


StreetMedia 7154 Washington Billboard CUP

RCU2020-00014

7154 Washington Street

February 23, 2021

Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Holden Pederson

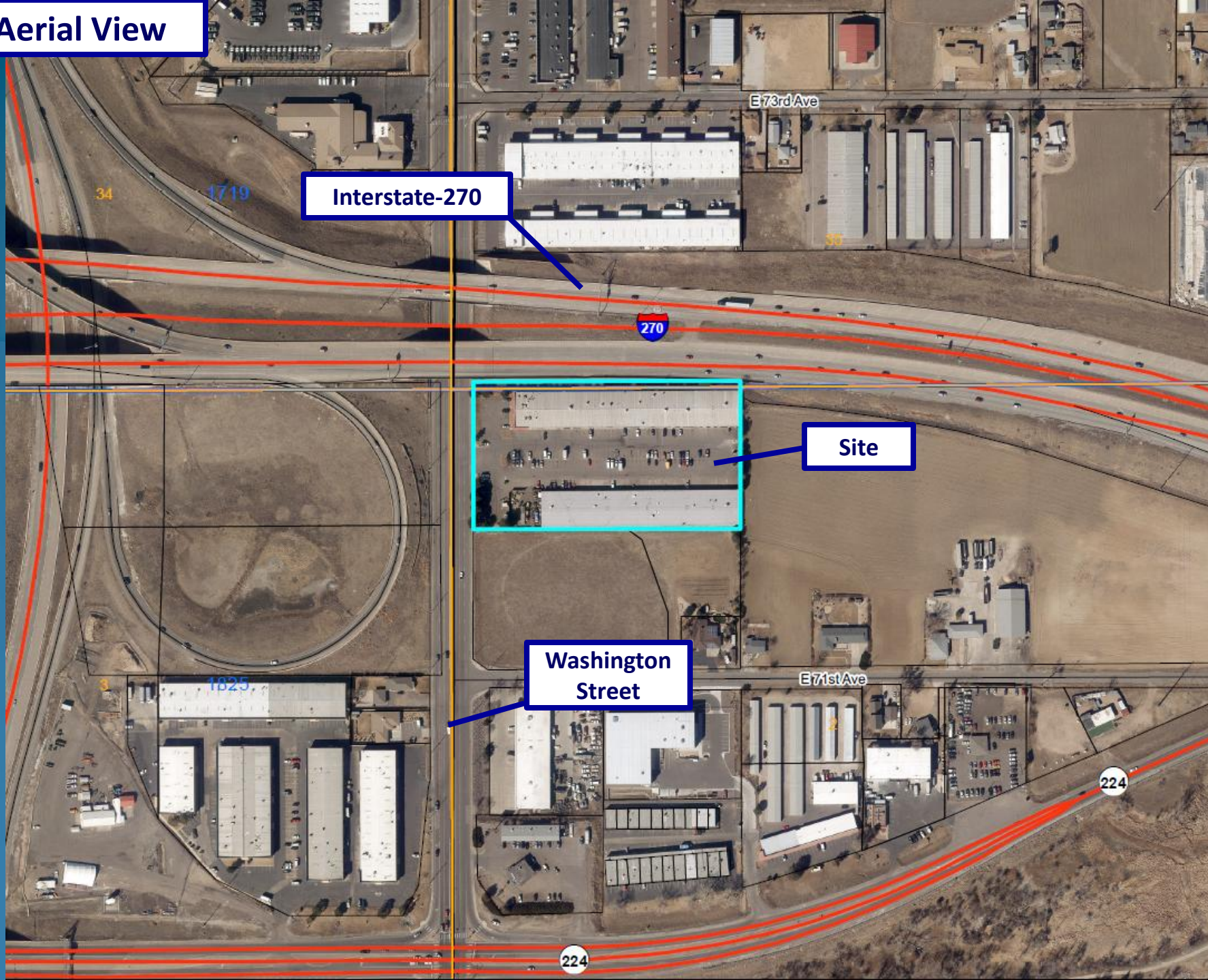


Request

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

A previous Conditional Use Permit approval was granted for the same use on this site but has since expired (RCU2018-00028).

