


StreetMedia 6612 York Street Billboard CUP

RCU2020-00038

6612 York Street

February 23, 2021

Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Layla Bajelan



Request

Conditional Use Permit to allow an off-premise electronic sign (billboard) in Commercial-5 (C-5).

Aerial View



Interstate-270

E. 66th Street

York Street

Site

270

E 68th Pl

E 68th Ave

E 66th Ave

E 64th Ave

E 64th Ave

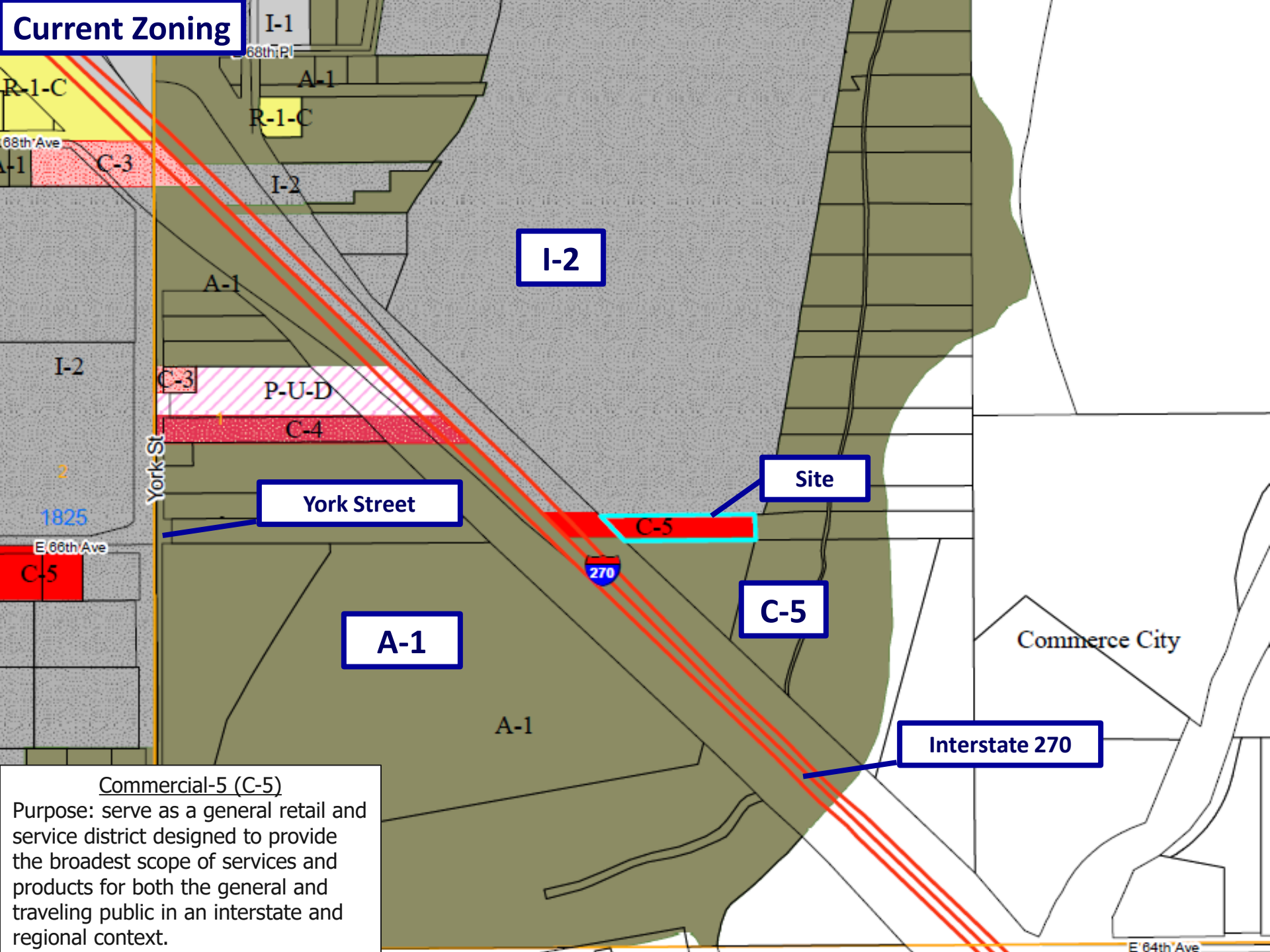
Aerial View



Site

Approximate
Location for the
Billboard

Interstate-270



Current Zoning

R-1-C

