

Reborn Animal Refuge

RCU2019-00006

61101 E. 112th Avenue

July 14, 2020

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



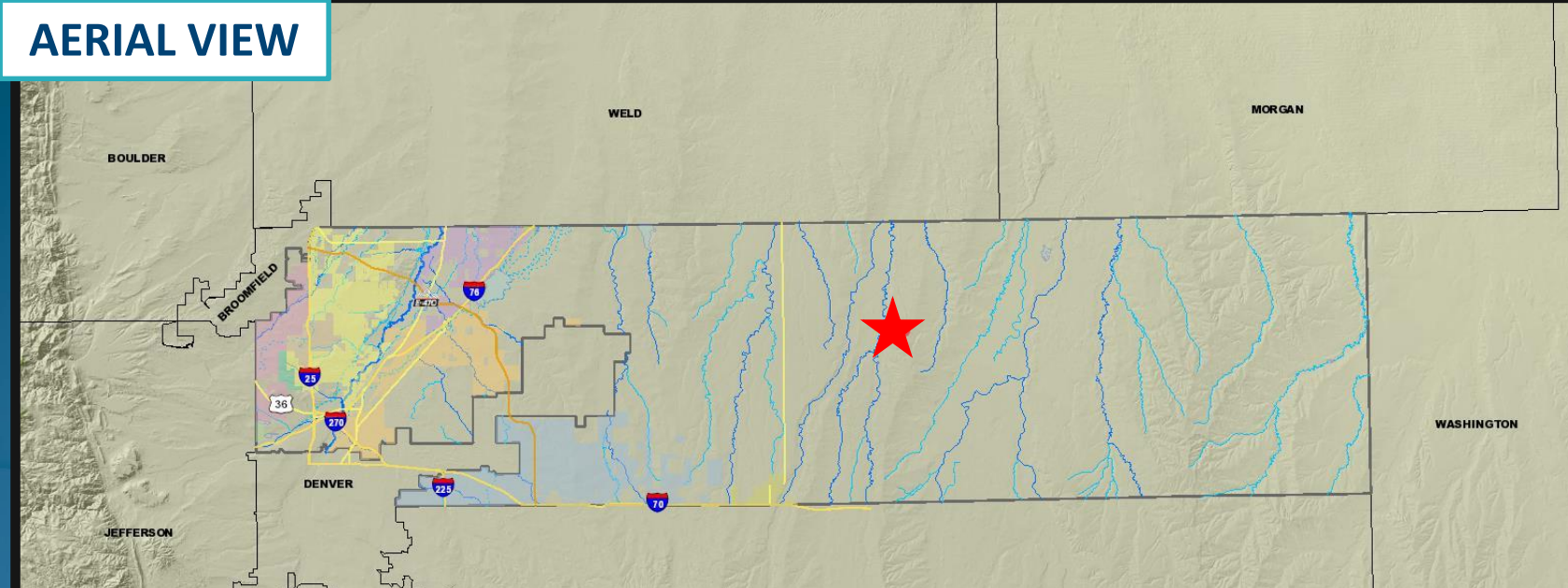
Request

Conditional Use Permit to allow an animal refuge in the
Agricultural-3 (A-3) zone district.

