

UNITED POWER LAZY DOG SUBSTATION

- SPECIAL REVIEW USE
- SITE PLAN

Board of Trustees— December 10, 2019

Staff & PC Recommendations

Special Review Use: Approval with Conditions

Site Plan: Approval With Conditions

*PC hearing was on 11/20/19

Location



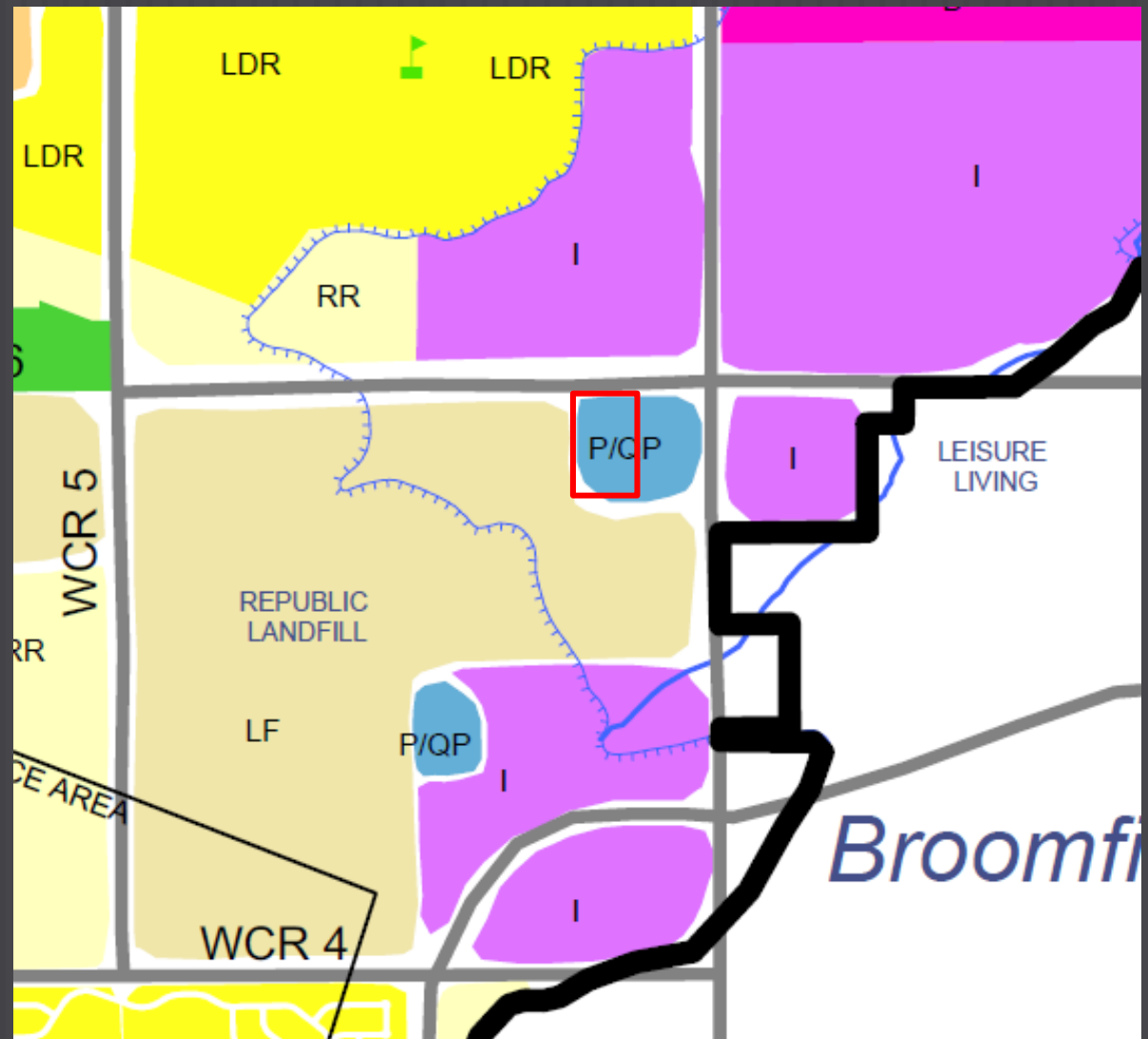
