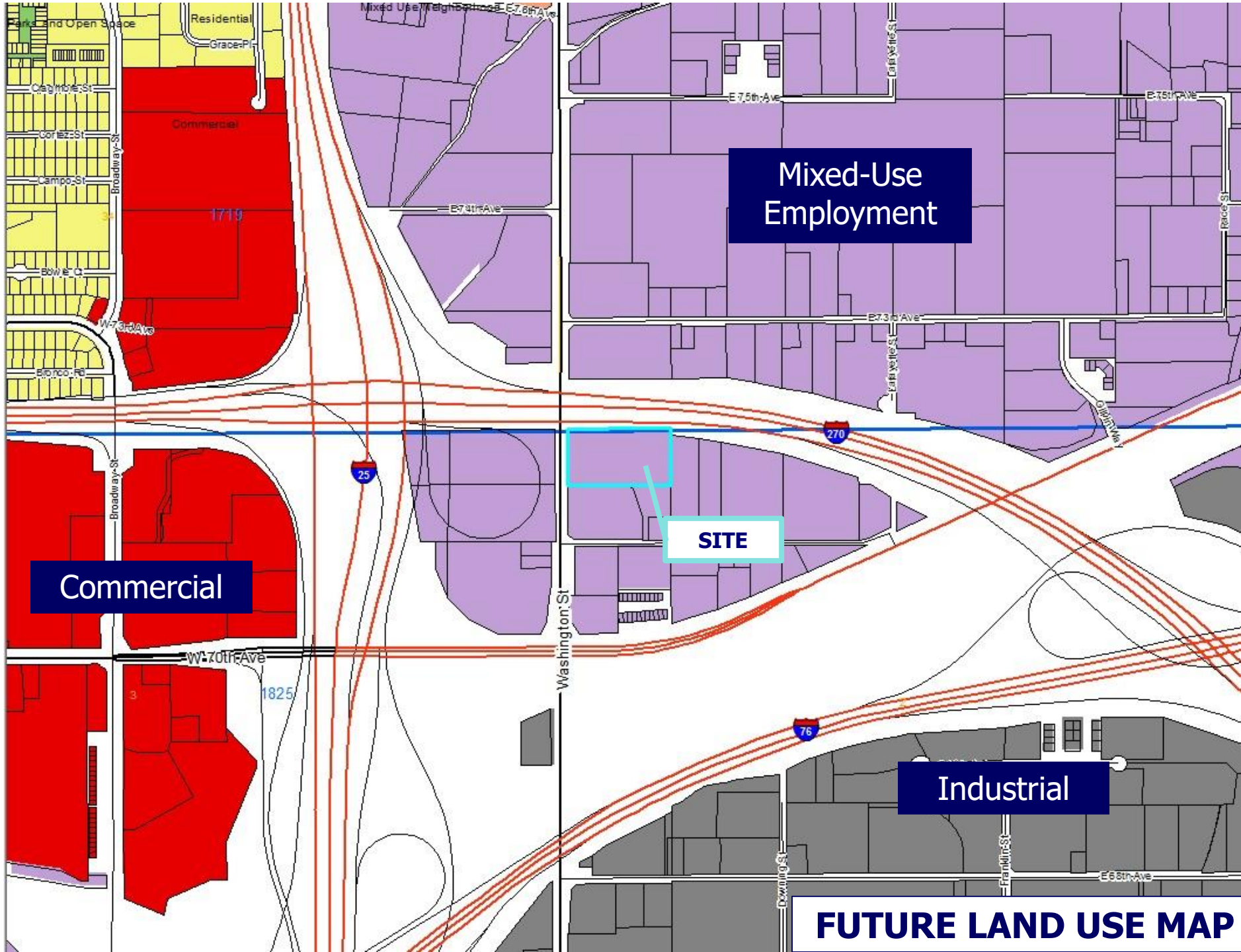
Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Libby Tart-Schoenfelder



Request

A conditional use permit to allow a 300 square-foot LED billboard on the property.





FUTURE LAND USE MAP



Washington St

WASHINGTON STREET
(80' R.O.W.)

R.O.W ACQUIRED UNDER CDOT
PROJECT QFC 270-6(3) & FCI 270-6(2)

ONE STORY
BRICK BLDG

TOP OF ROOF
PROPOSED SIGN
COLUMN LOCATION,
SEE DETAIL

**Proposed
Sign Location**

PLOT 4

ONE STORY
BRICK BLDG

TOP OF ROOF

VACANT LOT

VACANT LOT

BOX DRAIN 1X3X5

639.83' (M)

639.83' (M)

320.80' (M)

362.52'

362.52'