Background

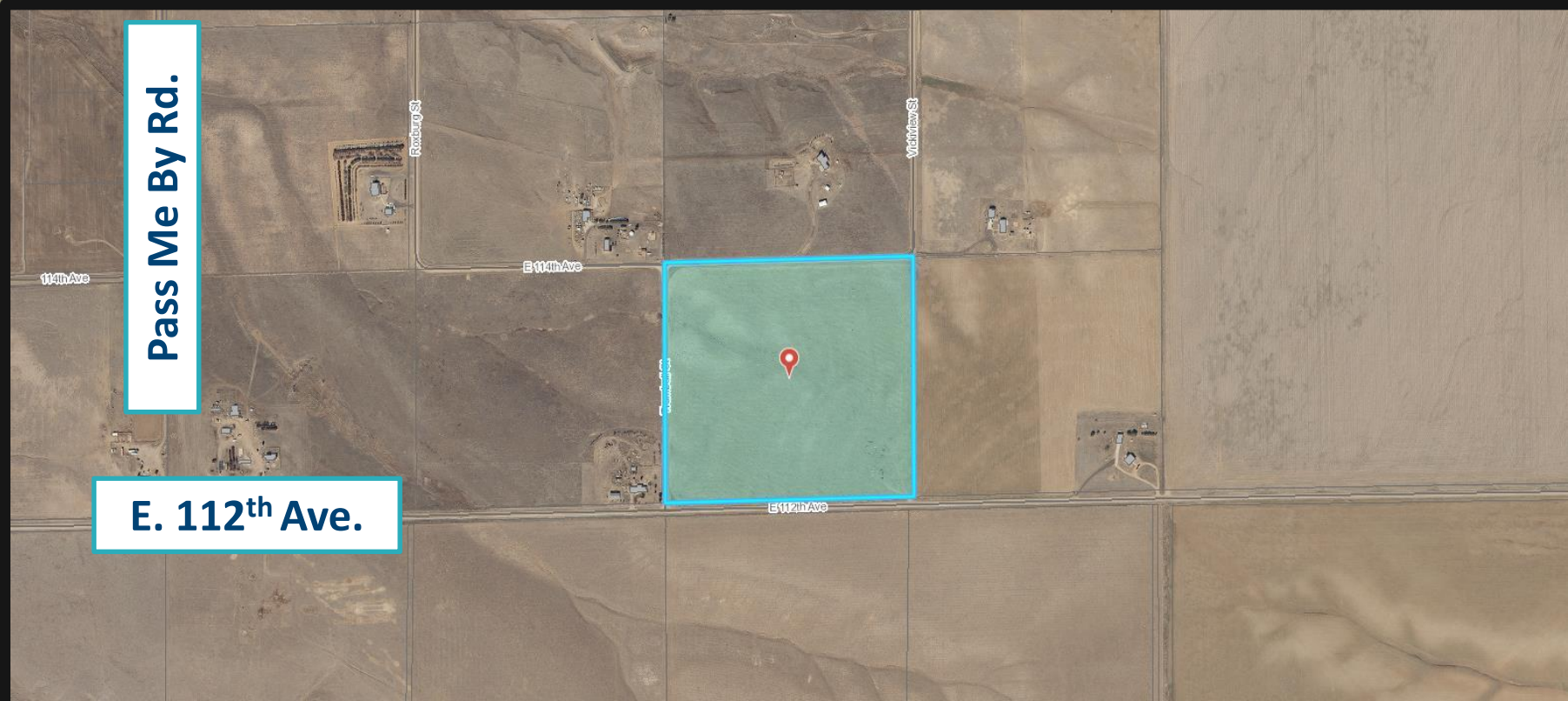
- Reborn Animal Refuge
 - Long-term, life care to animals
 - Not open to the public
 - CUP is NOT for exotic animals (non-native to Colorado)
 - These animals are not allowed
 - CUP for “animal refuge” - all species native to Colorado
 - Black Bear
 - Brown Bear
 - Mountain Lion
 - Lynx
 - Bobcat
 - Coyote
 - Wolf
 - Fox