Aerial View



Interstate-270

Site

Washington
Street

224

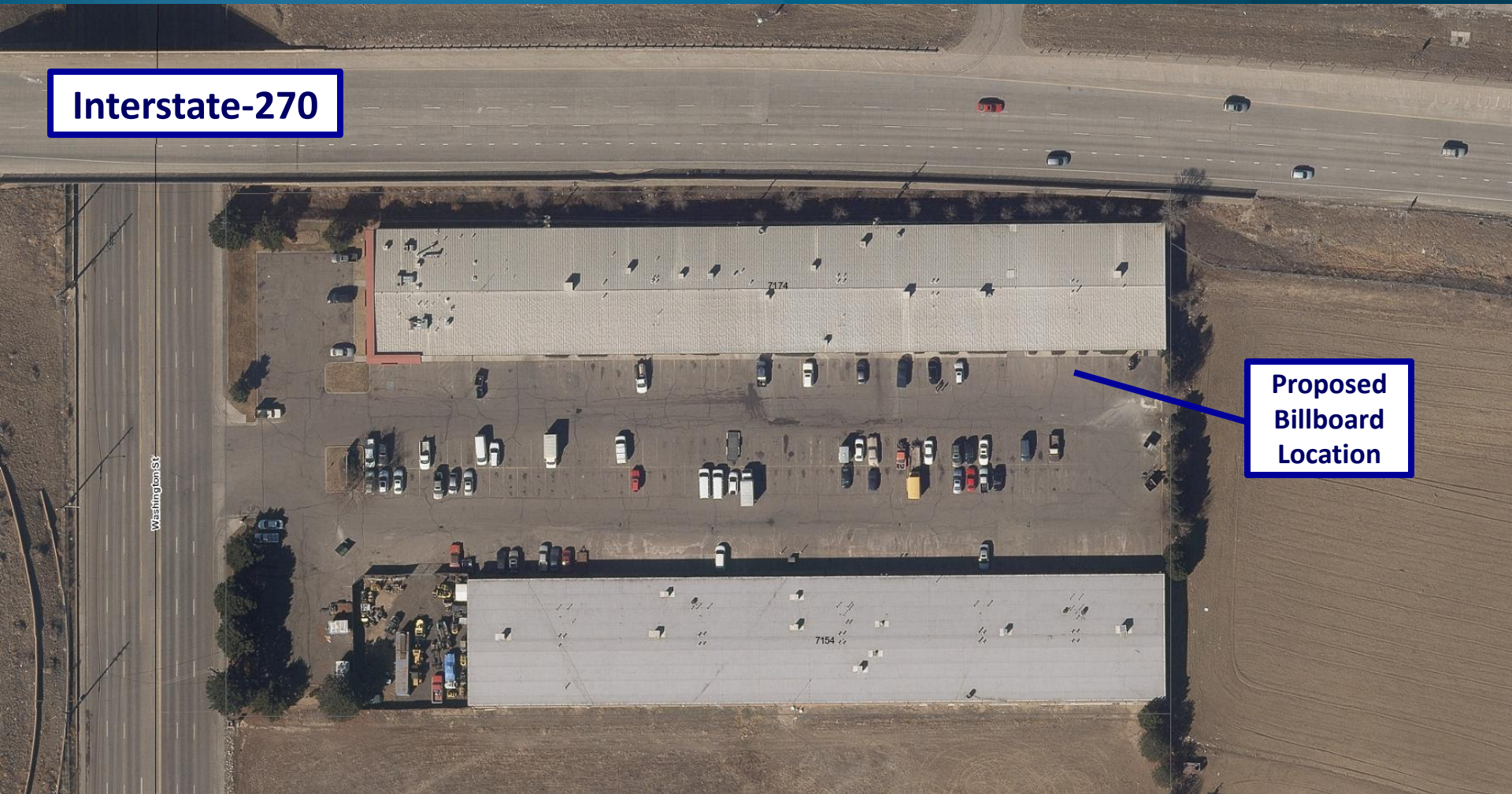
224

Aerial View

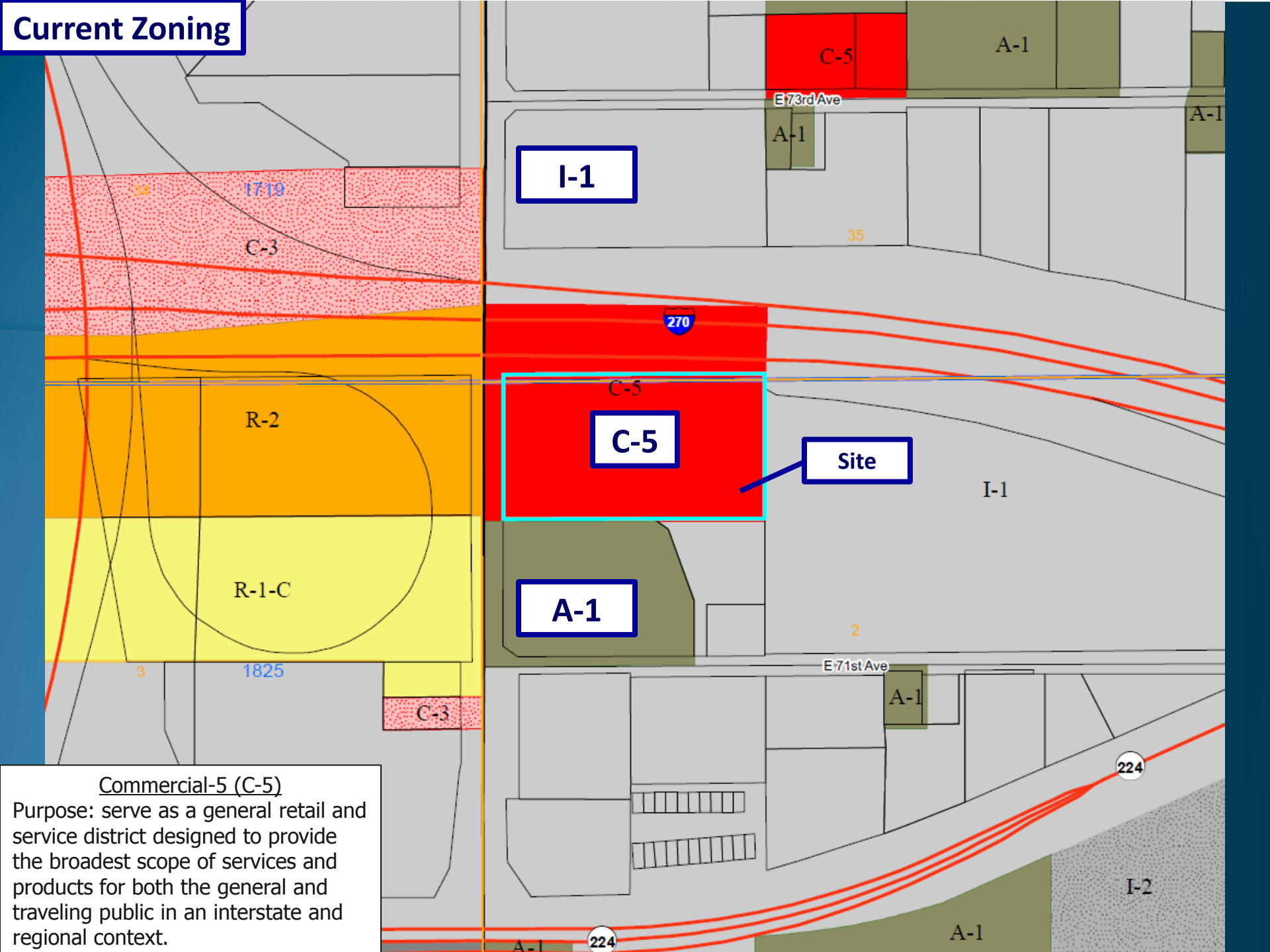
