

Rago Enterprises

RCU2018-00007

1551 Cargill Drive

January 21, 2020

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



Requests

1. PLT2018-00040 - Final Plat for Minor Subdivision to create one lot
2. SIA2019-00021 - Subdivision Improvements Agreement (SIA);
3. RCU2018-00058 - Rezone on 1.3 acres from Industrial-3 (I-3) to Industrial-1 (I-1);
4. RCU2018-00059 - Conditional use permit to allow outdoor storage in excess of 100% of the building area.

Background

- June 2013: Spur 10 Holdings purchased the 1.3-acre property.
- March 2017: Property owner applied for a building permit to construct the proposed office headquarters and associated outdoor storage on the I-3 zoned property.
 - Staff determined that the property was created in 2013 and had not been legally created through the County's subdivision process.
- May 2018: Development Applications Submitted
 - Subdivision Plat to correct illegal lot
 - Rezoning to avoid nonconforming lot size
 - Conditional use permit to allow the outdoor storage component

AERIAL MAP

Interstate 76

W. 62nd Ave.

Pecos Commuter Rail Station

Site

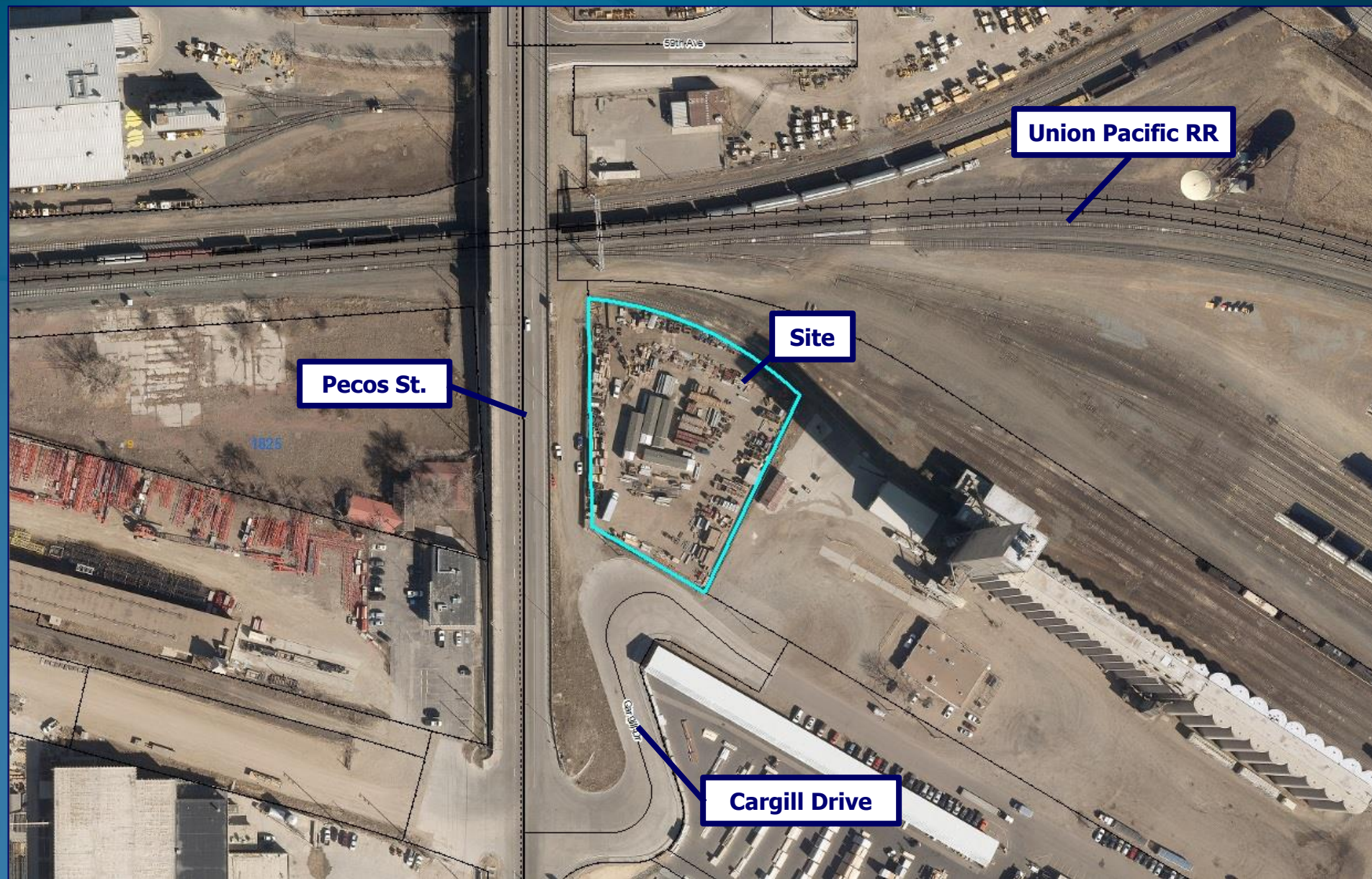
Pecos St.