AERIAL VIEW

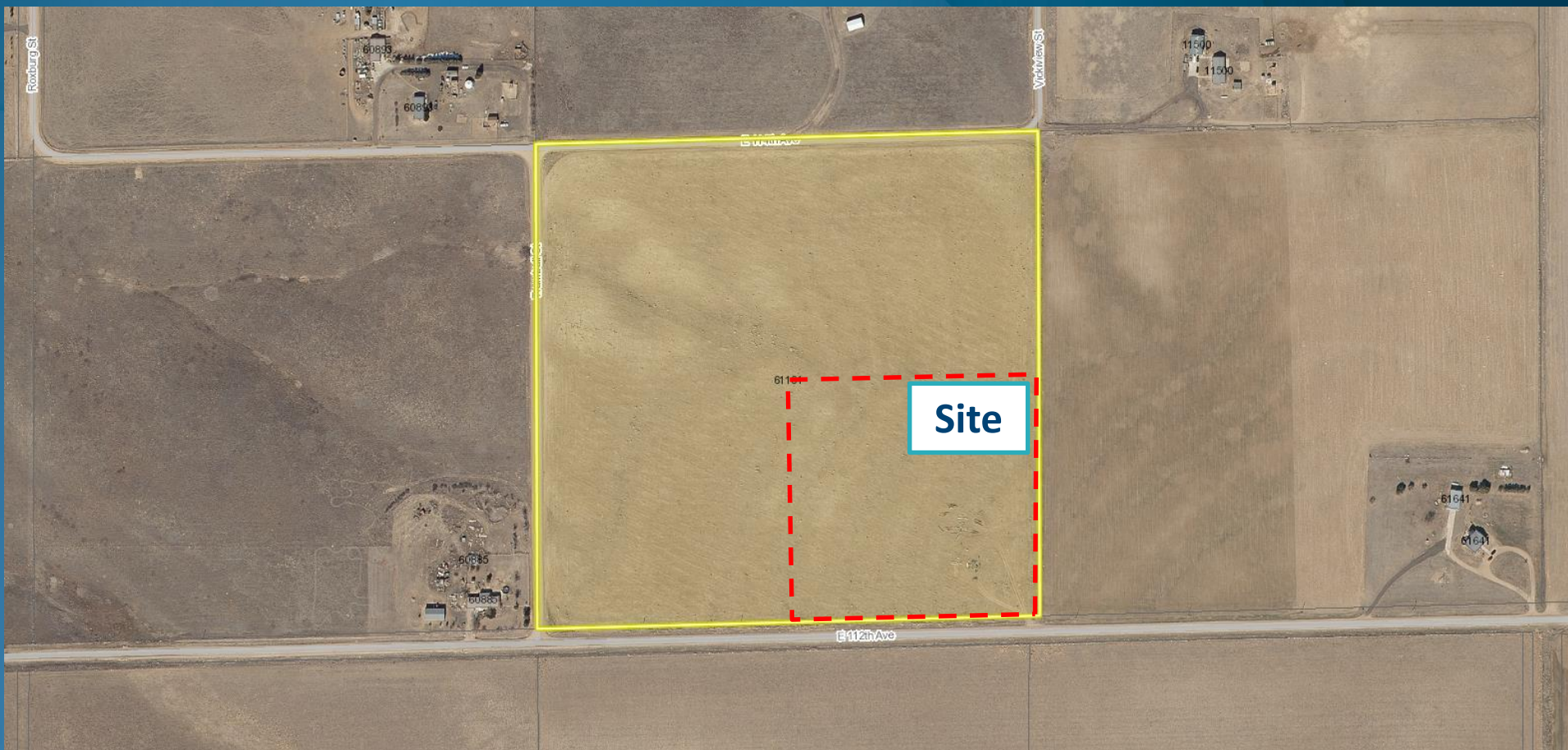


Pass Me By Rd.

