

**TOWN OF ERIE
PLANNING COMMISSION MEETING
Wednesday, September 5, 2018**

SUBJECT:

PUBLIC HEARING:

Resolution P18-12: A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For The Revel Dance Center, LLC Business, A Commercial Amusement, Indoor Use, At 460 Jones Court, Lot 8, Austin Industrial Park, Town Of Erie, County Of Weld, State Of Colorado.

PURPOSE:

Revel Dance Center, LLC requests approval of the Special Review Use application for a Commercial Amusement, Indoor business at 460 Jones Court, Lot 8, Austin Industrial Park.

CODE REVIEW:

Erie Municipal Code, Title 10

DEPARTMENT:

Planning and Development

PRESENTER:

Audem Gonzales, Planner

STAFF RECOMMENDATION:

Staff finds the Special Review Use application for the Revel Dance Center, LLC business, a Commercial Amusement, Indoor use at 460 Jones Court, Lot 8, Austin Industrial Park in compliance with the Special Review Use Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P18-12 with the following conditions of approval:

- a. A Town of Erie business license is issued for the use, contingent upon approval of the Special Review Use for 460 Jones Court.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant: Revel Dance Center, LLC
Christine Rohde
600 Mathews Circle
Erie, CO 80516

Owners: Mike Amend
135 Wiggett Court
Eaton, CO 80615

Existing Conditions:

Legal Description: Lot 8, Austin Industrial Park
Zoning: LI – Light Industrial
Project Size: 0.97 acres
Existing Use: Industrial building – 4 individual units
Building Area: 6,912 square feet
Unit 102 Area: 1,568 square feet
Parking: 23 off-street

Location:

The Special Review Use for 460 Jones Court, Lot 8, Austin Industrial Park is generally located at the west end of Jones Court.



Adjacent Land Use and Zoning:

	ZONING	LAND USE
NORTH	LI – Light Industrial	Vacant Industrial Property
EAST	LI – Light Industrial	Industrial Business
SOUTH	LI – Light Industrial	Industrial Business
WEST	LI – Light Industrial	Industrial Business

Compliance with Town of Erie Comprehensive Plan:

The application is in general compliance with the Land Use designation on the Comprehensive Plan, Land Use Plan Map. The Comprehensive Plan shows the Industrial (I) designation for this property which is aligned with the (LI) Light Industrial zoning.



SITE SPECIFIC DEVELOPMENT INFORMATION:

The applicant is proposing to operate a dance center at 460 Jones Court, unit 102. The use is classified in the Municipal Code as Commercial Amusement, Indoor which requires Special Review Use approval. Revel Dance Center, LLC provides dance education for both children and adults for all levels of interest. The applicant stated the intent is to provide 4-5 classes a day with 1 instructor on-site with between 5-12 students per class. Additional staff may be added in the future.

Proposed hours of operation:

Monday	4:00pm-9:00pm
Tuesday	9:00am-11am and 4:00pm-9:00pm
Wednesday	3:30pm-8:30pm
Thursday	4:00pm-9:00pm
Friday	4:00pm-6:00pm
Sunday	Closed

The use will be located entirely within the building with no outside storage or loading required. The dance center will utilize the existing parking area installed with the building.

SPECIAL REVIEW ANALYSIS:

The Special Review Use Application for the Revel Dance Center, LLC business, a Commercial Amusement, Indoor use at 460 Jones Court, Lot 8, Austin Industrial Park was reviewed for conformance with Municipal Code, Title 10, Section 7.13.C.9 Approval Criteria. Staff finds the application in compliance with the Special Review Use Approval Criteria as listed below:

- a. The proposed use is consistent with the Comprehensive Plan and all applicable provisions of this Code and applicable State and Federal regulations;

Staff: The use is located within the Light Industrial zoning district which is consistent with the Industrial land use designation in the Comprehensive Plan.

- b. The proposed use is consistent with the purpose and intent of the zoning district in which it is located;

Staff: A Special Review Use approval is required for Commercial Amusement, Indoor uses within the Light Industrial zone district. The use is consistent with the zoning district.

- c. The proposed use is consistent with any applicable use-specific standards set forth in Section 3.2;

Staff: Not applicable.

- d. The proposed use compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

Staff: The proposed use is compatible with adjacent uses. The site is surrounded by other Light Industrial zoned property. The single-story building in which the use will be located is of a similar scale, design and operating characteristics as the adjacent uses. The site contains sufficient parking to accommodate the use.

- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

Staff: No adverse impacts are anticipated.

- f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

Staff: Facilities and services are available to serve the subject property.

- g. Adequate assurances of continuing maintenance have been provided; and

Staff: Not applicable.

- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

Staff: No adverse impacts on the natural environment are anticipated.

STAFF RECOMMENDATION:

Staff finds the Special Review Use application for the Revel Dance Center, LLC business, a Commercial Amusement, Indoor use at 460 Jones Court, Lot 8, Austin Industrial Park in compliance with the Special Review Use Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P18-12 with the following conditions of approval:

- a. A Town of Erie business license is issued for the use, contingent upon approval of the Special Review Use for 460 Jones Court.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on August 5, 2018 at 3:00 p.m. at Cristos Coffee, 89 Briggs Street, Erie CO. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	August 15, 2018
Property Posted as required:	August 17, 2018
Letters to Adjacent Property Owners:	August 17, 2018

PUBLIC COMMENTS:

Staff has not received public comment for this application.