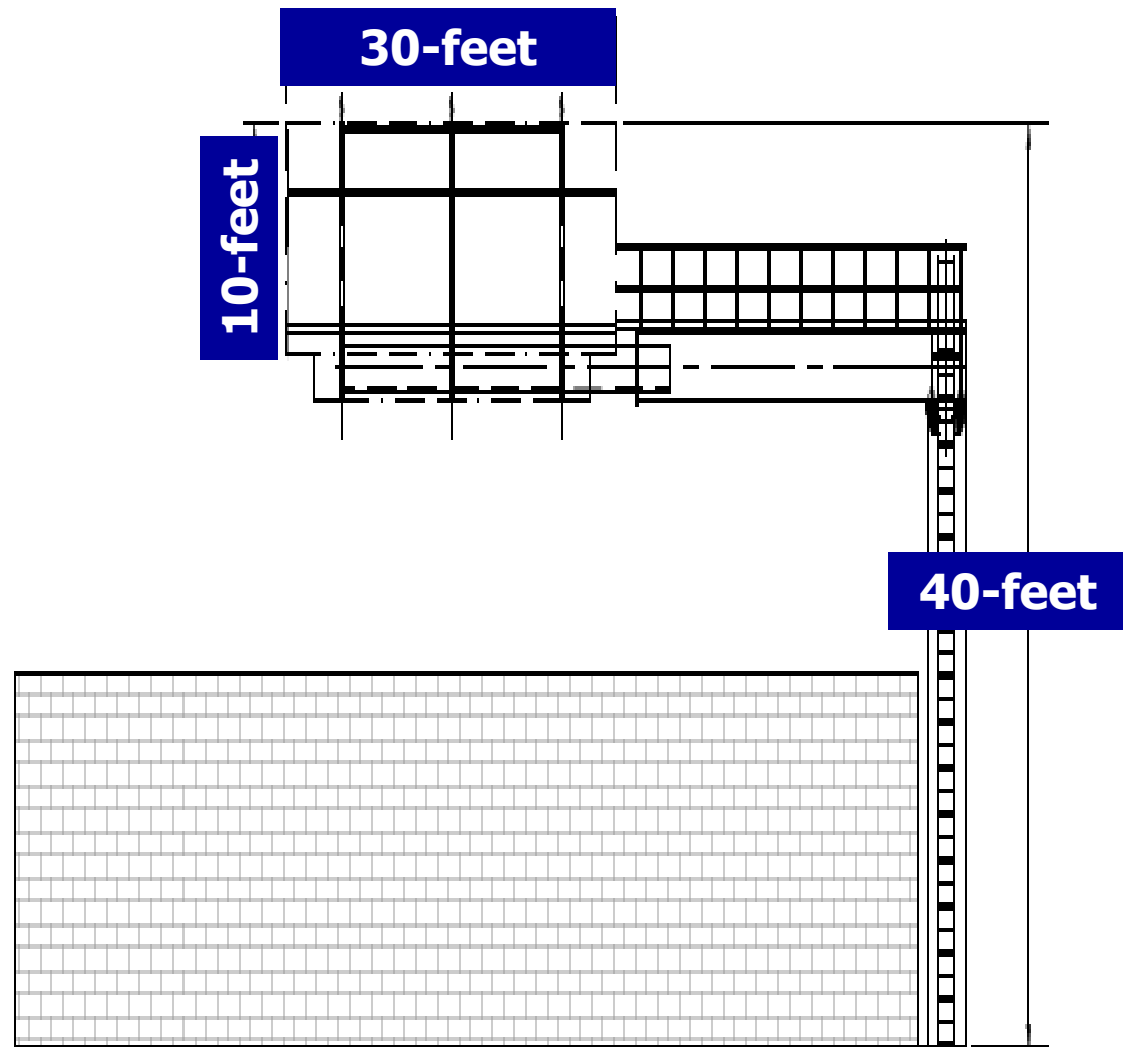
CDOT 408

MH

MH

Billboard Elevation

- Maximum Height: 40-feet
- Two Sign Faces
- Maximum Sign S.F.: 300-feet
- Off Premise Sign Spacing: 2,000-feet
- Equipped with light monitors to not exceed 150 foot-candles
- Eight advertising images
- Each image will remain static for a minimum of eight seconds





NOTE:

The illustrated material provided does not negate the necessary review of the Off-Premise Sign (Billboard) from a sign permit application and a Roadside Sign Permit Application from CDOT

EAST BOUND I-270 @ APPROX. WASHINGTON ST.

Photo Simulation (Applicant)



EAST



Referral Period

Notifications* Sent:	# of Comments Received
674	4

*750-foot distance

Comments:

- Brightness and glare
- Distance of the sign from the CDOT ram
- Supportive comment

Referral Agency Comments (No Further Comment):

Adams County Development Services

CDOT

CDPHE

Tri-County Health

Xcel Energy

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

Staff Analysis

- Off-premise sign is permitted in the zoning district
- Application meets off-premise sign regulations (i.e. setbacks, height, max. s.f., # and frequency of messages, spacing between signs)
- Site plan is adequate for use
- Adequate services for the use

PC Update

- December 13, 2018
 - Recommended unanimous approval (6-0) vote with one Commissioner absent
- Discussion:
 - None
- Public Testimony:
 - None

Recommendation

Staff and PC recommend approval of RCU2018-00028 –
7154 Washington Billboard with:

- 8 Findings-of-Fact
- 3 Conditions
- 1 Note

Recommended Conditions

1. The applicant shall obtain a building permit for the off-premise sign including all required building permit inspections.
2. The applicant shall obtain all required CDOT Outdoor Advertising permits and submit such CDOT approval with their building permit application.
3. The approval for the off-premise sign shall expire January 15, 2029 unless it is renewed by the Board of County Commissioners.

Recommended Note

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.