E. 112th Ave.



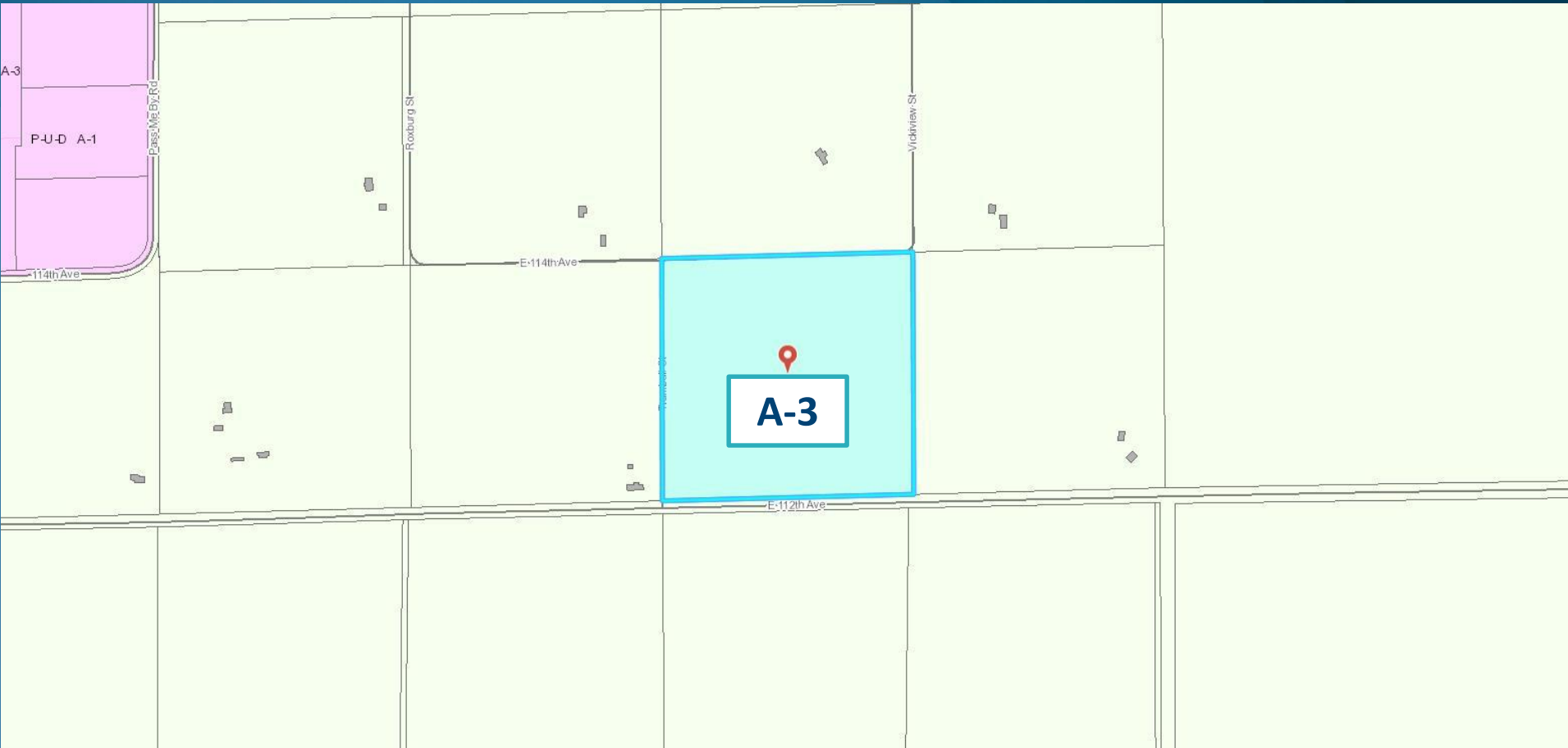
**AERIAL
CLOSE-UP**



ZONING MAP

Agricultural-3 Zoning

- Very low density residential
- Intensive Agricultural Uses
- Minimum lot size 35 acres