Location

- 8.0 acres
- Vacant
- Access from WCR 6



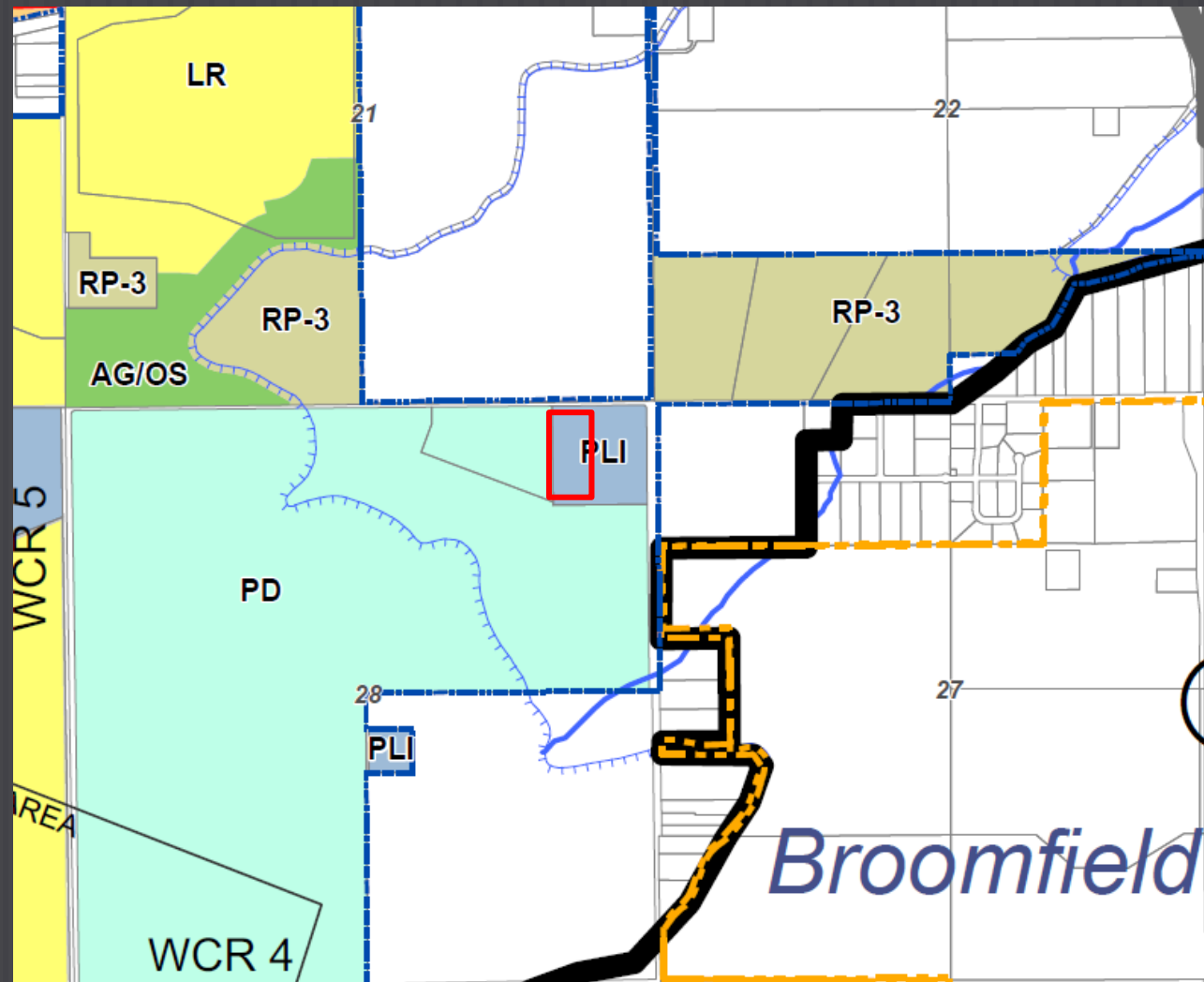
Comprehensive Plan

- Designated as Public/Quasi Public – Anticipates essential facilities:
 - Substations
 - Water/Wastewater
 - Etc.
- Generally consistent
- Mostly Industrial & Landfill on surrounding property



