

RCU2018-00027

Pivot-Kamerra Solar

May 21, 2019

Board of County Commissioners

Public Hearing

Community and Economic Development

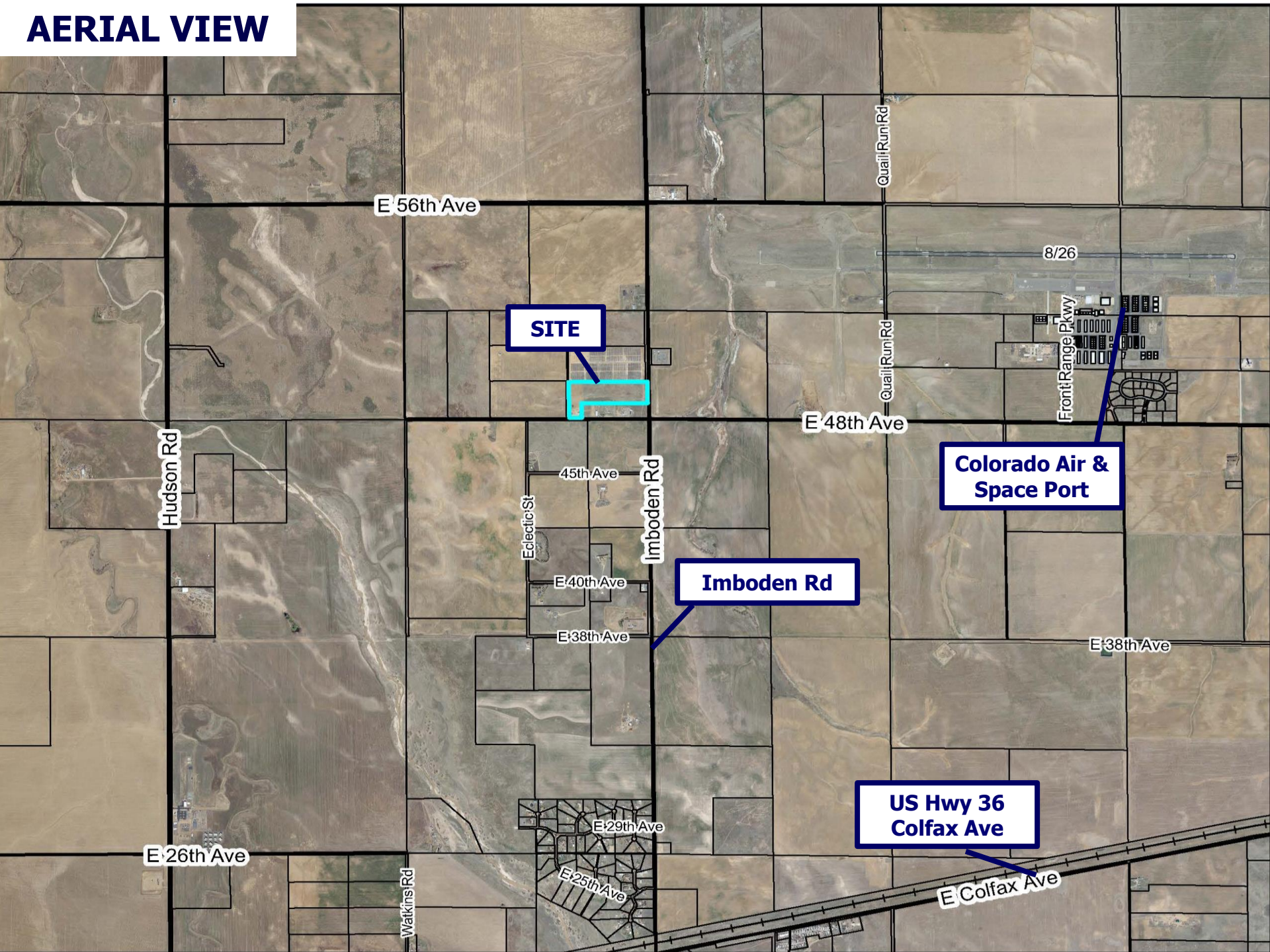
Case Manager: Greg Barnes



Request

Conditional use permit to allow solar energy facility in the
Agricultural-2 (A-2) zone district on 23 acres