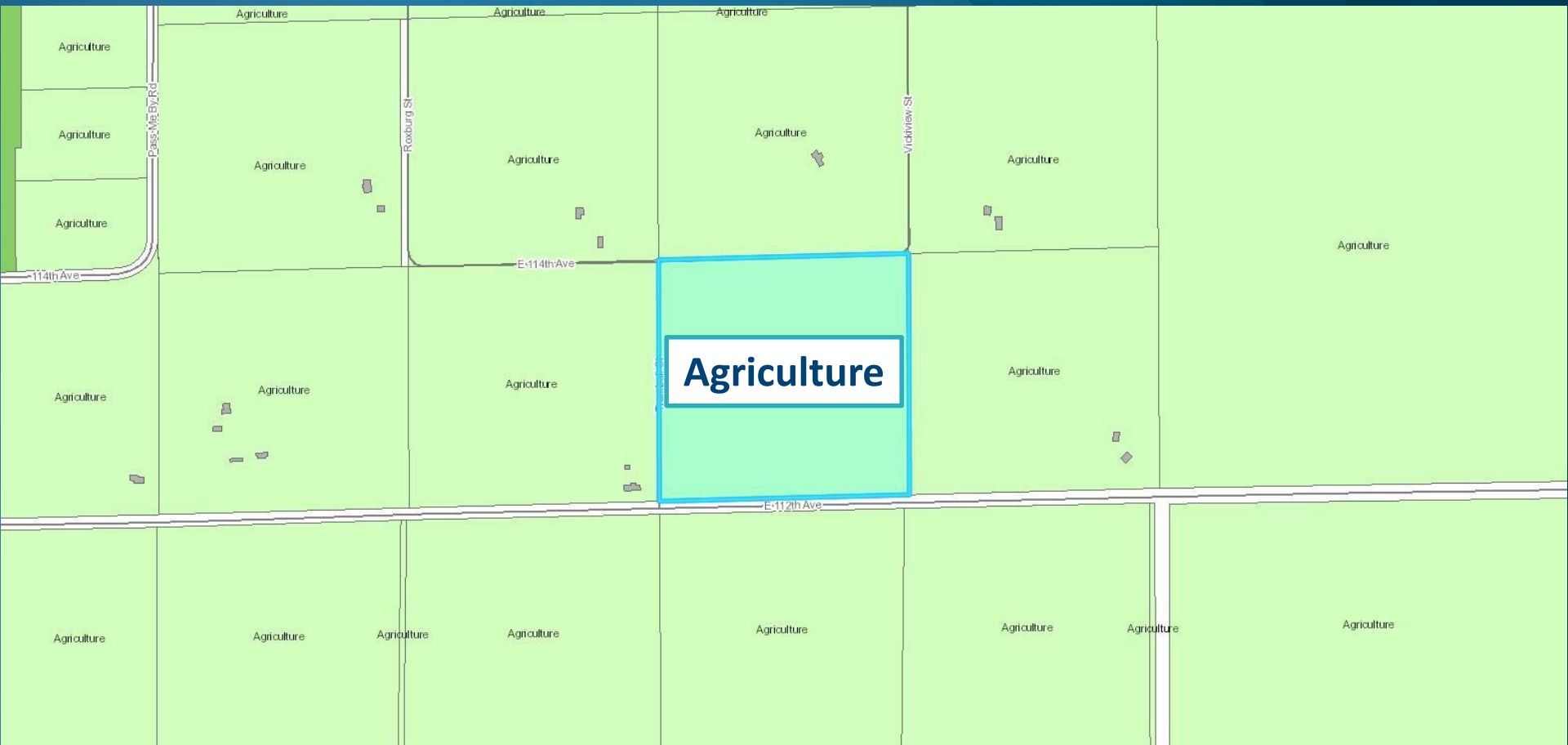
Agricultural-3 Zone District

- 35-acre minimum lot size
- Subject property is 40 acres
- Lowest density uses
- Intensive animal Keeping for agricultural uses