Zoning Map

- Zoned Public Lands & Institution (PLI)
- P/QP or private facilities – non-commercial
- Proposed use:
Electrical Substation
- Permitted by SRU
- Generally consistent



Special Review Use & Site Plan

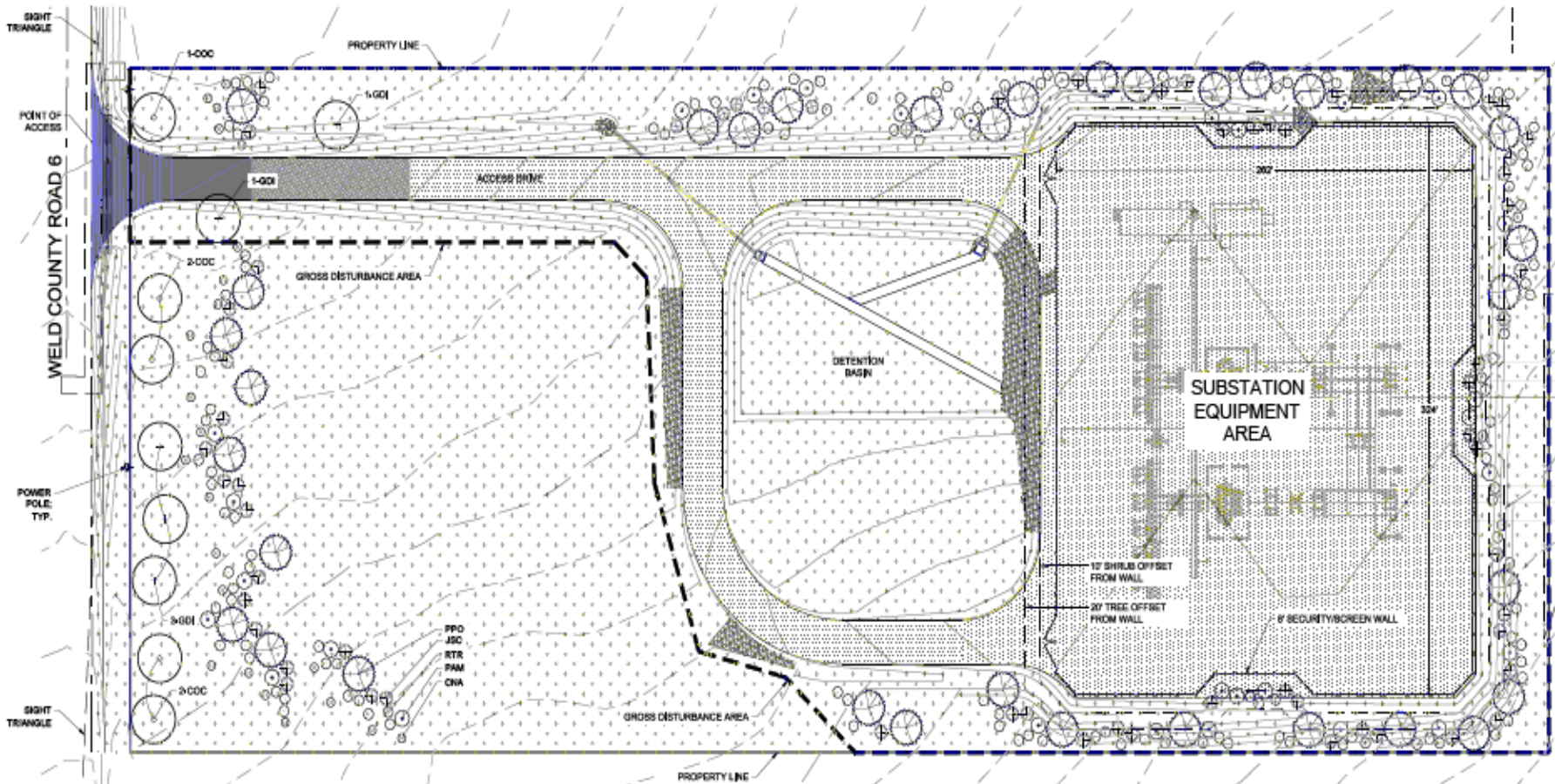
- “Major Utility Facility” requires Special Review Use Approval
- Site Plan shall run concurrently with Special Review Use to BOT