W. 56th Ave.

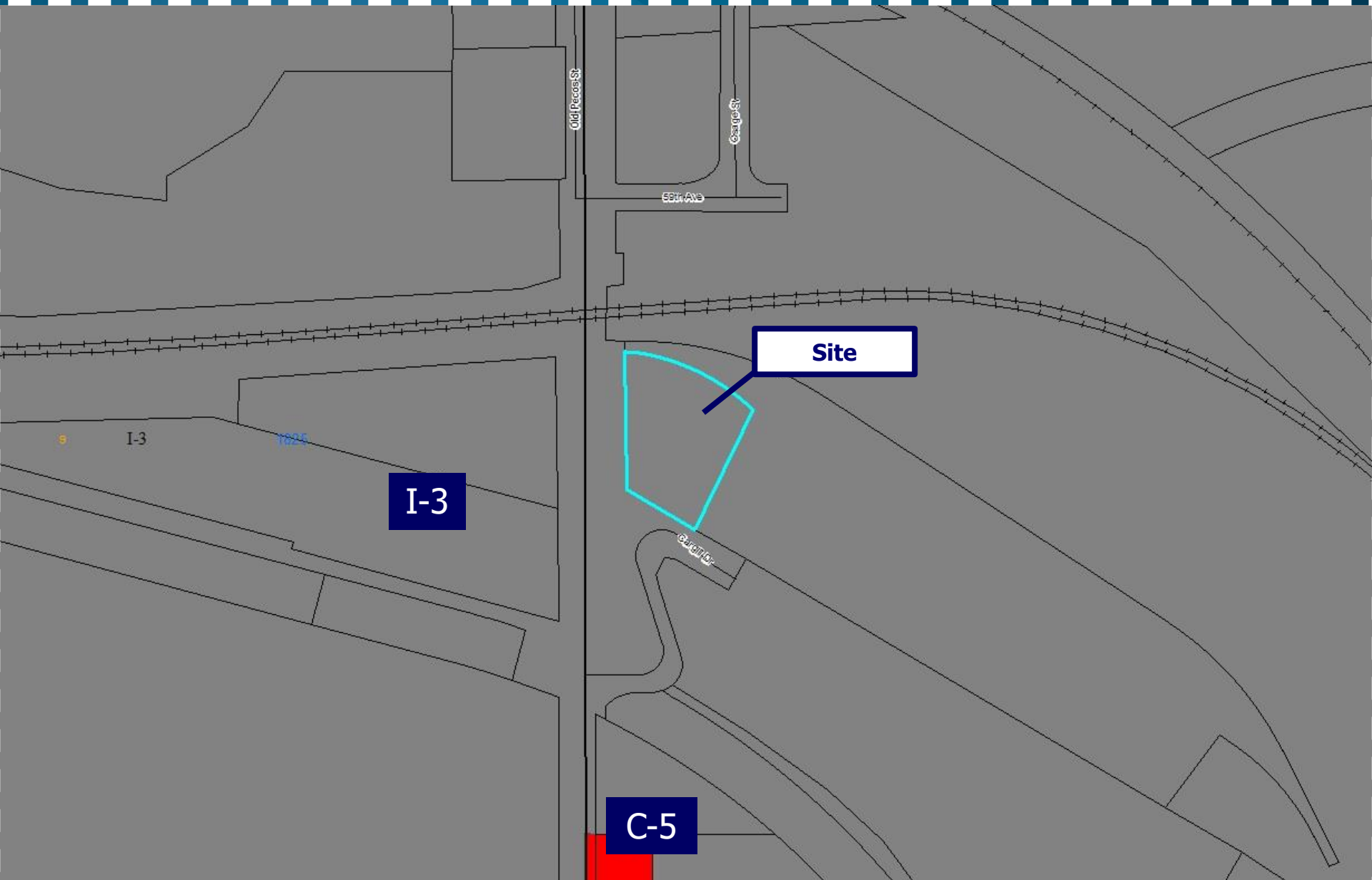
Interstate 25



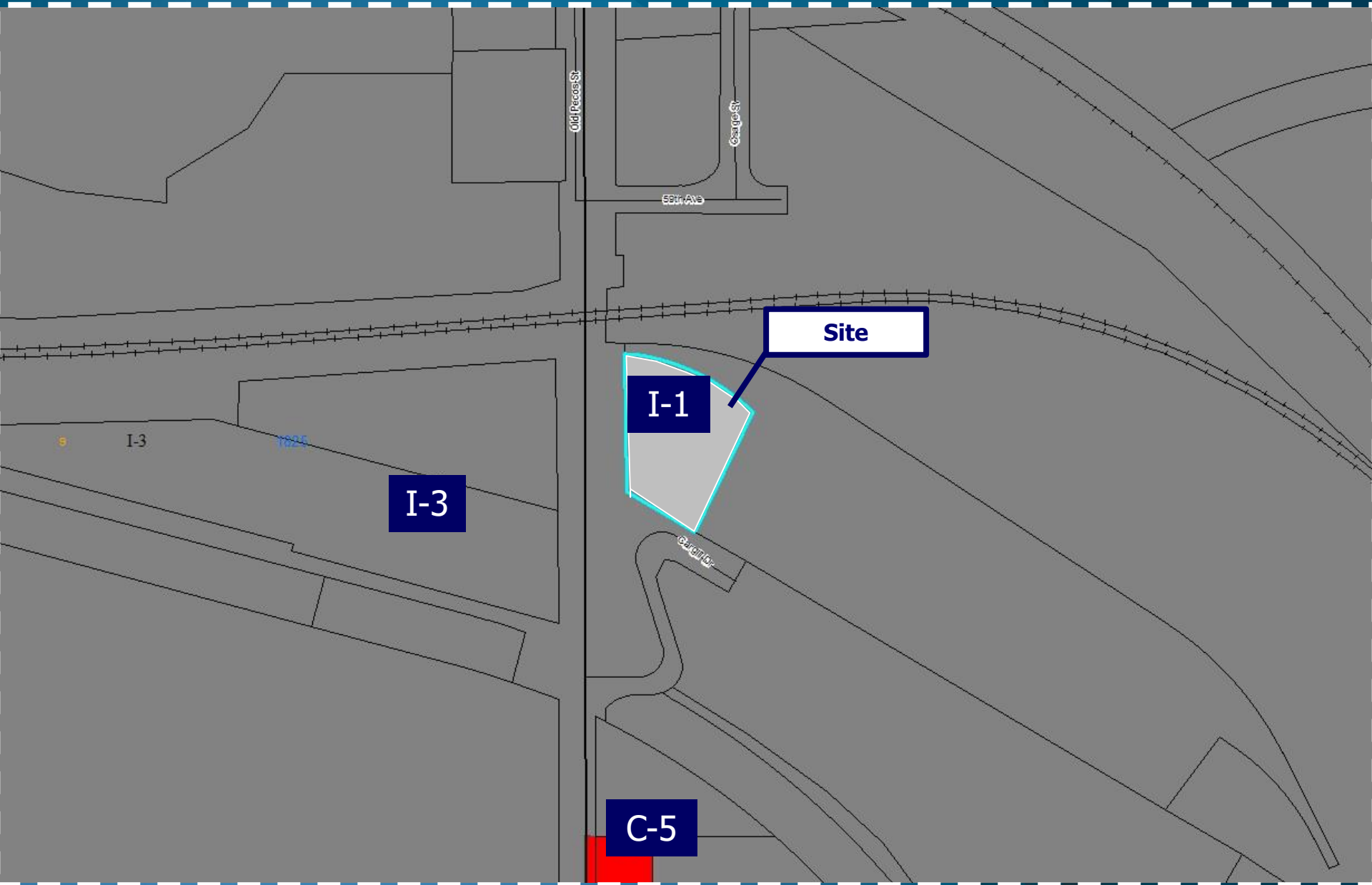
AERIAL MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP



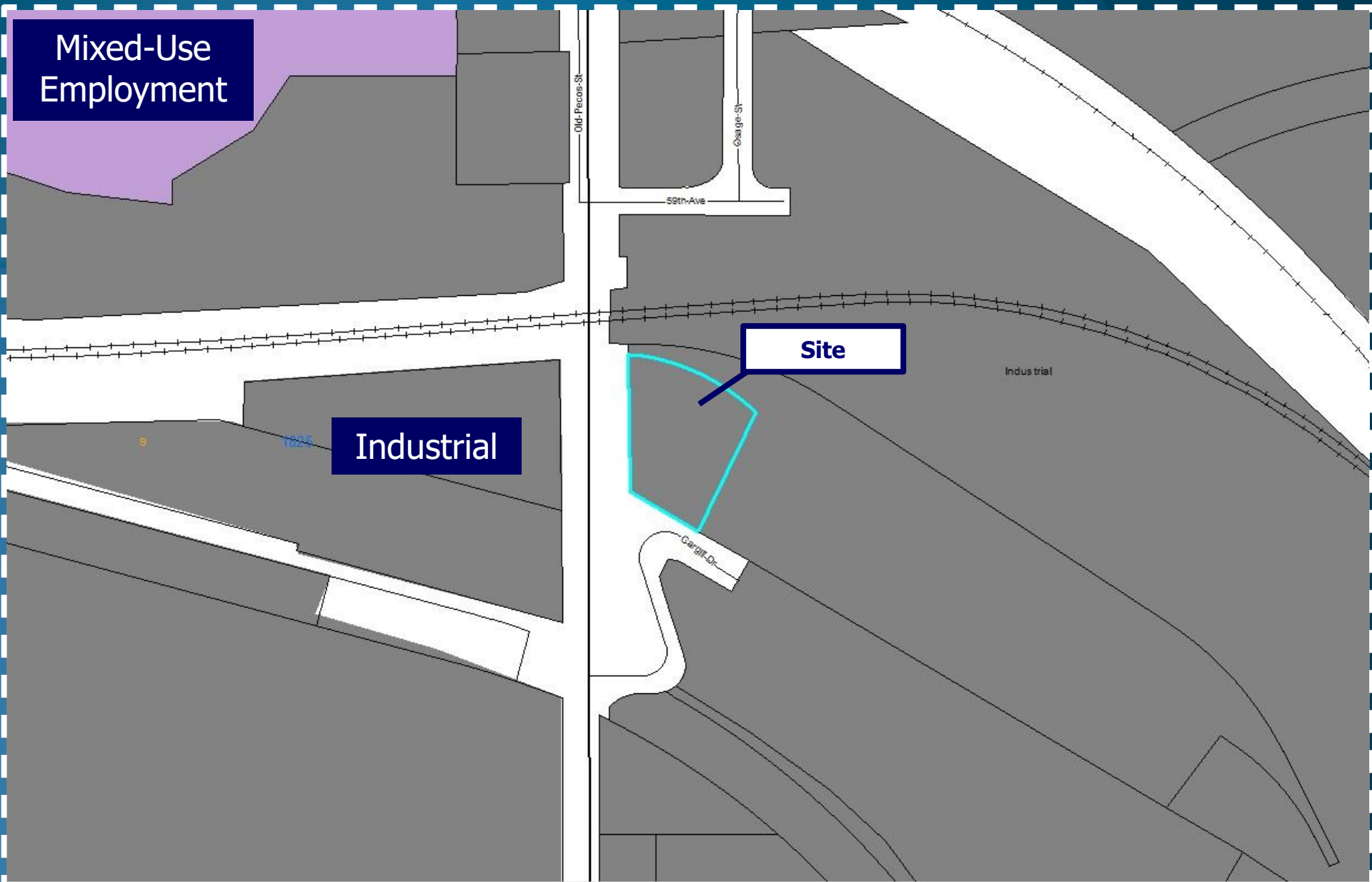
FUTURE LAND USE MAP

Mixed-Use
Employment

Industrial

Site

Industrial



Criteria for Minor Subdivision

Section 2-02-18-03-05

1. Conforms with subdivision design standards
2. Adequate water supply
3. Adequate sewer service
4. Identify any soil or topographical conditions
5. Adequate drainage infrastructure
6. Public infrastructure (curb, gutter, sidewalk)
7. Consistent with Comprehensive Plan
8. Consistent with development standards
9. Compatible with surrounding area

Criteria for Rezoning Approval

Section 2-02-13-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible

Criteria for Conditional Use Permit

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