FUTURE LAND USE MAP

Agriculture

- Very low density residential
- Intensive Agricultural Uses
- Land Preservation

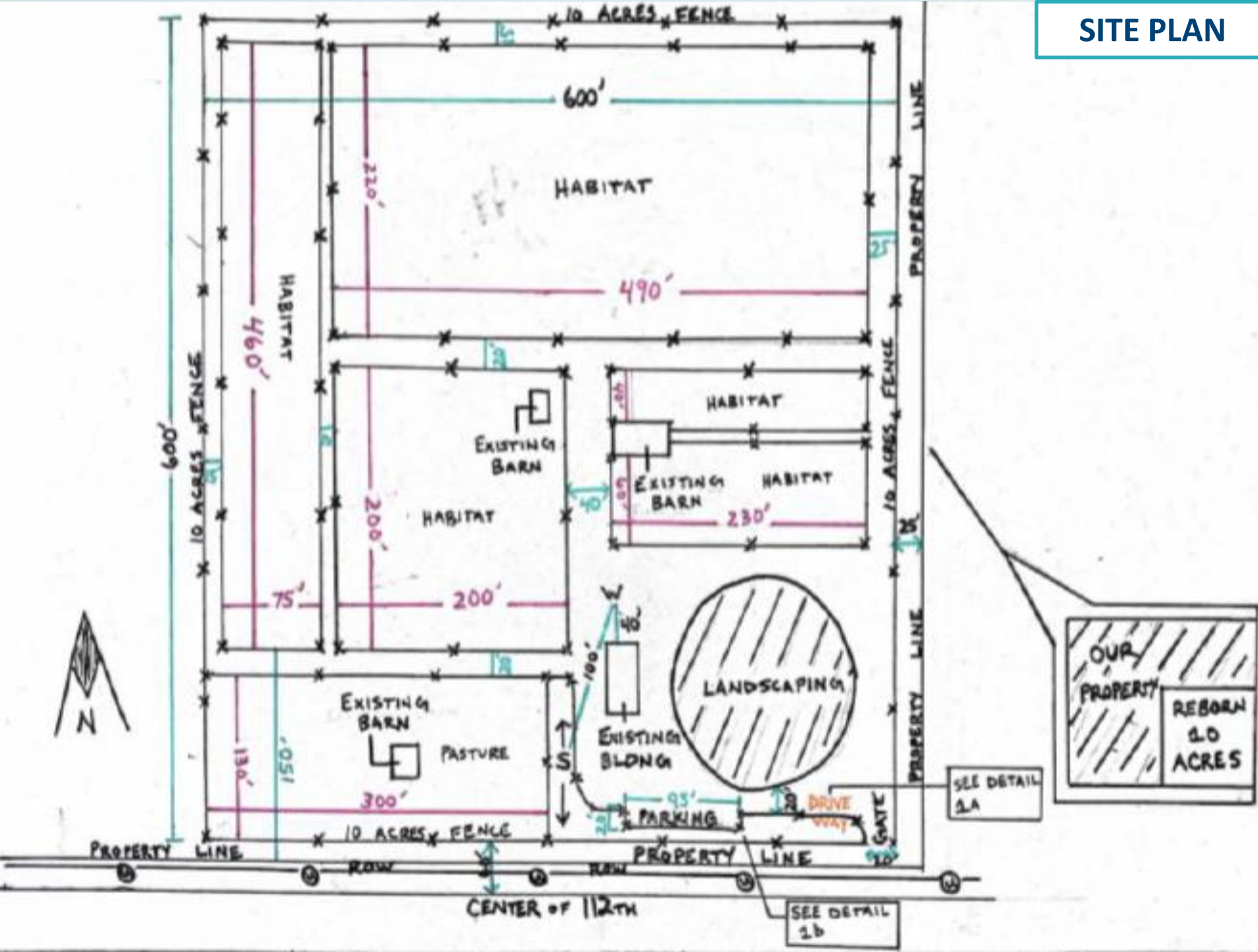


Criteria for Conditional Use

Section 2-02-09-06

1. Permitted in zone district
2. Consistent with purpose of 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

