


# **Wagner Semi-Truck Parking**

RCU2019-00041

2880 Wagner Street

March 31, 2020

Board of County Commissioners Public Hearing  
Community and Economic Development Department  
Case Manager: Maggie Barringer



# Request

- Conditional use permit to allow a 7,000-pound vehicle to be parked on a residential property.

# Background

- Code compliance issued a violation on July 16, 2019, for the semi-truck being parked on this residential property.
- The subject property is developed with a single-family dwelling and an accessory structure.
- The property is located on a 2.5 acre lot that is within the T.L.C. Planned Unit Development (PUD).



**Aerial View of  
Location**

**Wagner Street**

**Strasburg Road**

**SITE**

**E. 28<sup>th</sup> Ave.**



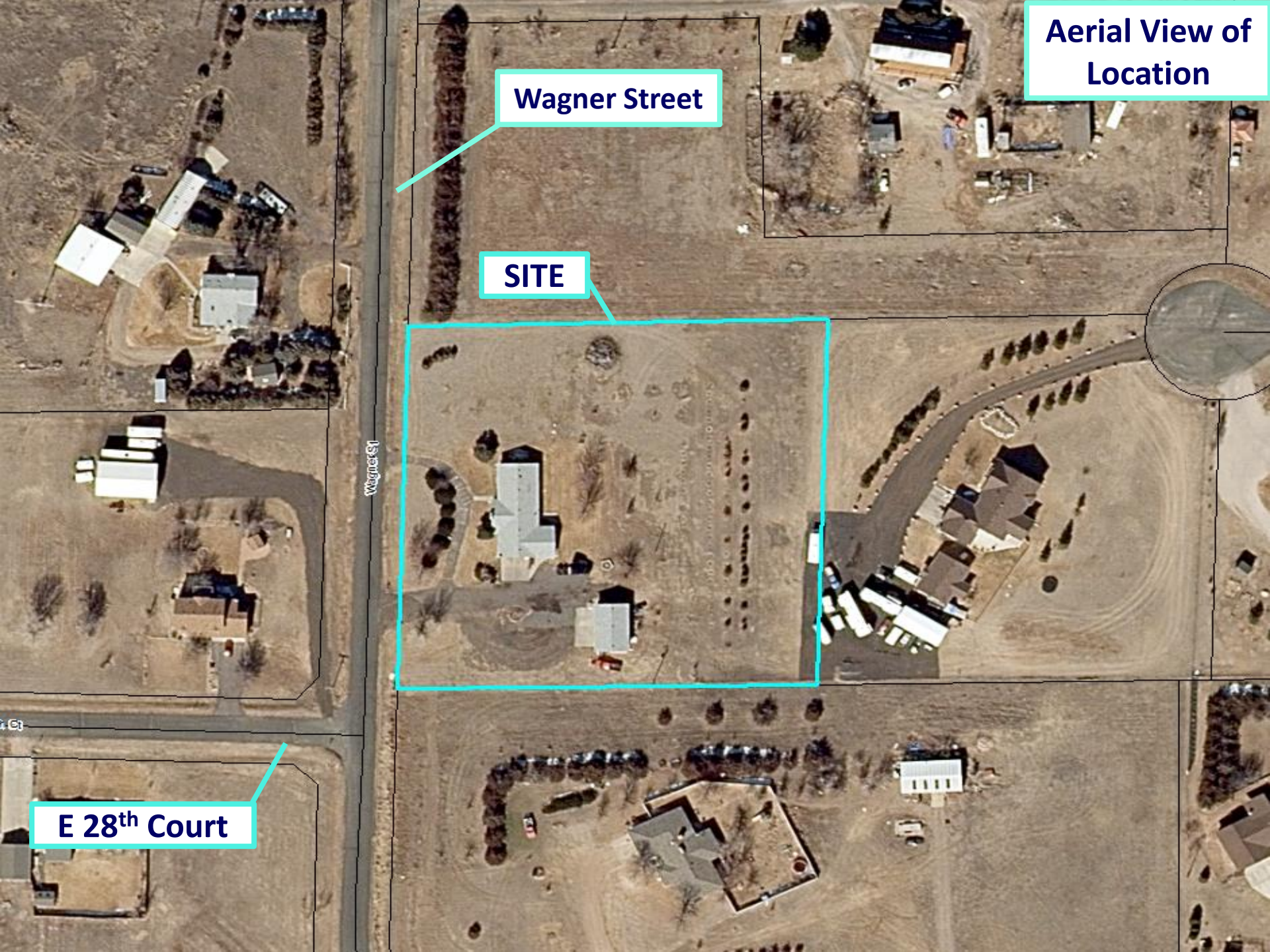


# Aerial View of Location

Wagner Street

SITE

E 28<sup>th</sup> Court





A-2

A-2

Wagner Street

Current Zoning:  
Planned Unit  
Development  
(PUD)

