

StreetMedia 76th Avenue Billboard

RCU2020-00011

333 E. 76th Avenue

April 27, 2021

Planning Commission Public Hearing

Community and Economic Development Department

Case Manager: Thomas Dimperio



Request

Conditional Use Permit to construct an off-premise electronic sign (billboard) in the Industrial-1 (I-1) zone district.

Aerial View



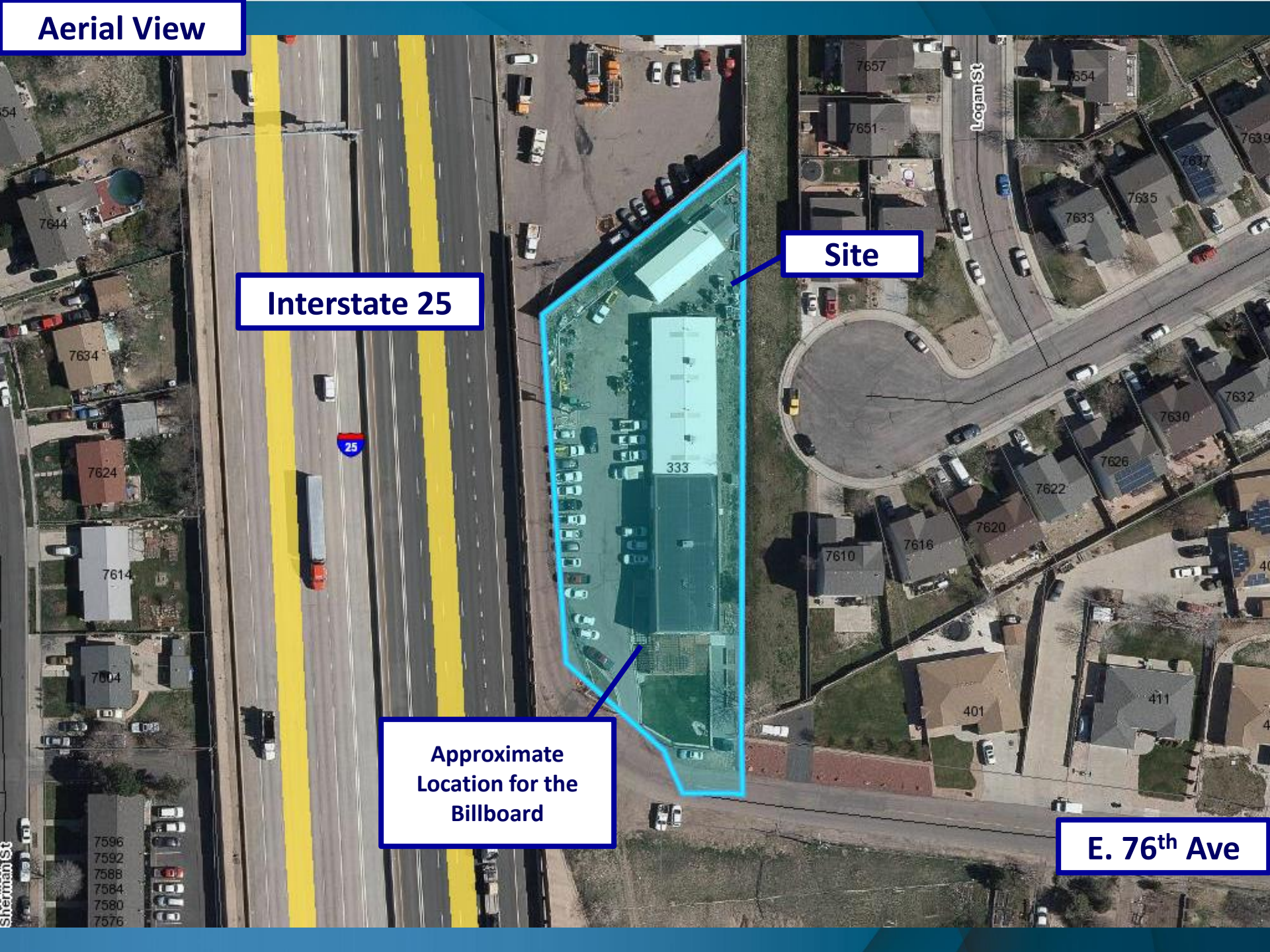
Interstate 25

Site

Washington Street

E. 76th Avenue