SITE PLAN





Small Creek/ Pond

Enrichment areas consists of posts, decks, culverts

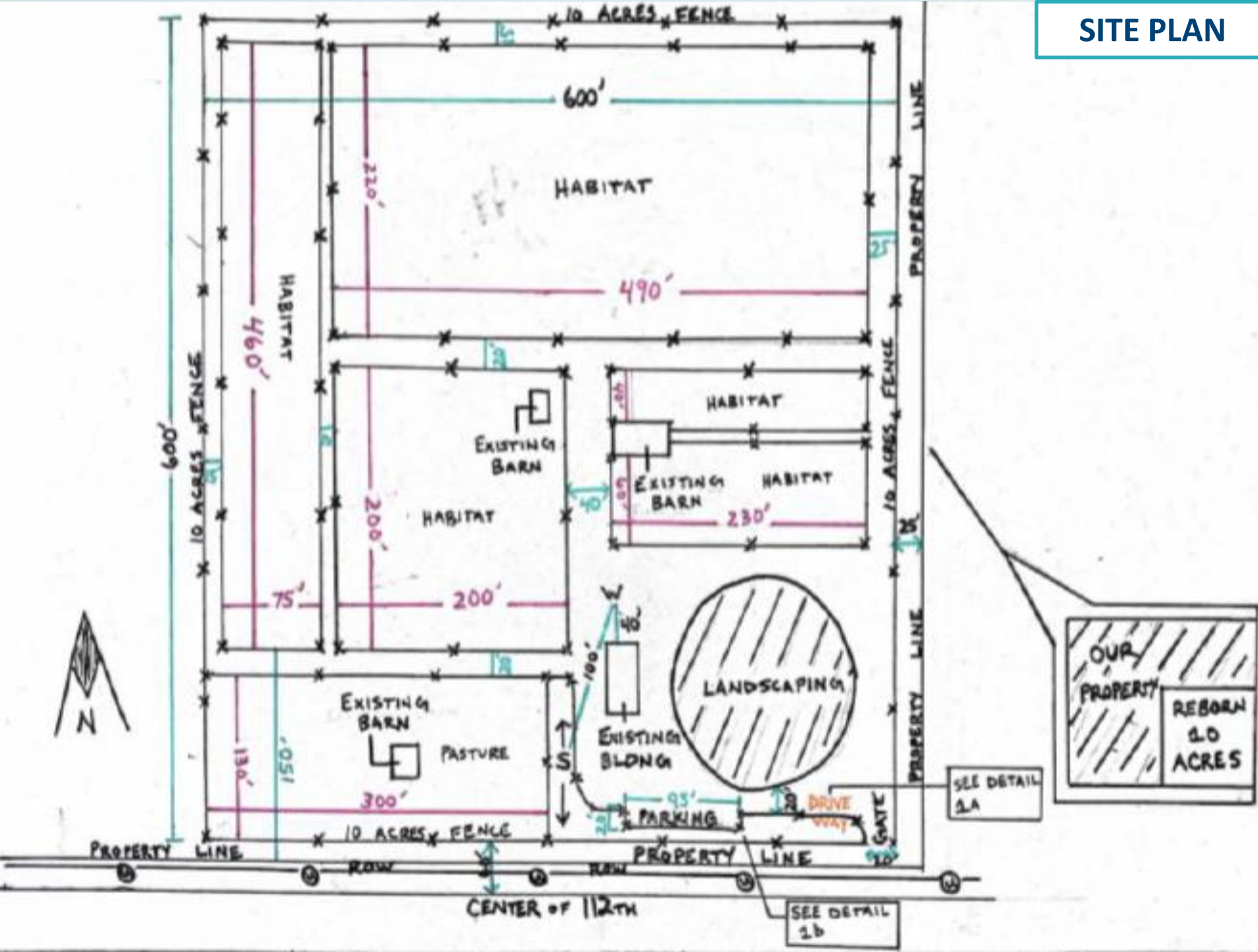
Underground den

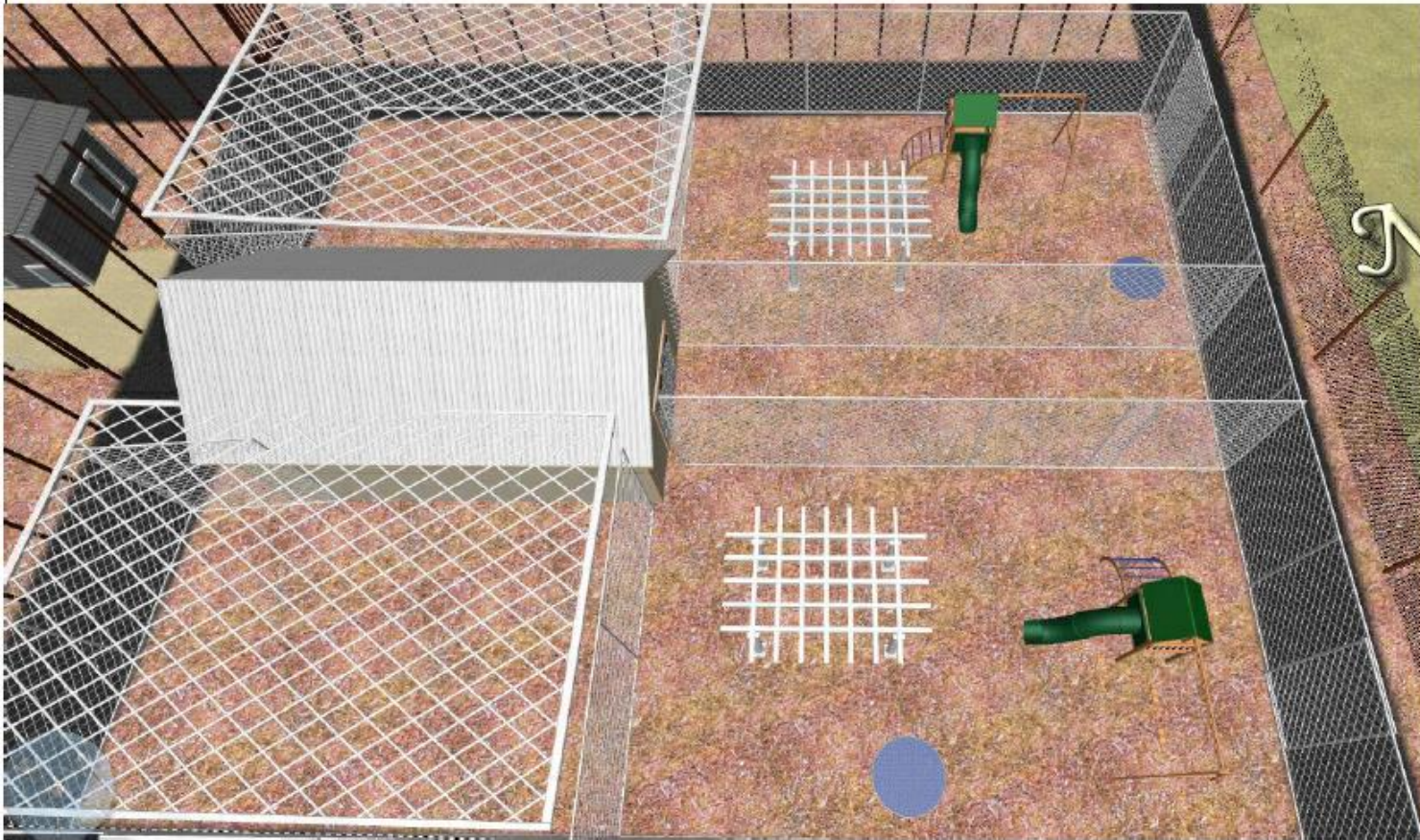
Above ground shelter inside separate lockdown from habitat