AERIAL VIEW



SITE

**Colorado Air &
Space Port**

Imboden Rd

**US Hwy 36
Colfax Ave**

E 56th Ave

E 48th Ave

45th Ave

E 40th Ave

E 38th Ave

E 38th Ave

E 29th Ave

E 25th Ave

E 26th Ave

Hudson Rd

Watkins Rd

Eclectic St

Imboden Rd

Quail Run Rd

Quail Run Rd

8/26

Front Range Pkwy

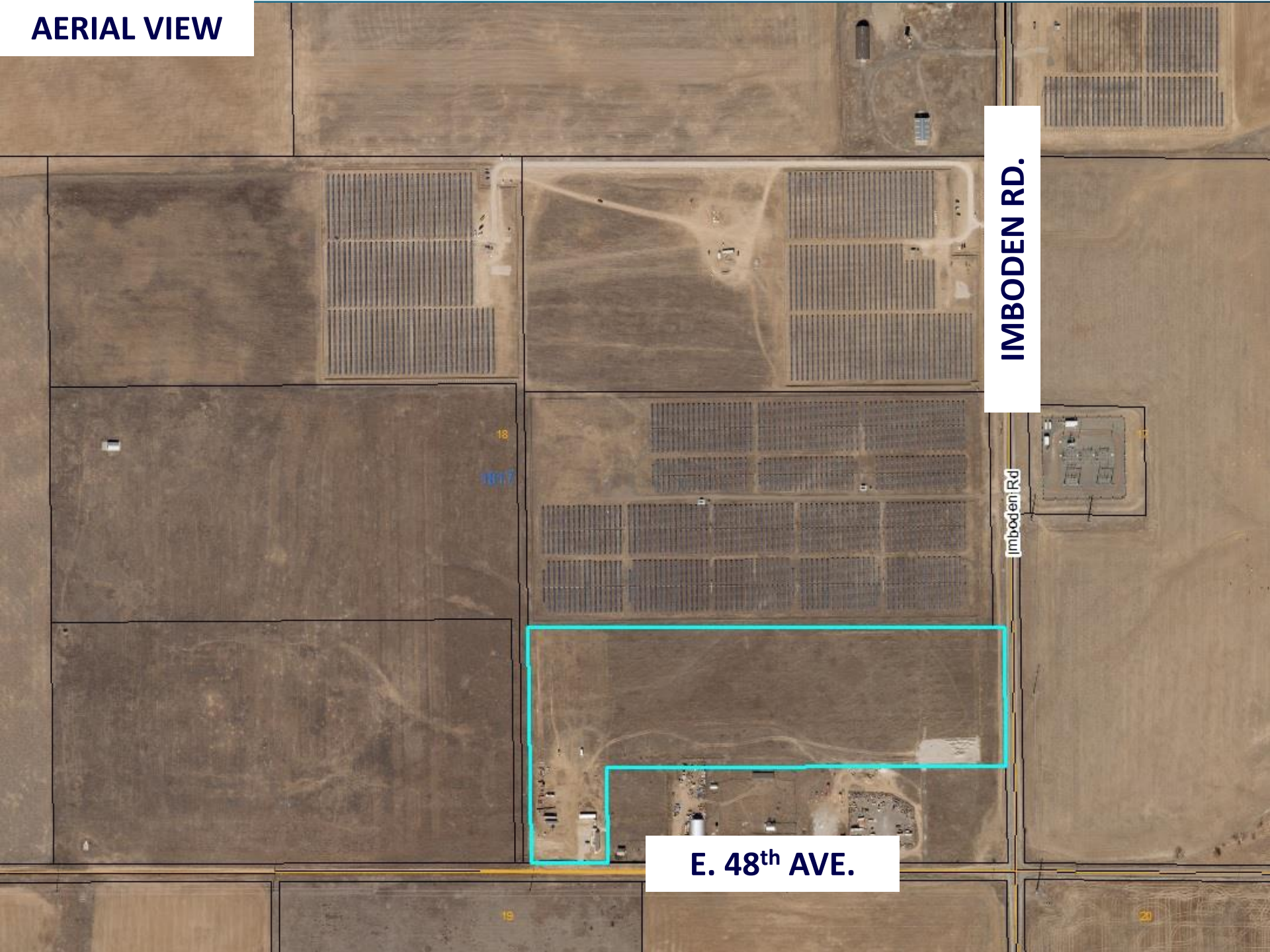
E Colfax Ave

AERIAL VIEW

IMBODEN RD.