PUD

SITE

1813

PUD

R-E

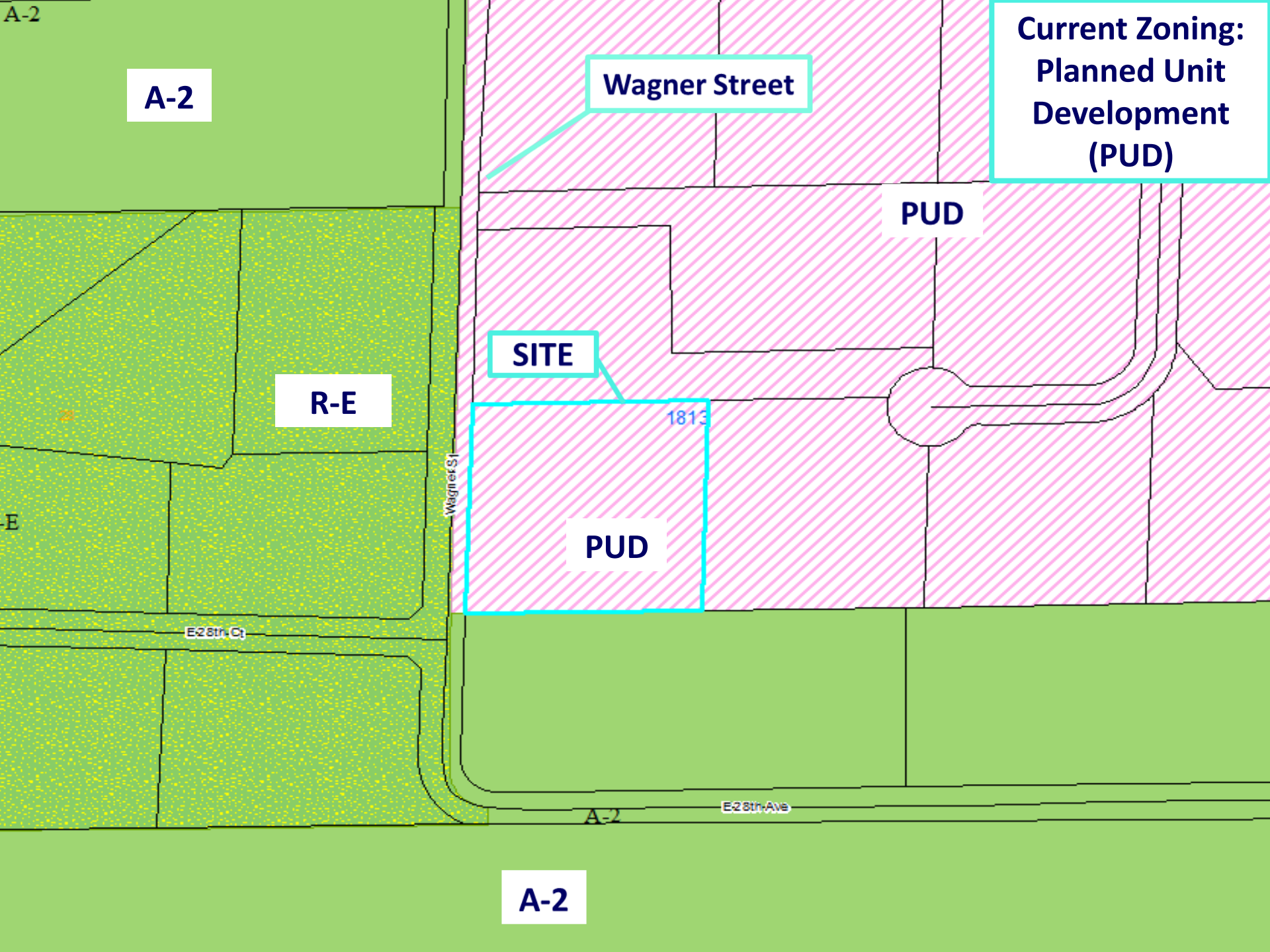
E

E 28th Ct

A-2

E 28th Ave

A-2



# T.L.C. Planned Unit Development

- Approved: 2001
- Purpose: Allow development of this property as a Rural Estate Planned Unit Development.
- Except where specifically modified, PUD follows the standards, uses and restrictions of Residential Estate (RE) zone district.