Interstate-270

Washington St

Proposed
Billboard
Location



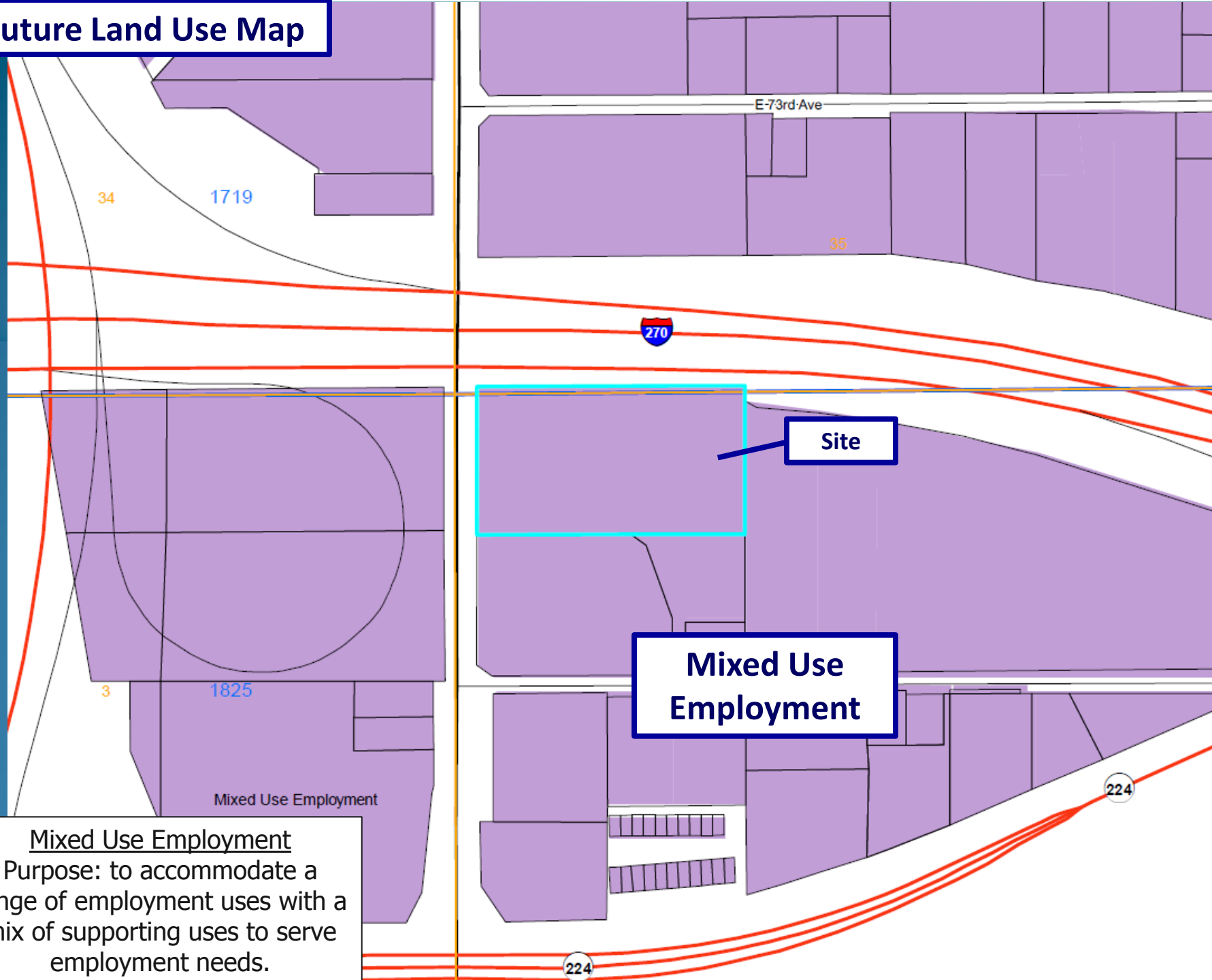
Current Zoning



Commercial-5 (C-5)

Purpose: serve as a general retail and service district designed to provide the broadest scope of services and products for both the general and traveling public in an interstate and regional context.