Comprehensive Plan

Adams County:

- Future Land Use – Industrial
- Warehousing, Manufacturing, Distribution
- Consistent with I-1 zoning

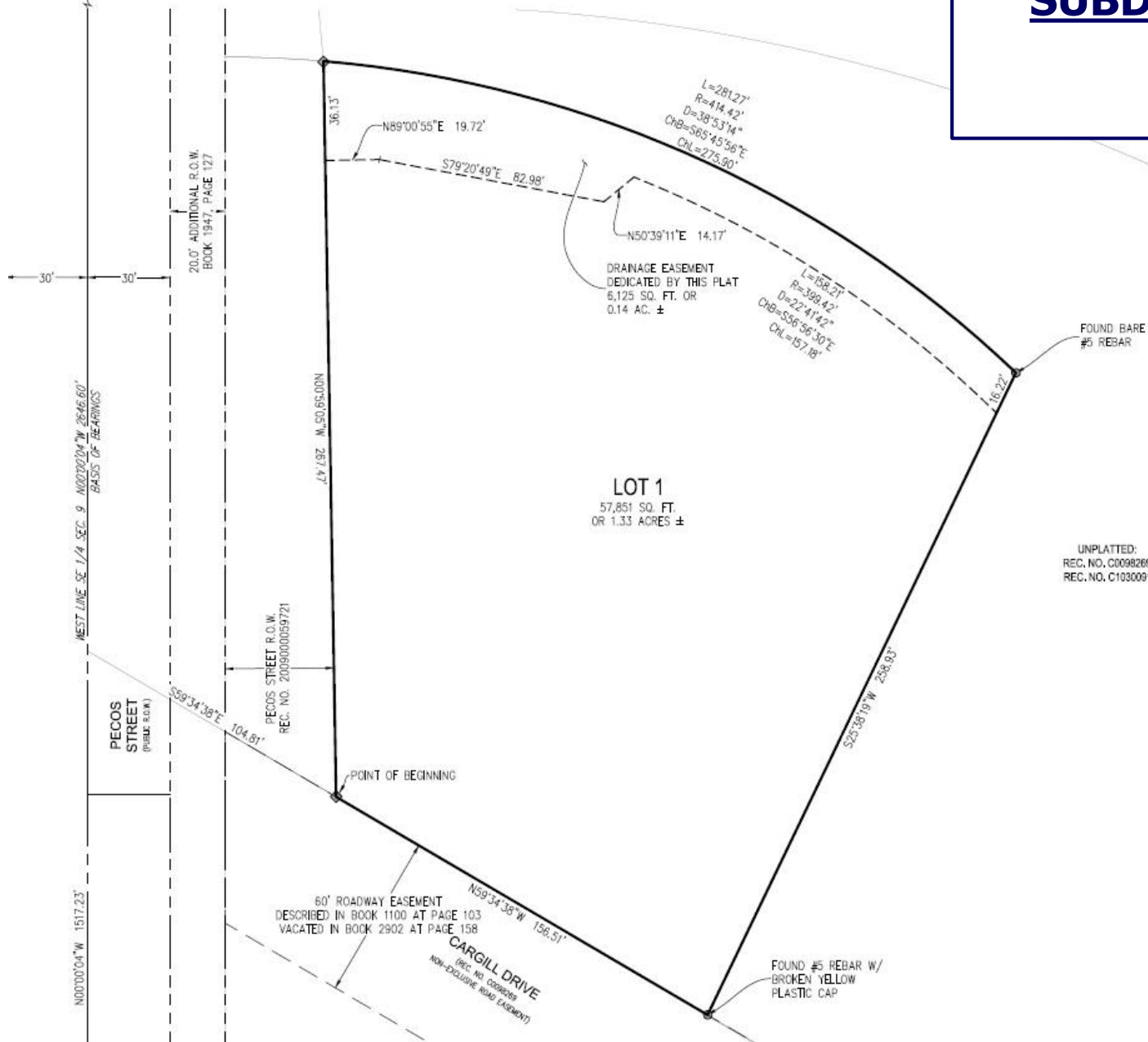
Available urban services and infrastructure for industrial uses

Comparison

Proposed I-1 Zone District	Current I-3 Zone District
<ul style="list-style-type: none">• Office• Conditional Accessory Outdoor Storage in excess of 100% of building area	<ul style="list-style-type: none">• More Intense Uses• Accessory Outdoor Storage < 80% of lot
<ul style="list-style-type: none">• Minimum Lot Size – 1 acre• Minimum Lot Width – 100 ft.	<ul style="list-style-type: none">• Minimum Lot Size – 2 acres• Minimum Lot Width – 125 ft.