Aerial View



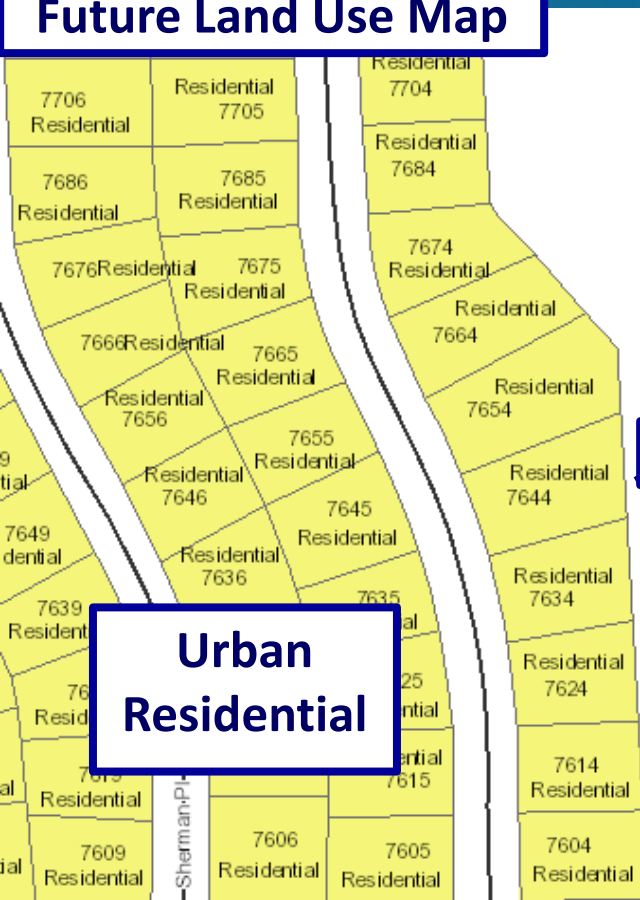
Interstate 25

Site

Approximate
Location for the
Billboard

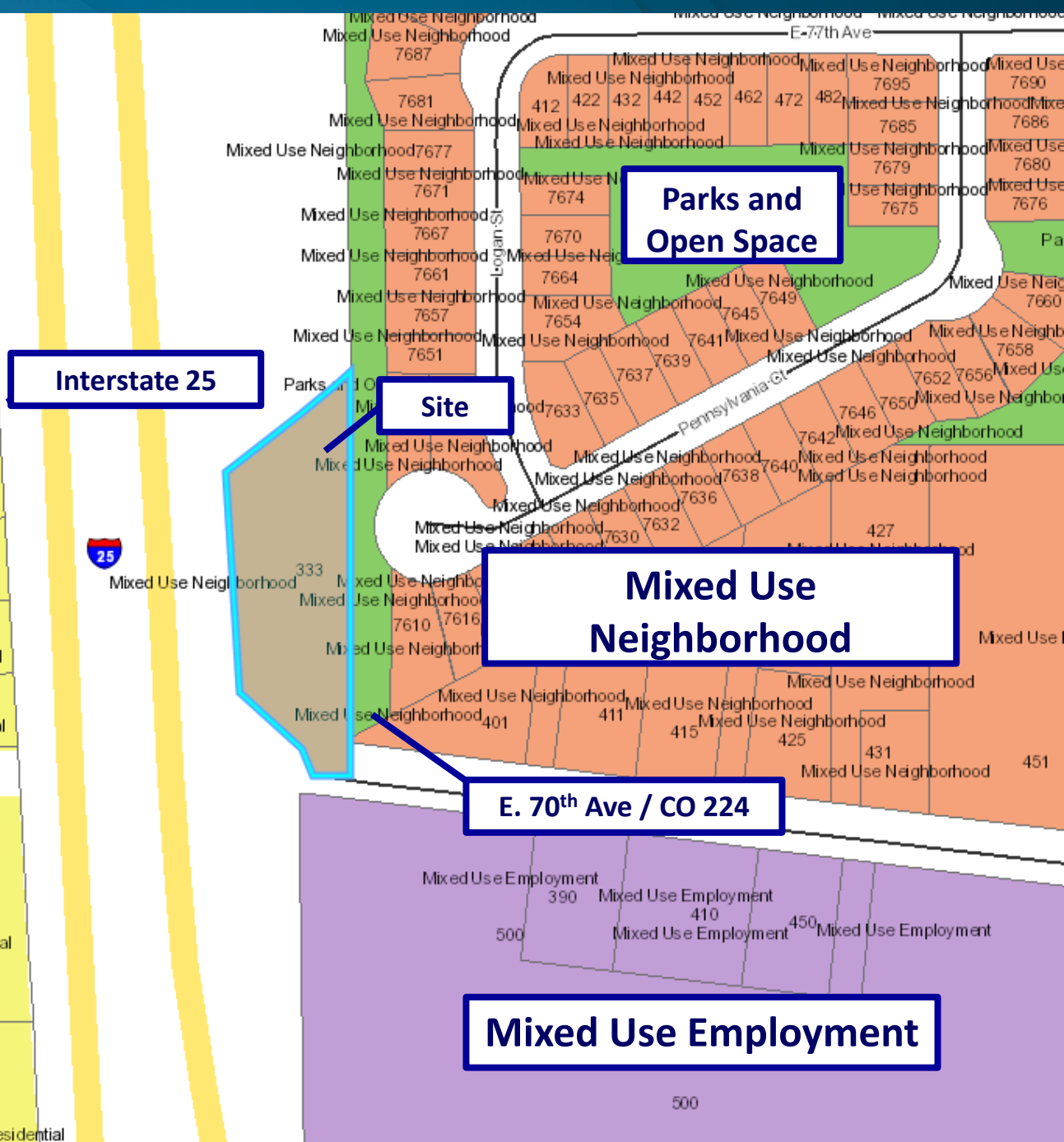
E. 76th Ave

Future Land Use Map



Mixed Use Neighborhood

Purpose: To allow for a range of urban level residential uses, including single and multi-family housing combined with compatible and supporting uses and activities that serve the neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood.