Future Land Use Map



Mixed Use Employment

Purpose: to accommodate a range of employment uses with a mix of supporting uses to serve employment needs.

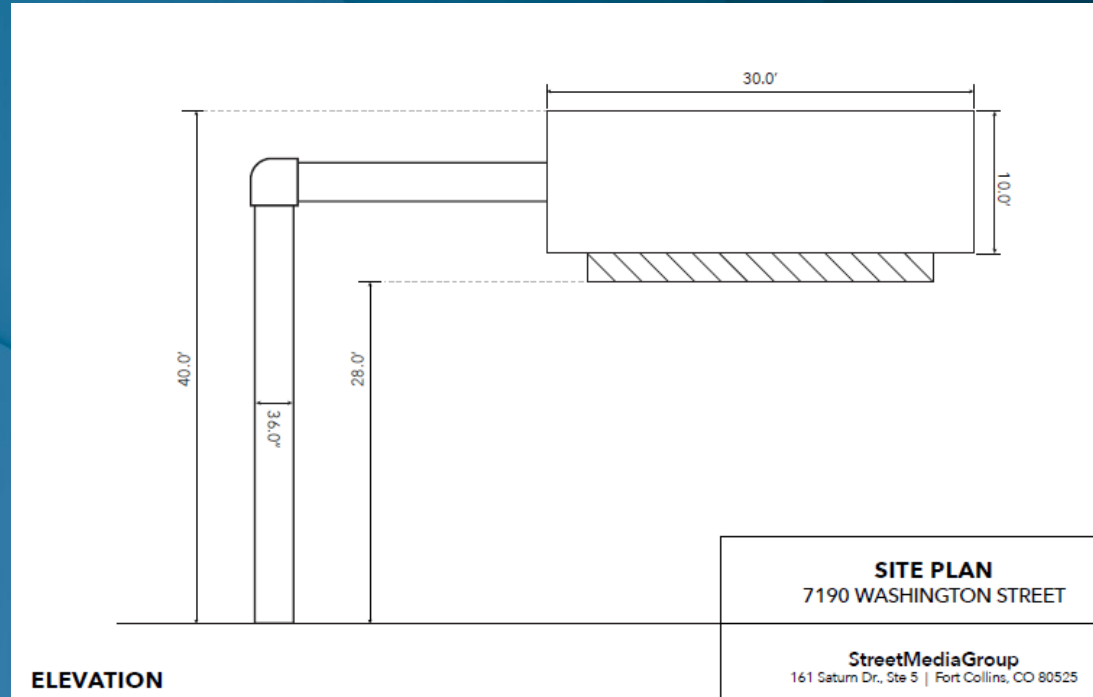
Criteria for Conditional Use

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

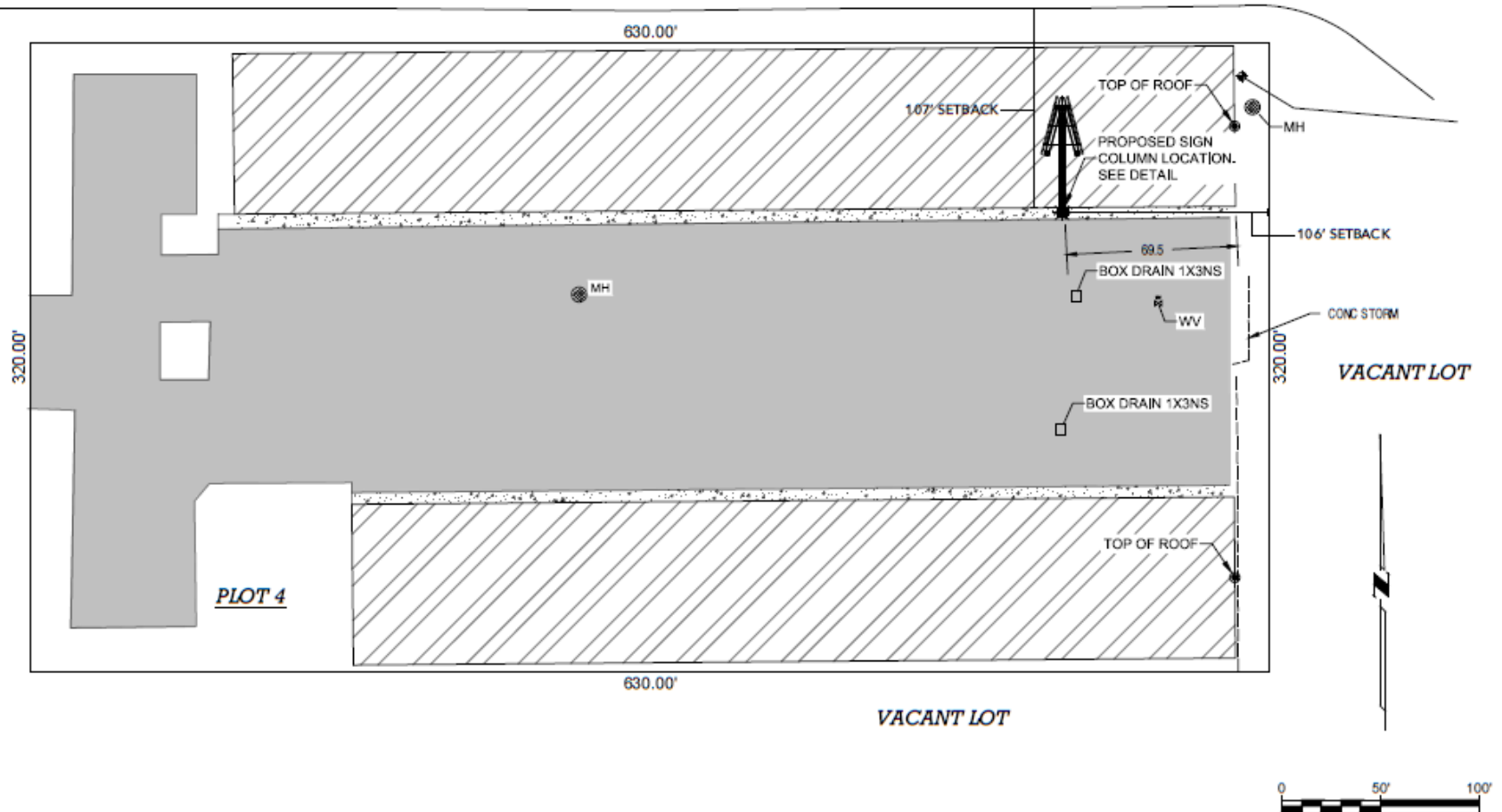
Performance Standards

- Maximum Height: 40 feet
- Maximum Size: 300 square feet
- Only one two-faced off-premise sign
- Setback equal to the height
- Minimum 2,000 linear feet spacing between billboards on the same side of the road or interstate
- Sign faces
 - V-Shaped: Maximum of 45 degrees at the interior angle or 15 feet apart at its widest point, whichever is less
- Images must remain motionless for a minimum of 4 seconds with 10 seconds being optimal