Existing Site

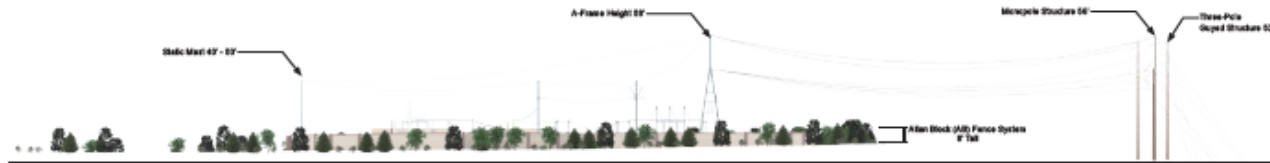


Site Plan

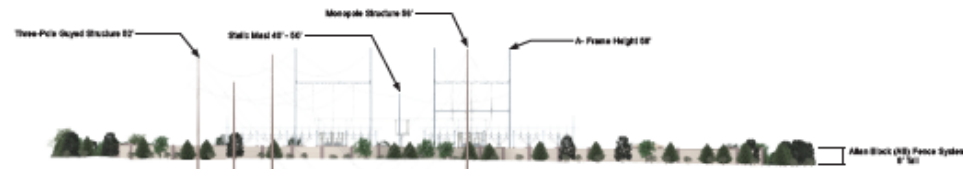
DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.



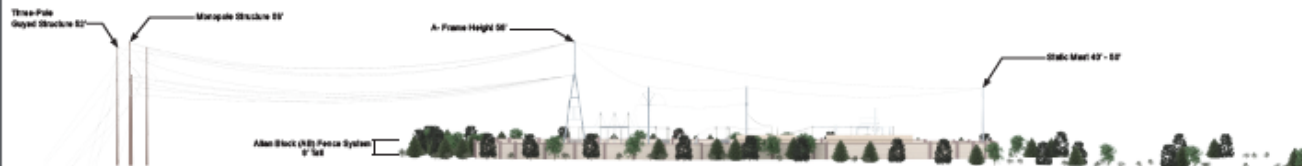
Site Plan



1 Site Plan View (West)



2 Site Plan View (South)



3 Weld County Rd 7 (East)



4 Weld County Rd 6 (North)

Photo Renderings



West on WCR 6



Landscape material illustrated in the simulated condition photo depicts 3 years growth from the time of installation.