12' high tensile field fence

8 runs of electrified wire

SITE PLAN





Two separate fully enclosed lockouts with indoor outdoor access

Lockouts comprised of 6 gauge paneling with guillotine doors

One center aisle barn with separate lockouts inside

Two habitats each has:

12' high tensile field fence

8 runs of electrified wire

Underground den

Enrichment structures

Shade structures

Water stock tanks

Fencing Design

- Coordinated with the Colorado Division of Parks and Wildlife
- Utility wood poles ranging from 8"-30" in diameter
- 4' below grade for 8' fencing
- 5' below grade for 12' fencing
- Every 4 posts concreted
- Every corner concreted















Referral Comments

Referral agencies

- Adams County Sheriff (no concerns)
- CDPHE (no concerns)
- CPW (operational conditions)
- TCHD (operational conditions)
- Xcel (no concerns)

Property owners and residents within 1 mile:

Notifications Sent	Comments Received
44	29

Referral Period

- Comments from 29 individuals or groups
 - 20 individuals provided comments supporting the use
 - All appear to be from individuals outside of notification area
 - 1 comment provided “no objection” nor concern of the use
 - Appears to be from individual inside the notification area
 - 8 comments with concern or objection to the use
 - All appear to be from individuals inside the notification area
 - Personal safety
 - Safety for neighboring animals
 - Perceived increase in traffic volumes
 - Perceived increase in noise
 - Potential for odor / waste management
 - Concern for the care of animals at the facility
 - Natural disaster planning / hazard mitigation
 - Perceived reduction in property values

Summary

- Staff determination is the request and the proposed use of the property is consistent with:
 - A-3 zone district is the appropriate district for this use
 - Request can reasonably conform to the purpose of the Development Standards
 - Off-Site impacts can be mitigated through conditions and operating procedures
 - Limited duration (five years) to allow reassessment after a trial period.

Planning Commission

Hearing: June 25, 2020

Concerns Noted: Emergency Alert System
 Financial Surety if Facility Closed

5-1 Vote for Approval

Recommendation

Approval of Conditional Use Permit (RCU2019-00006)
based on 8 Findings-of-Fact, 8 conditions, and 2
notes.

Recommended Conditions

1. This conditional use permit shall expire on July 14, 2025 (5 years).
2. The applicant shall comply with all the requirements of the Colorado Division of Natural Resources provided in their letter dated February 22, 2019.
3. The applicant shall comply with all the requirements of the Tri-County Health Department provided in their letter dated January 29, 2019.
4. The applicant shall always adhere to the Safety Standards and Protocols, as provided with this application.
5. Variations in fence height are permitted as part of this conditional use permit to be a maximum height of 12 feet in areas where additional security is needed to enclose animals.
6. At any given time, the facility shall limit care of animals to the following quantities: three large animals per acre of habitat area, five medium animals per acre of habitat area, and seven small animals per acre of habitat area. The categorization for these animals is as follows: Large – Bears; Medium – Wolves and Mountain Lions; Small – Foxes, Bobcats, Lynxes, and Coyotes. Animals that are permitted as livestock by the Adams County Development Standards are not the subject of this conditional use permit and therefore are not subject to these conditions.
7. Perimeter fencing around the site shall be posted with “No Trespassing” signs spaced at a minimum of every 100 linear feet along the exterior of the fencing.
8. The applicant shall establish a notification procedure for property owners and residents within one half-mile of the facility.

Recommended Note

1. This conditional use permit shall expire within one year (July 14, 2021), if a building permit is not obtained for the development.
2. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.