SUBDIVISION PLAT

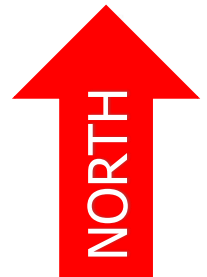
1 lot
1.3 acres



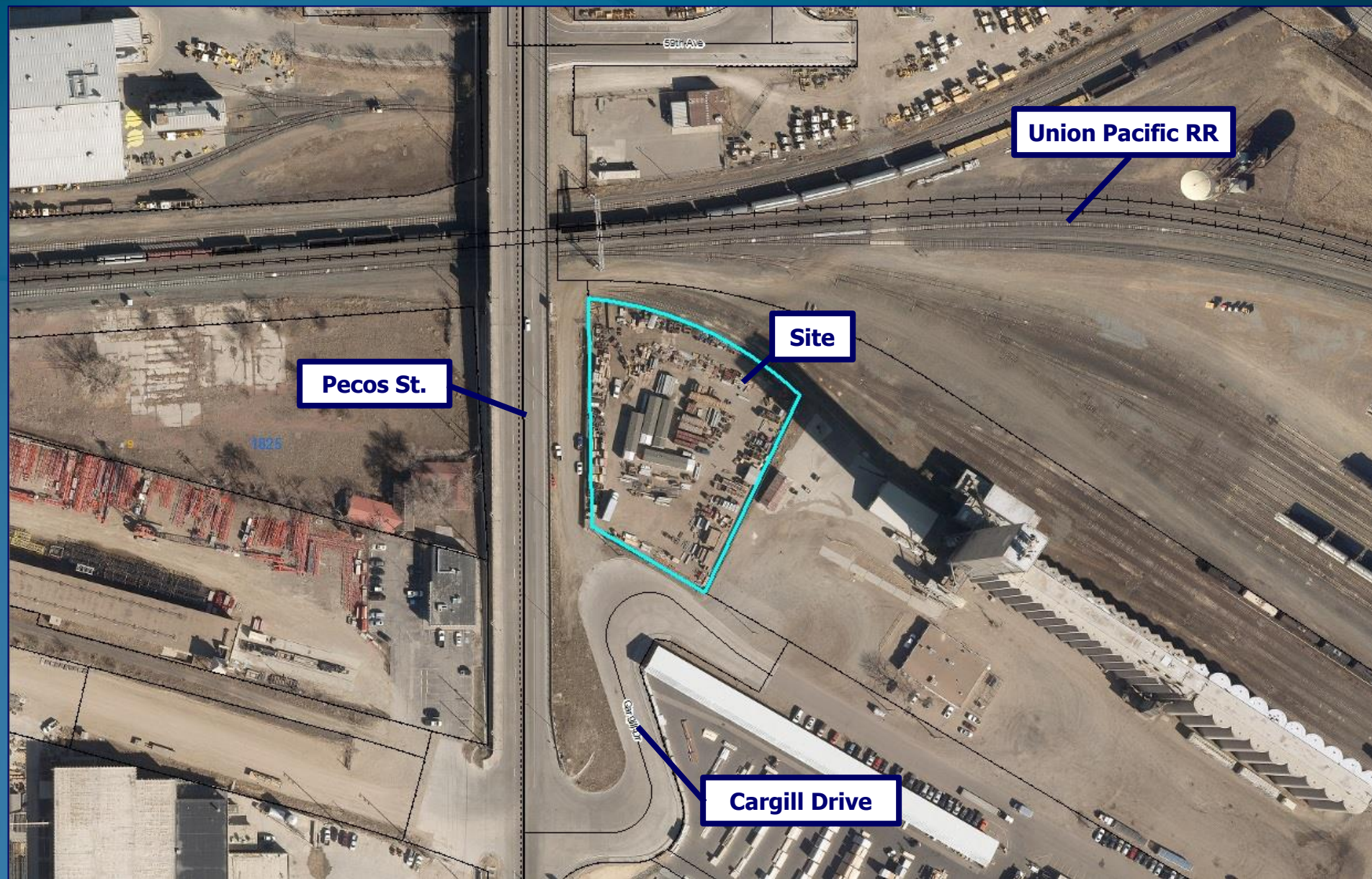
LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◆ SET 18" X #5 REBAR WITH 1-1/2" BLUE PLASTIC CAP PLS 38162