Photo Renderings



Existing condition

North on WCR 7



Simulated condition

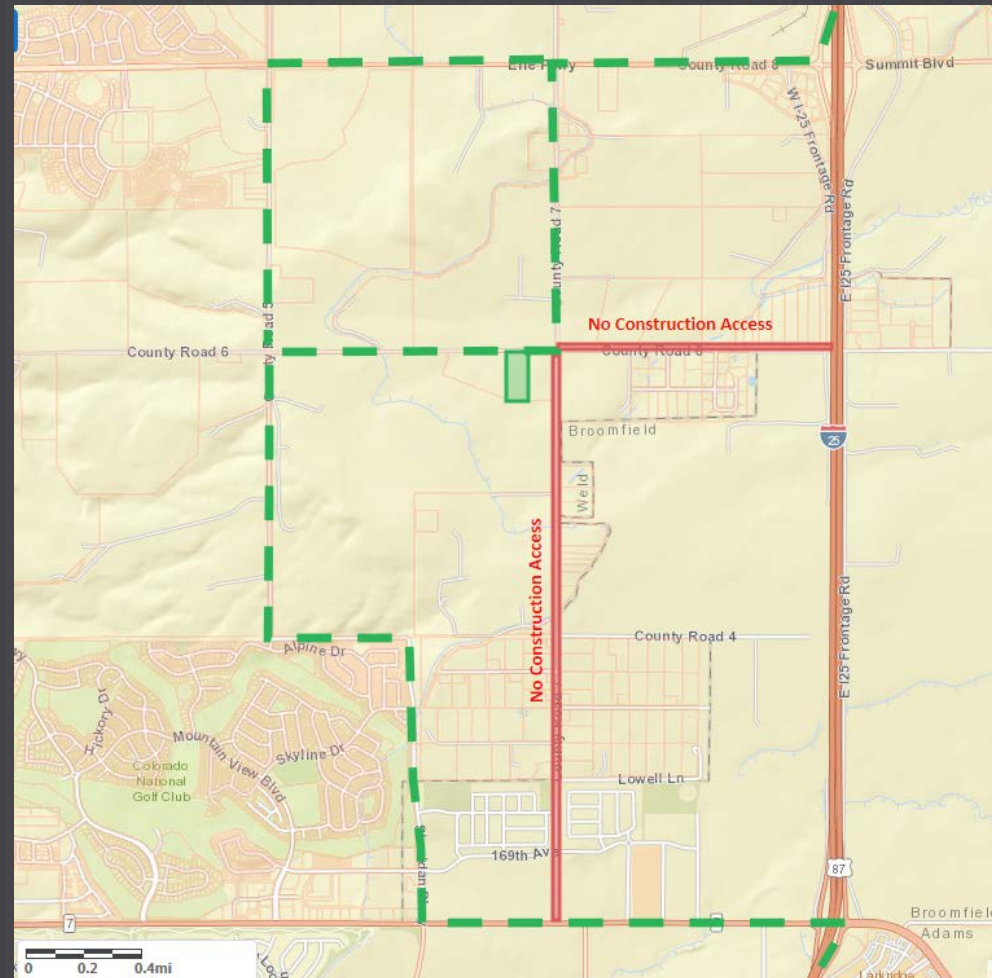
Landscape material illustrated in the simulated condition photo depicts 3 years growth from the time of installation.

Alternative Equivalent Compliance

- Screen wall height & planting pockets
- Screen wall – 8ft instead of 6ft
 - Provides more screening
 - 8' is the industry standard
- Planting Pockets
 - Pockets not installed on north
 - Close to the detention pond – feeder line functionality
 - Future expansion
 - Substation is over 600 feet from the road – planned landscaping

Construction Logistics Plan

- Access from I-25 on Erie Parkway to CR7 & then CR 6 to site; Or
- Access from I-25 to Hwy 7 to Sheridan Pky/CR 4/CR 5 to CR 6 to site
- No construction traffic on WCR6 between WCR7 & the I-25 frontage road
- Designed project manager (John Olsen – 303.254.3408)
- Construction: January through May 2020



Special Review Use: Approval Criteria

- a. The proposed use is consistent with the Comprehensive Plan and all applicable provisions of this Code and applicable State and Federal regulations;
- b. The proposed use is consistent with the purpose and intent of the zoning district in which it is located;
- c. The proposed use is consistent with any applicable use-specific standards set forth in Section 3.2;
- 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);
- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
- 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;
- g. Adequate assurances of continuing maintenance have been provided; and
- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

Site Plan: Approval Criteria

- a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;
- b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
- c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;
- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

Public Notice

As required by the Municipal Code a Neighborhood Meeting was held on April 1, 2019 Notice of the meeting was provided in compliance with the Municipal Code.

Notice of these Public Hearings have been provided as follows:

Published in the Times Call:	November 20, 2019
Property Posted:	November 22, 2019
Letters to adjacent property owners:	November 22, 2019

Staff Recommendation - Special Review Use

Special Review Use Resolution:

The Special Review Use application is in compliance with the Special Review Use Approval Criteria and staff recommends approval of the Resolution with following conditions:

- a. The recordation of the Minor Subdivision shall occur before the Special Review Use comes into effect.
- b. The applicant shall comply with the requirements of their Construction Logistics Plan.

Staff Recommendation - Special Review Use

Site Plan Resolution:

The Site Plan is in compliance with the Site Plan Approval Criteria and staff recommends approval of the Resolution with the following conditions:

- a. The Special Review Use for the electrical substation facility shall be approved before approval of the Site Plan Amendment comes into effect.
- b. The recordation of the Minor Subdivision shall occur before the Special Review Use comes into effect.
- c. The applicant shall make technical corrections to the Site Plan and related documents as directed by Town staff.

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