68th Pl

68th Ave

A-1

C-3

I-2

A-1

I-2

C-3

P-U-D

C-4

1825

E 66th Ave

C-5

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I-1

68th Pl

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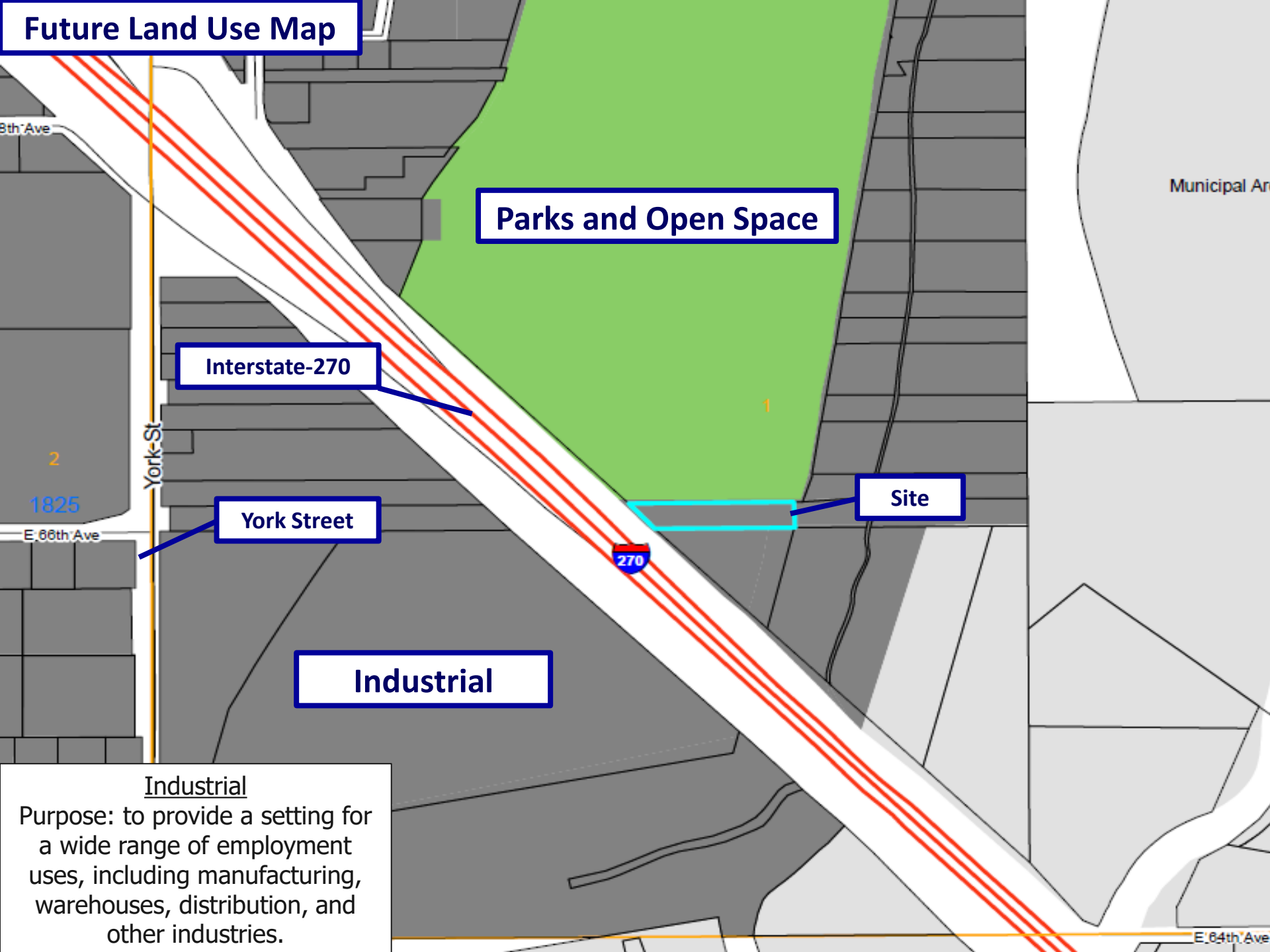
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A-1

I-2

A-1

Future Land Use Map



Parks and Open Space

Interstate-270

York Street

Site

Industrial

Industrial

Purpose: to provide a setting for a wide range of employment uses, including manufacturing, warehouses, distribution, and other industries.