UNPLATTED:
REC. NO. C0098269
REC. NO. C1030091

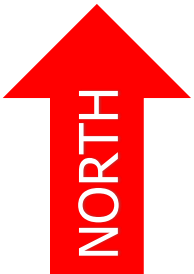
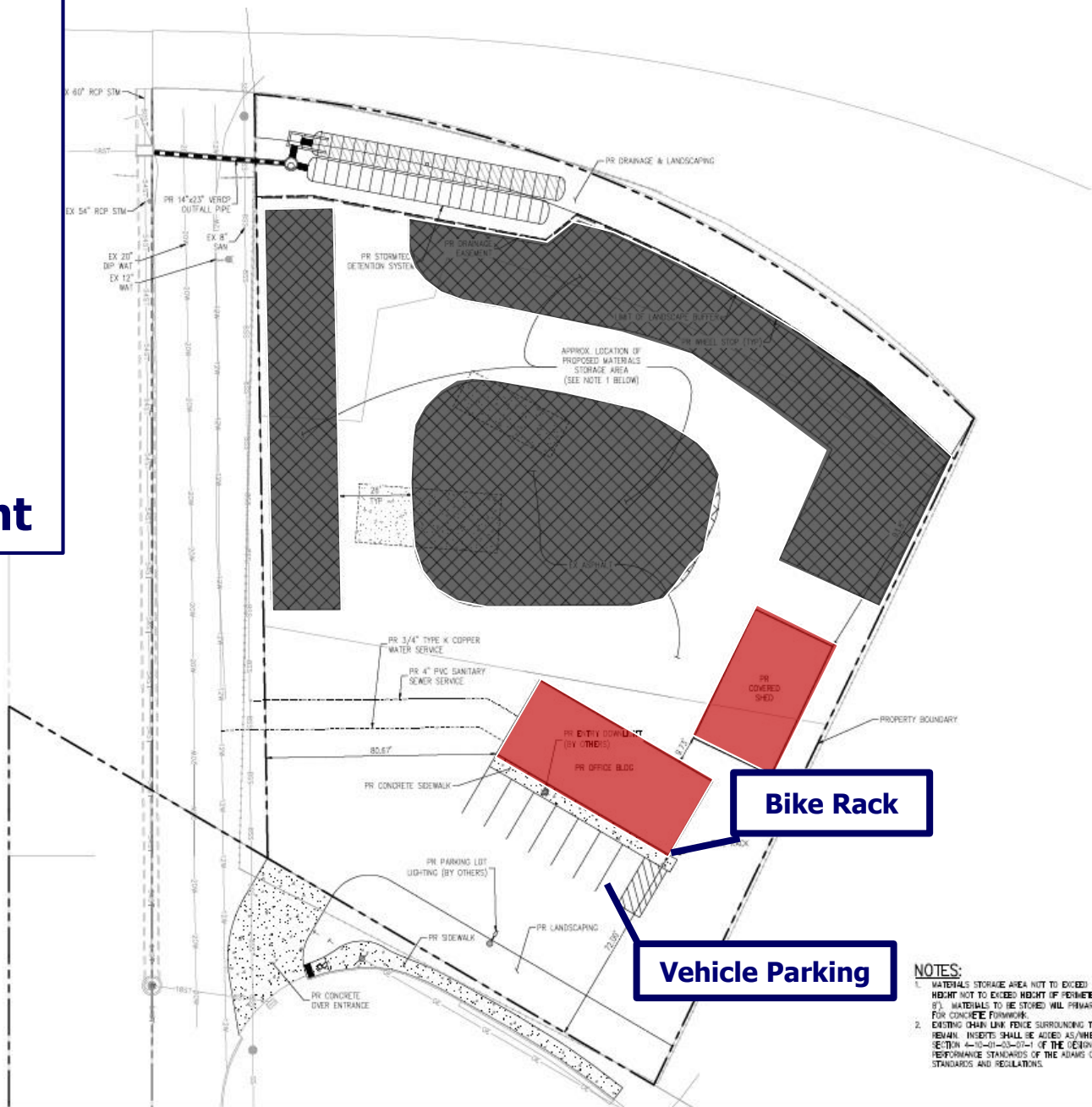


AERIAL MAP



SITE PLAN

- Two structures
- Accessory Outdoor Storage
- Material stacking is limited to fence height



Bike Rack

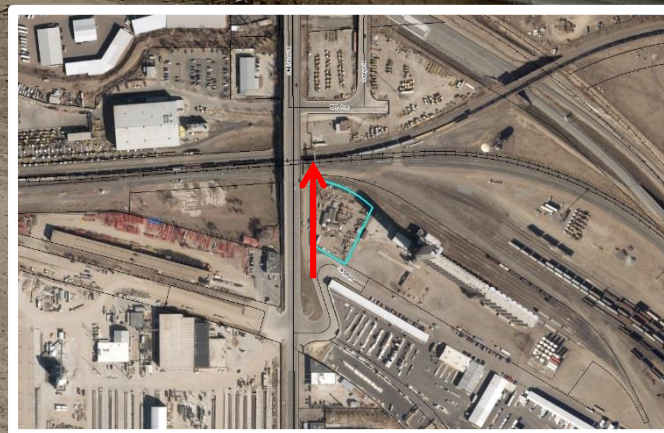
Vehicle Parking

NOTES:

1. MATERIALS STORAGE AREA NOT TO EXCEED 17,000 SQUARE FEET. HEIGHT NOT TO EXCEED HEIGHT OF PERIMETER FENCE (APPROX. 8'). MATERIALS TO BE STORED WILL PRIMARILY BE MATERIALS FOR CONCRETE FORMWORK.
2. EXISTING CHAIN LINK FENCE SURROUNDING THE PROPERTY TO REMAIN. INSERTS SHALL BE ADDED AS/WHEN NEEDED PER SECTION 4-10-01-05-01-1 OF THE DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