Imboden Rd

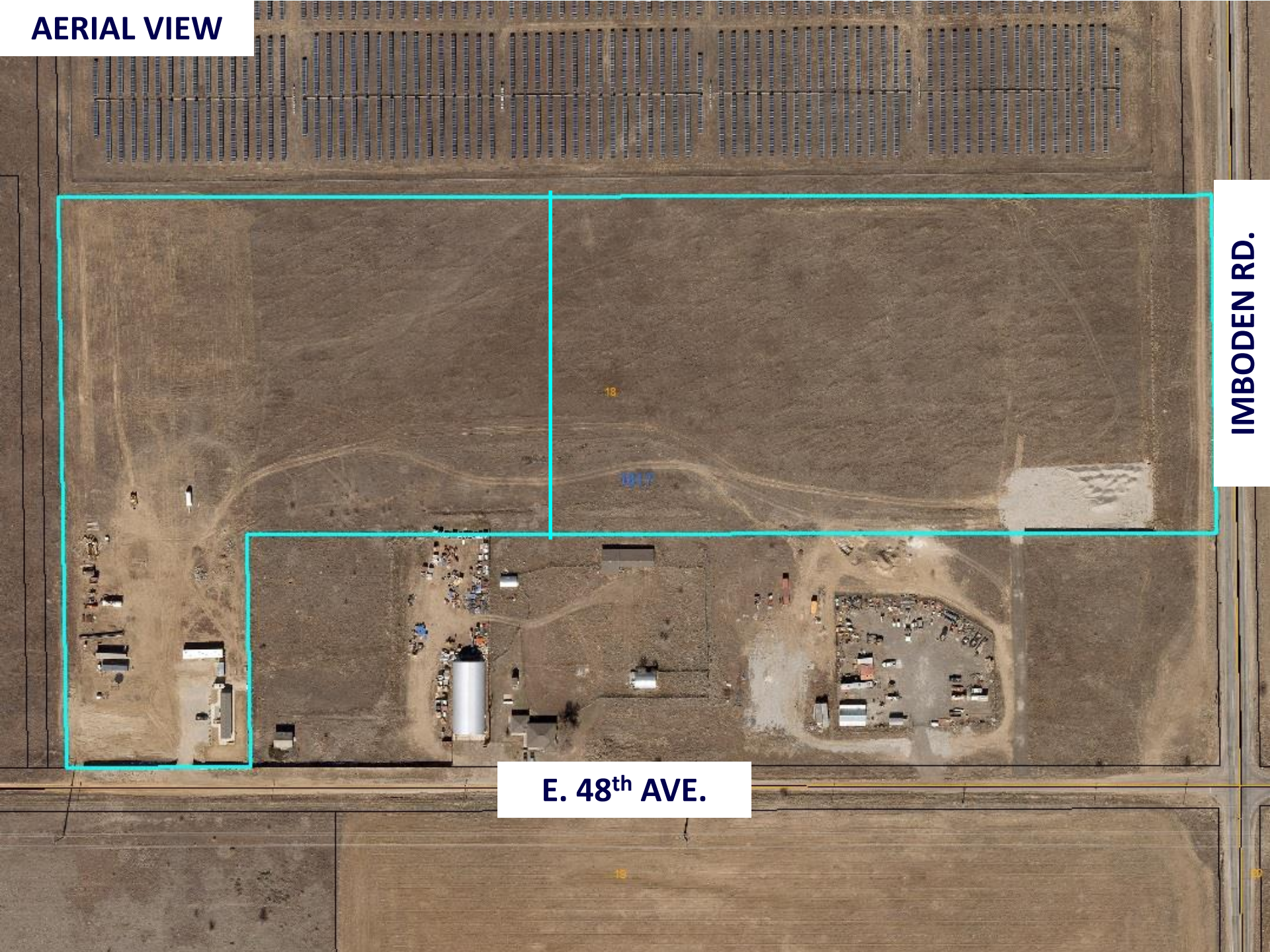
E. 48th AVE.



AERIAL VIEW

E. 48th AVE.

IMBODEN RD.