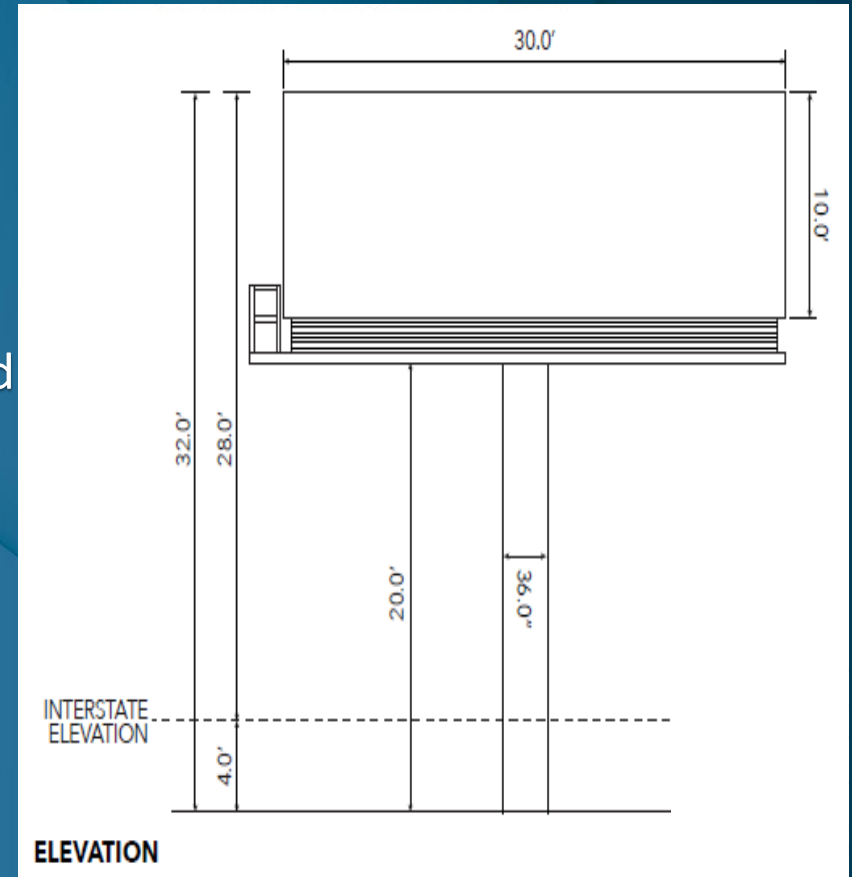
Criteria for Conditional Use

Section 2-02-09-06

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

Performance Standards

- Maximum Height: 40 feet, 32 ft proposed
- Maximum Size: 300 sq. ft. , 300 sq. ft proposed
- Only one two-faced off-premise sign
- Setback equal to the height
 - Variations in setback may be permitted
- Minimum of 2,000 ft. on the same side of the road
- Sign faces
 - V-Shaped: Maximum of 45 degrees or 15 feet apart, whichever is less.
- Remain motionless for a min. of 4 seconds, 10 is optimal