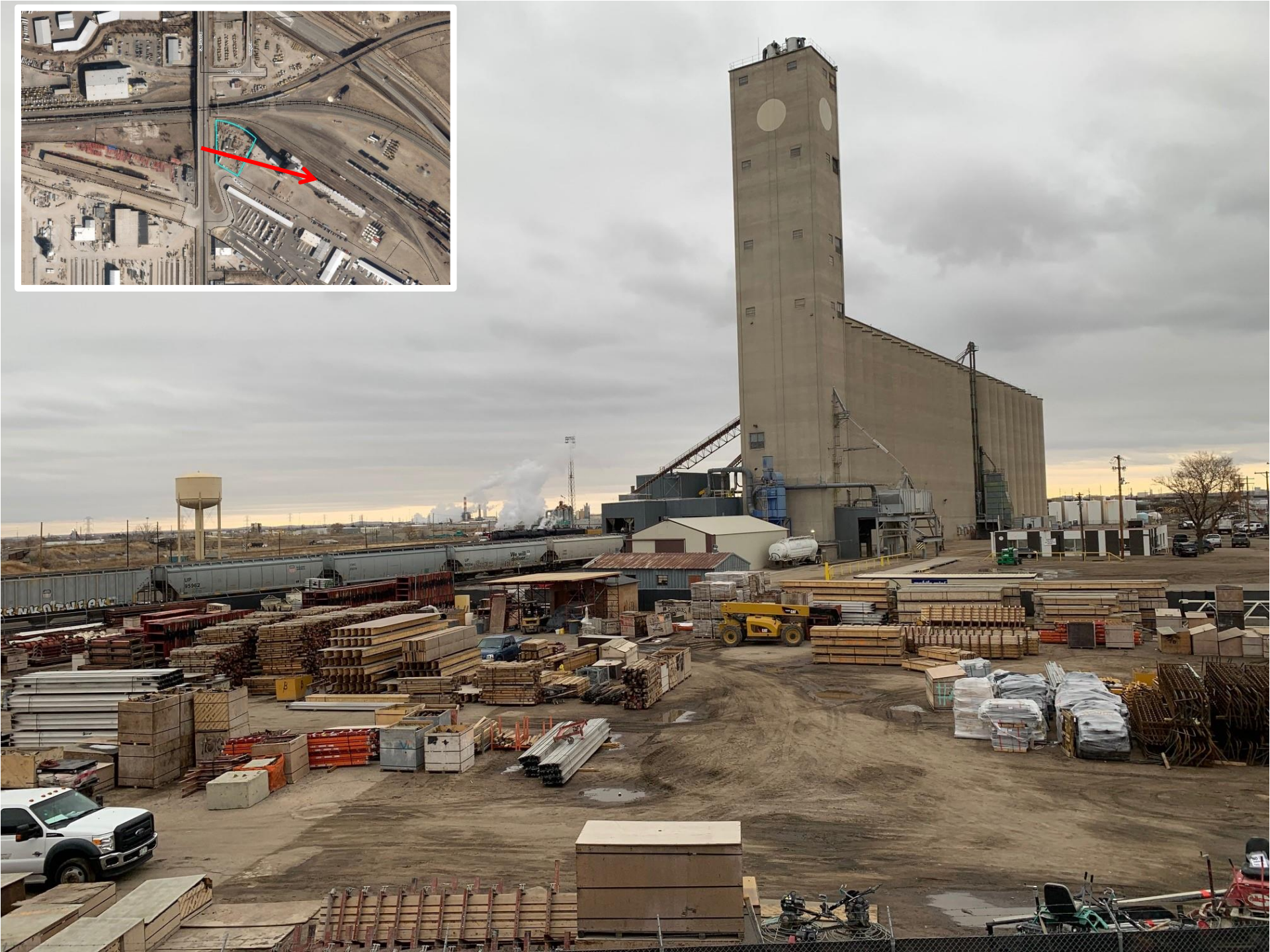






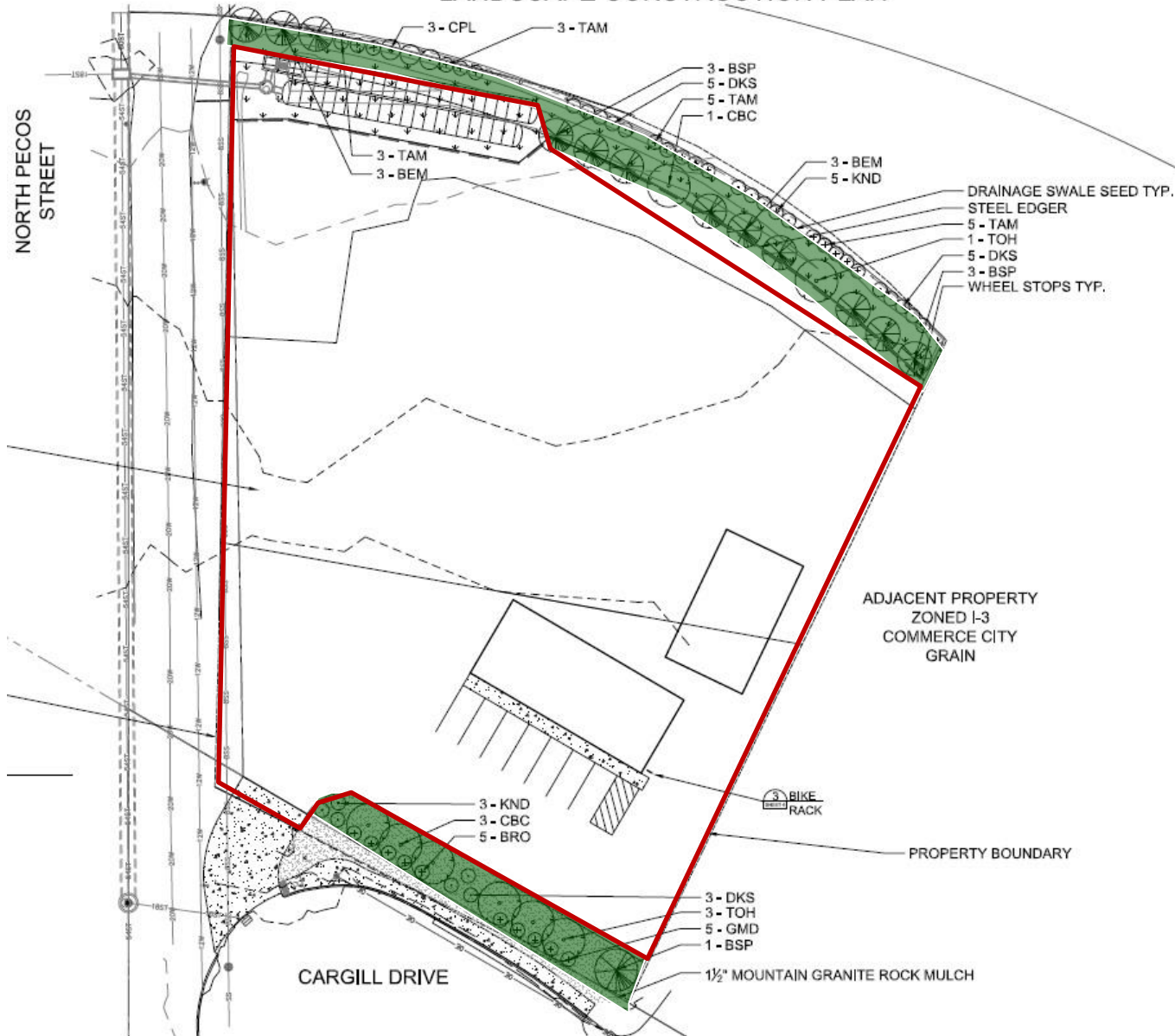






LANDSCAPE PLAN

LANDSCAPE CONSTRUCTION PLAN



PLANT LIST

EVERGREEN TREES	
ABV	COMMON NAME
BSP	BAKERI SPRUCE
BEM	EMERALD ARROW BOSNIAN PIN
ORNAMENTAL TREES	
ABV	COMMON NAME
CBC	CORALBURST CRABAPPLE
TOH	TOBA HAWTHORN
EVERGREEN SHRUBS	
ABV	COMMON NAME
BRO	BROADMOOR JUNIPER
GMD	GREEN MOUND JUNIPER
TAM	TAMMY JUNIPER
DECIDUOUS SHRUBS	
ABV	COMMON NAME
CPL	COMMON PURPLE LILAC
DKS	DARK KNIGHT SPIREA
KND	DOUBLE KNOCKOUT ROSE
	1½" MOUNTAIN GRANITE ROCK MULCH
	STEEL EDGER
	DRAINAGE SWALE SEED MIX

PLANT COUNT

- 7 Spruce
- 6 Pine
- 4 Crabapple
- 4 Hawthorn
- 50 Shrubs
- Fence

NORTH

FENCE REQUEST



Referral Period

Notices sent*	# of Comments Received
100	1

* Property owners and occupants within 1,500 feet were notified

Public Comment:

- Preferred the property to remain in I-3 zone district for overall compatibility.

Referral Agencies:

- No opposition
- Concerns noted for time of development

Staff Review

- Consistent with Comprehensive Plan
- Consistent with Zone Standards and Purpose
- Water & Sewer Provided (North Pecos W&S)
- Demonstrated reasonable attempts to mitigate visually
- Harmonious & Compatible

Planning Commission Update

Public Hearing: December 12, 2019

Applicant was available to answer questions

No members of public testified

PC voted (7-0) to recommend approval

Recommendation

Approval of the proposed subject applications (PRC2018-00007) with 27 Findings-of-Fact, 3 Conditions, and 3 Notes.

- PLT2018-00040 – Final Plat
- SIA2019-00021 – Subd. Impr. Agreement
- RCU2018-00058 – Rezone
- RCU2018-00059 – Conditional Use Permit

RECOMMENDED CONDITIONS OF APPROVAL:

1. The conditional use permit shall expire on January 21, 2025 (5 years).
2. The conditional use permit shall conform to the landscaping plan approved with this application. However, variations may be approved by the Director of Community and Economic Development.
3. The applicant shall create a plan for regular pest control in accordance with the recommendation provided by the Tri-County Health Department in their letter dated September 26, 2019, specifically for the conditional use permit to allow outdoor storage.

RECOMMENDED NOTES TO THE APPLICANT:

1. This conditional use permit shall expire within one year of approval (January 21, 2021), if a building permit is not obtained for the development.
2. A building permit shall be required for any fence or structure associated with the site, which shall include a landscape plan and landscape maintenance agreement.
3. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.