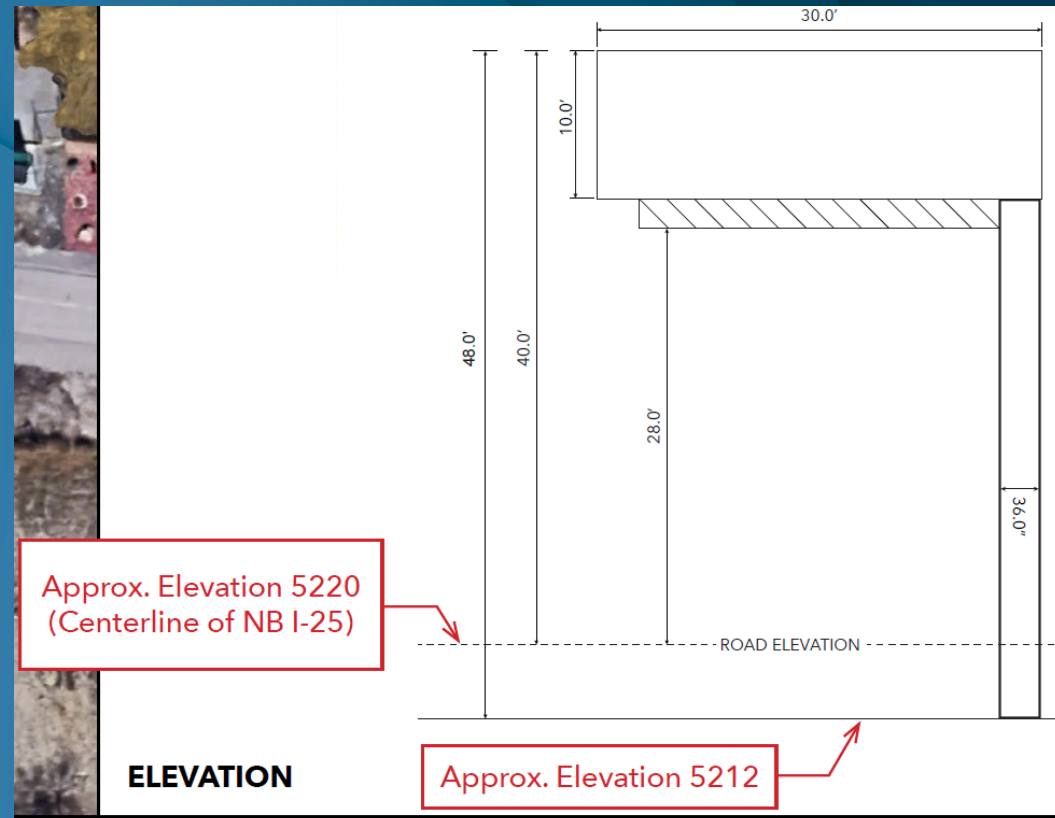
Criteria for Conditional Use

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

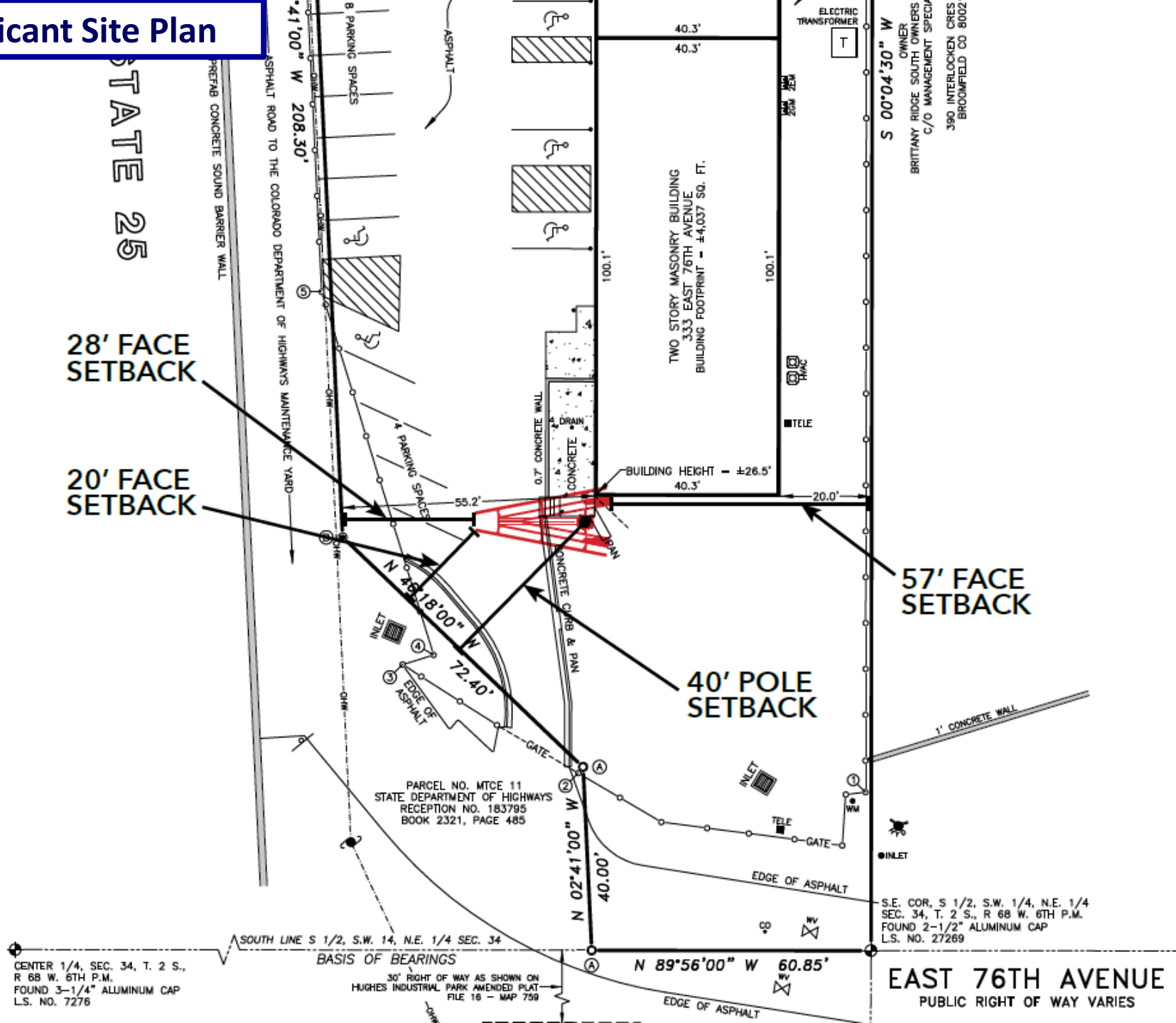
- Maximum Height: 40 feet, 40 ft proposed
- Maximum Size: 300 sq. ft. , 300 sq. ft proposed
- Only one two-faced off-premise sign
- Setback equal to the height
- Minimum of 2,000 ft. on the same side of the road
- V-shape: Maximum of 45-degree angle, and 15 feet apart at widest point.
- Remain motionless for a min. of 4 seconds, 10 is optimal



Applicant Proximity Map



Applicant Site Plan











Photosimulation



Photosimulation



Referral Comments

Notifications Sent*	# Comments Received
515	1

*Property owners and occupants within 1,000 ft.

Referral Agencies: CDPHE
CDOT
RTD
Thornton Fire Department
TCHD
Xcel Energy

Planning Commission Update

(RCU2020-00011 StreetMedia 76th Avenue Billboard)

- Recommended Denial (4-3) on April 8, 2021
- PC inquired about the existing on-premise sign and members cited concerns with compatibility and harmony with surrounding residential uses.
- No members of the public spoke in favor or opposition to the request.

Staff Recommendation

(RCU2020-00011 StreetMedia 76th Avenue Billboard)

Staff recommends APPROVAL of the subject request (RCU2020-00011), with 8 Findings-of-Fact, **1 Condition precedent**, 5 Conditions, and 2 Notes to the applicant.

Application to be forwarded to the April 27th, 2021 BoCC Hearing at 9:30 a.m.

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 Condition Precedent

1. No building permit shall be issued until all code and building violations on the property are resolved.

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 April 27, 2031.

Recommended Notes 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 April 27, 2022 if sign permits are not obtained from Adams County.