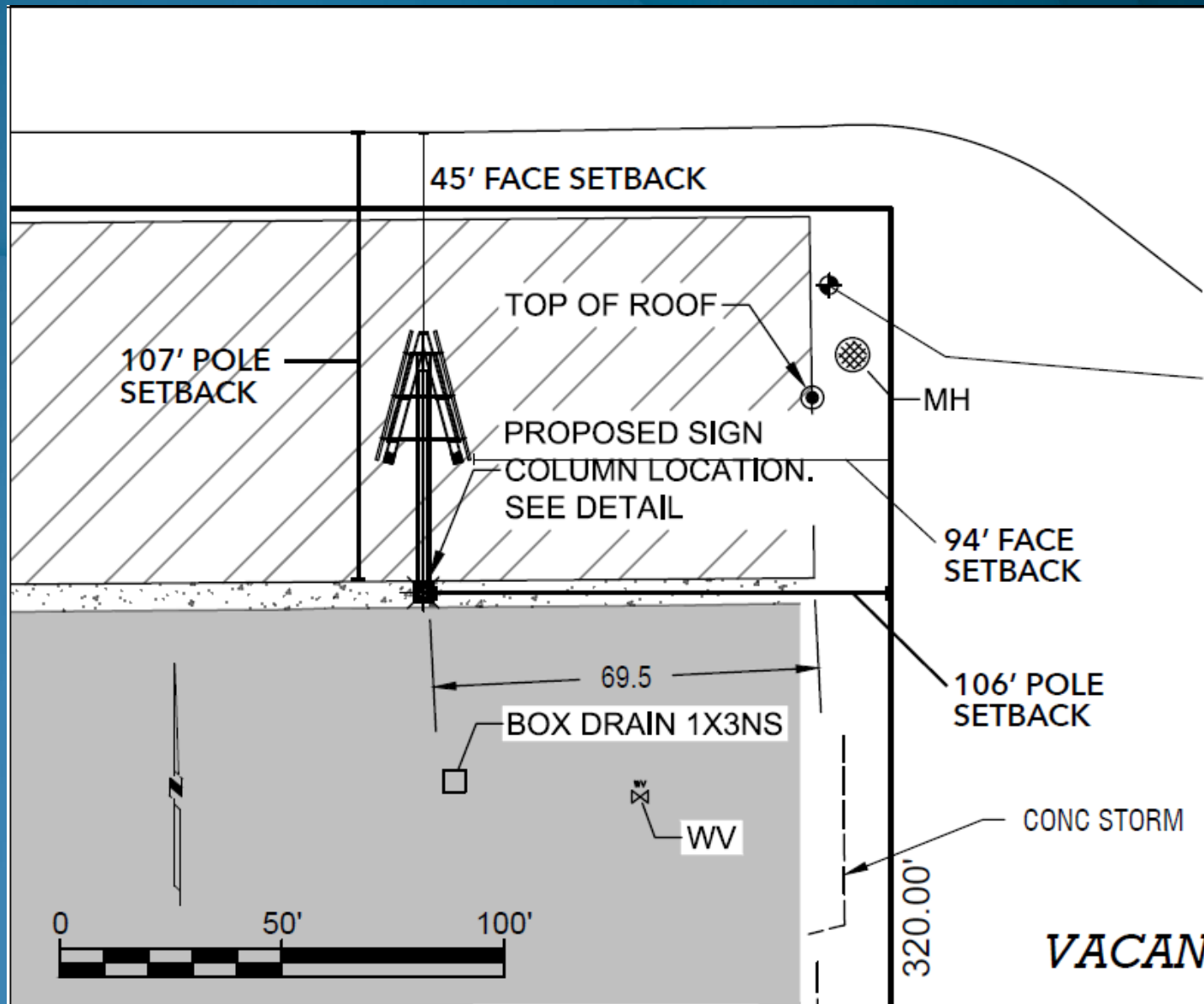


Applicant Site Plan

I-270



Applicant Site Plan



Applicant Vicinity Map











Applicant Photo with Billboard



PHOTOSIMULATION
7190 WASHINGTON STREET

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

Applicant Photo with Billboard



Referral Comments

Notifications Sent*	# Comments Received
243	0

*Property owners and occupants within 1,000 ft.

Referral Agencies:

Responding without concern: CDOT, RTD, TCHD, XCEL

No concerns were identified

Planning Commission Update

(January 28, 2021)

PC inquired about the minimum 4 seconds that each message must be displayed on the billboard as compared to the optimal 10 seconds that the County's Development Standards and Regulations recommends that each message should be displayed on the billboard.

PC acknowledged that Conditional Use Permit approval for the same use on this site was previously considered and granted through public hearing in 2019.

PC and Staff Recommendation

(RCU2020-00014 StreetMedia 7154 Washington Billboard CUP)

Staff recommends APPROVAL of the subject request (RCU2020-00014) 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 leading edge of the billboard sign pole must be placed equal to or greater than the height of the structure from the north property line, in accordance with the County's Development Standards and Regulations. A site plan demonstrating compliance shall be submitted with the building permit application.
6. The approval of the off-premise sign shall expire February 23, 2031, unless renewed.

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.