Applicant Vicinity Map



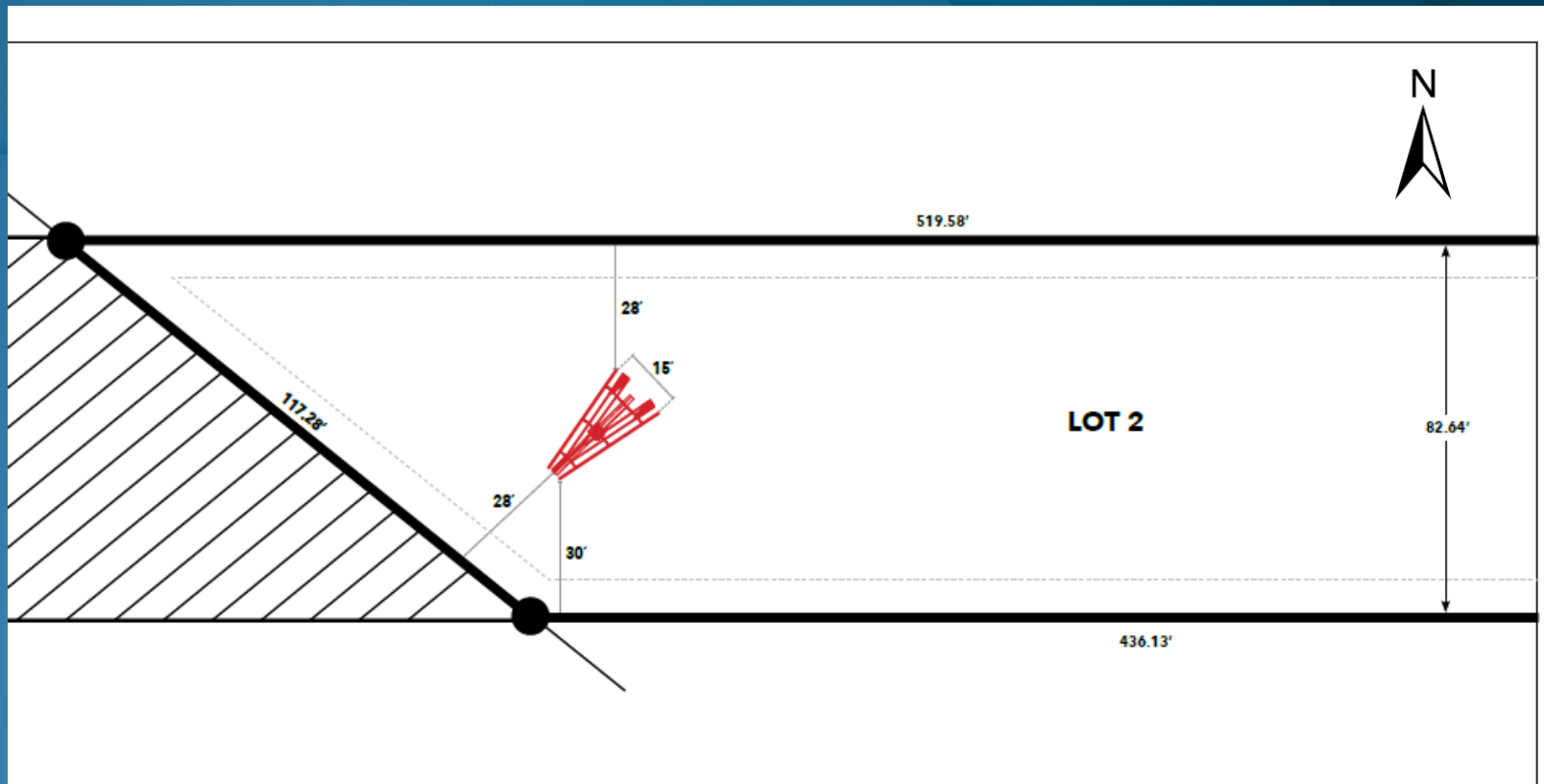
PROPOSED BILLBOARD

No existing billboards
within 2,000 ft. in
either direction

SITE PLAN
6612 YORK ST

StreetMediaGroup
161 Saturn Dr., Ste 5 | Fort Collins, CO 80525

Applicant Site Plan



Variation in Setback

Applicant is requesting a variation in setback.

- 32 feet required
- Requested setbacks:
 - Northern and Western Setbacks: 28 feet
 - Southern Setback: 30 feet

Recommended Condition of Approval:

- The Applicant shall build the billboard to a Category Three Building Code standard, which will be reviewed at the time of Building Permit application.







Photosimulation



Referral Comments

Notifications Sent*	# Comments Received
18	0

*Property owners and occupants within 1,000 ft.

Referral Agencies:

Responding without concern: CDOT, TCHD, XCEL

No major concerns were identified

PC Update

- PC Hearing- January 28, 2021
- Planning Commission voted to recommend approval (6-1) of the subject request WITH the applicant's request for a variation in the setback, with 8 Findings-of-Fact, 6 Conditions, and 3 Notes to the applicant.
- No major concerns identified by PC

Staff Recommendation

(RCU2020-00038 StreetMedia 6612 York Street Billboard CUP)

Staff recommends APPROVAL of the subject request (RCU2020-00038) WITH the applicant's request for a variation in the setback, with 8 Findings-of-Fact, 6 Conditions, and 3 Notes to the applicant.

Recommended Findings-of-Fact

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions

1. The applicant must show compliance with all the requirements of the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. Seq. and the Colorado rules and regulations promulgated thereunder by the Colorado Department of Transportation.
2. The applicant shall obtain an Outdoor Advertising Permit from the Colorado Department of Transportation.
3. The applicant shall obtain a building permit from Adams County for the billboard, including all required building permit inspections.
4. Each message displayed on the billboard shall remain static for a minimum of four (4) seconds and must transition immediately to the next message displayed.
5. The approval of the off-premise sign shall expire February 23, 2031 unless renewed.
6. The Applicant shall build the billboard to a Category Three Building Code standard, which will be reviewed at the time of Building Permit application.

Recommended Note to the Applicant

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request. The applicant may submit an alternative design that can be approved through a Minor Amendment to this Conditional Use Permit by staff, as long as the design complies with the Adams County Development Standards and Regulations at the time of building permit application.
2. The conditional use permit shall expire on February 23, 2022 if sign permits are not obtained from Adams County.
3. Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sounds, employs stereopticon, or includes motion picture projection is prohibited.