CURRENT ZONING MAP

Agriculture-2

- Agriculture, Single-Family Res.
- Landholdings of 10-35 acres

A-3

A-2

Aurora

E 48th Ave

Imboden Rd

19 Aurora

20

18

17

FUTURE LAND USE MAP

**Mixed-Use
Employment**

Mixed-Use Employment

- Mix of uses; employment centers
- Lack of infrastructure & services

Aurora

1817

E 48th Ave

**Estate
Residential**

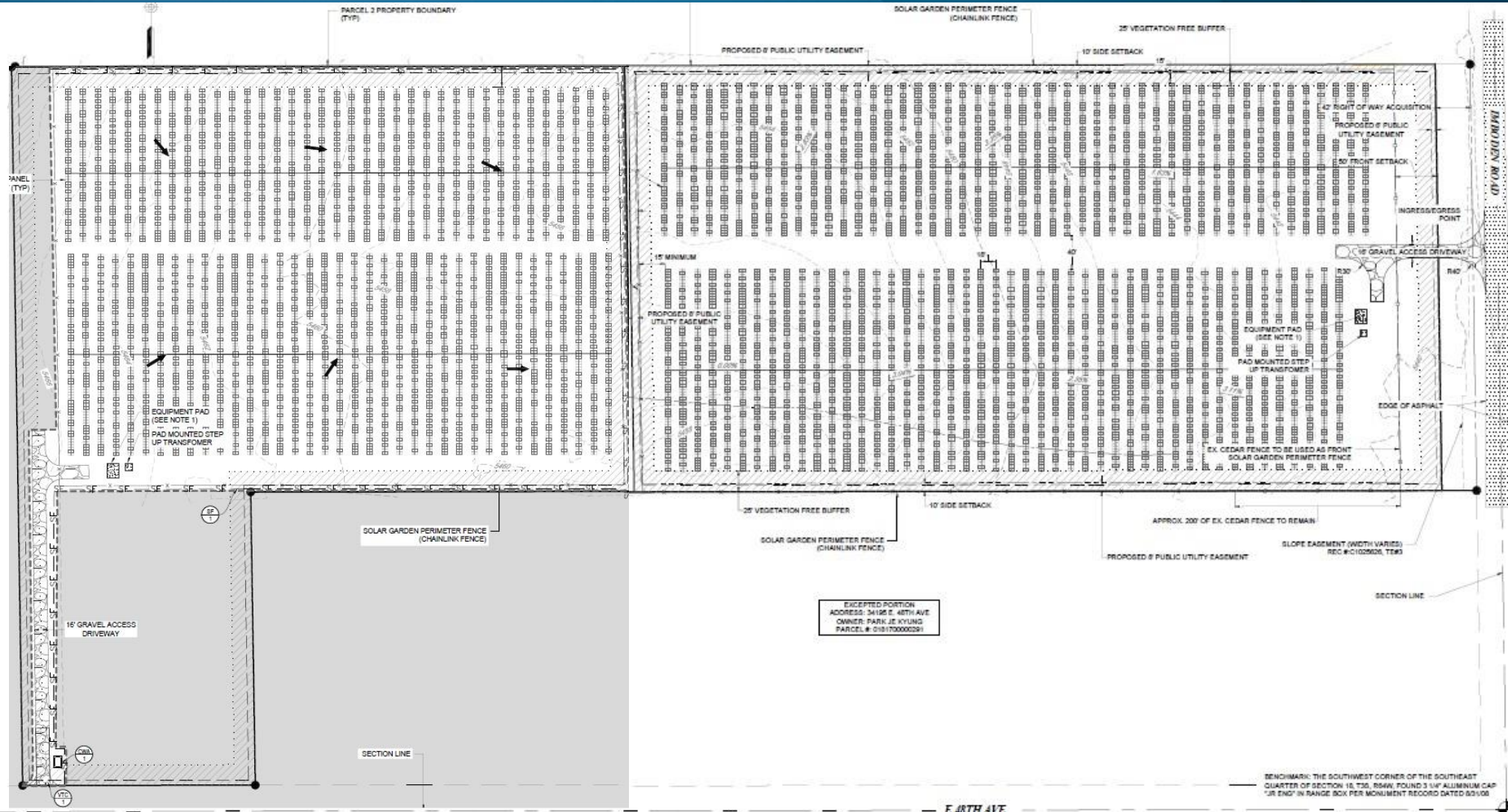
20

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

Proposed Solar Energy Facility







Referral Comments

- External Agencies:
 - Parks and Wildlife, Tri-County Health, and Xcel: comments made into conditions of approval
- Property Owners and Residents within 1,000 ft:

Notifications Sent	Comments Received
11	0

Planning Commission Update

Public hearing: April 25, 2019

No members of the public testified

PC & Staff Recommendations

Approval of the proposed Conditional Use Permit with
8 Findings-of-Fact, 8 Conditions, and 2 Notes.

(RCU2018-00027 – Pivot-Kamera Solar)

PC: 7-0 decision

Recommended Conditions

1. This conditional use permit shall expire on May 14, 2041 (22 years).
2. Prior to issuance of a building permit, the applicant shall file an Aircraft Activity Covenant with Disclosure with the Adams County Clerk & Recorder.
3. Prior to issuance of a building permit, the applicant shall provide documentation showing an access easement or agreement for access to the solar facility from the adjoining property.
4. The applicant shall comply with all of the requirements of the Colorado Division of Natural Resources provided in their letter dated July 24, 2018, including surveying the site for nesting birds, swift foxes, prairie dogs, and burrowing owls if installation of panels occurs between March 15th and July 31st of the year.
5. The applicant shall comply with all of the requirements of the Tri-County Health Department provided in their letter dated July 24, 2018, including the use of portable toilets and trash enclosures during construction.

Recommended Conditions

6. A building permit shall be required for any fence associated with the site.
7. Landscaping is not required with development of the site for a solar garden.
8. The solar panels on-site shall be removed when the conditional use permit expires, unless an extension or renewal is granted by the Board of County Commissioners.

Recommended Notes

1. This conditional use permit shall expire within one year (May 14, 2020), if a building permit is not obtained for the development.
2. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.