**Future Land Use:  
Estate Residential**

**Estate Residential**

**Wagner Street**

**SITE**

1813

Wagner St

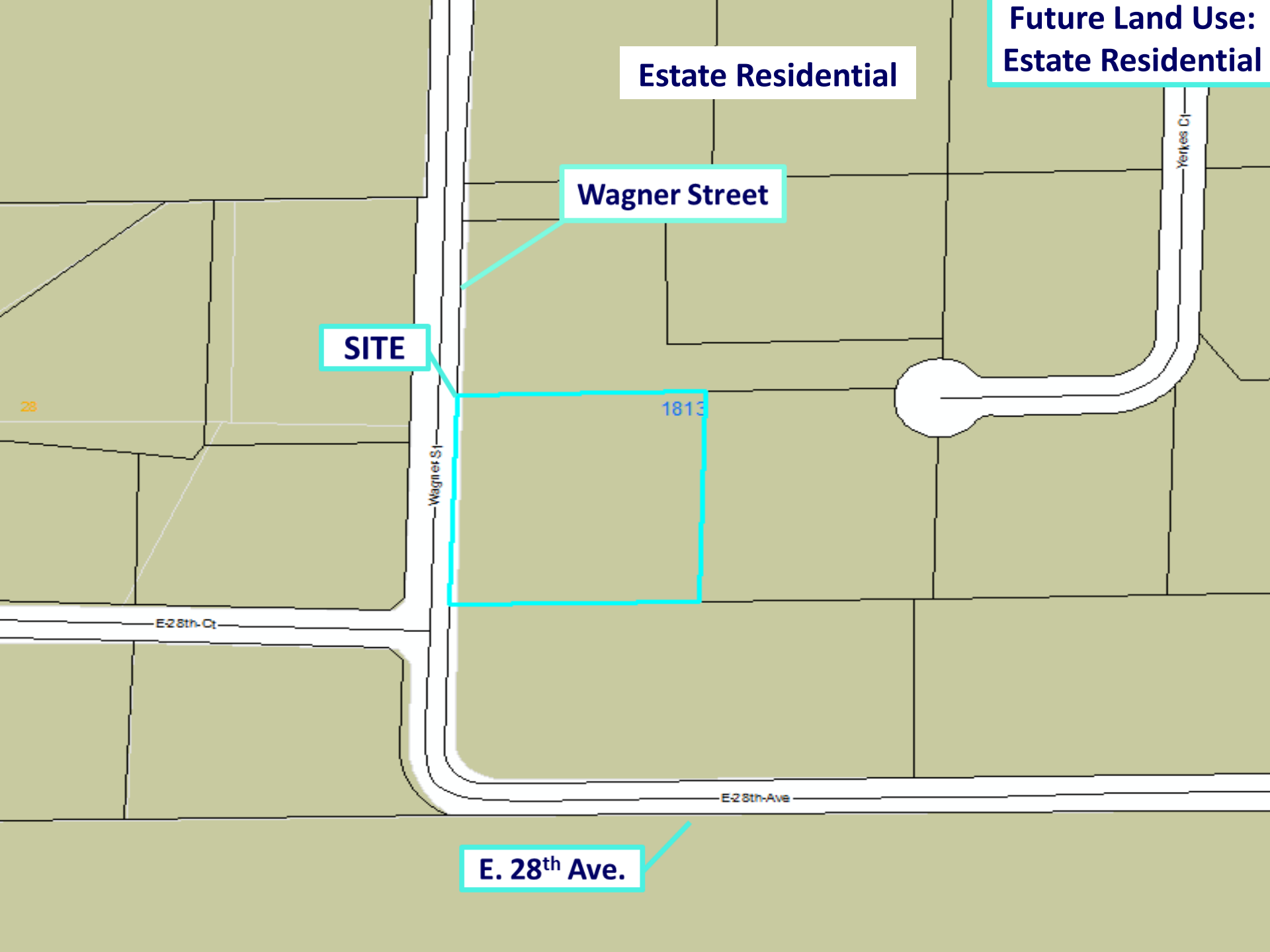
Yerkes Ct

E 28th Ct

E 28th Ave

**E. 28<sup>th</sup> Ave.**

28





# Criteria for Conditional Use

Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Complies 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

# SITE PLAN

AT&amp;T

3:13 PM



Site Plan 2.docx



Joaquin Castro  
2.15.20



# Proposed Landscaping

 Trees

Single-Family Dwelling

Semi-Truck

Existing 4 Car Garage



















# Referral Period

Notices Sent*	Comments Received
33	9

- Property owners and occupants within 750 feet were notified

Without Concerns:

- Public Comment- 8 of the comments were in support.

Concerns:

- Public Comment- 1 comment concerned with a semi-truck being located in a residential area.

# Summary

- Permitted in zone district
- Consistent with regulations
- Complies with performance standards
- Harmonious & compatible
- Addressed all off-site impacts
- Site suitable for use
- Site plan adequate for use
- Adequate services



# Recommendation

RCU2019-00041 – Wagner Semi-Parking

Approval of conditional use permit (RCU2019-00041)  
with 8 Findings-of-Fact, 4 Conditions, and 1 Note.

## **Recommended Conditions:**

1. The Conditional Use Permit shall expire on March 31, 2025.
2. Landscaping shall be installed within 90 days of the approval of this permit.
3. This conditional use permit shall only allow 1 cab and 1 trailer to be stored on the property.
4. No idling shall occur between 9:00 pm and 6:00 am.

## **Note:**

1. A building permit may be required for the installation of any fence over 42 inches in height on the property.