

RESOLUTION NO. P17-____

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SPECIAL REVIEW USE FOR THE LONGS PEAK SPRINKLER BUSINESS, A CONTRACTOR'S SHOP AND STORAGE YARD, AT 460 JONES COURT, AUSTIN INDUSTRIAL PARK, LOT 8, TOWN OF ERIE, COLORADO.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Special Review Use application for the Longs Peak Sprinkler business, a contractor's shop and storage yard, at 460 Jones Court, Erie, Colorado, on Wednesday, February 15, 2017, on the application of Mike Amend, 408 East Geneseo Street, Lafayette, Colorado, 80026 for the following real property; to wit:

Austin Industrial Park, Lot 8, Town of Erie, County of Weld, State of Colorado; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Special Review Use has met Town of Erie Municipal Code, Title 10 Section 7.13.C.9 Approval Criteria:
 - a. The proposed use is generally consistent with the Town's Comprehensive Master Plan and all applicable provisions of this UDC and applicable State and Federal regulations;
The Longs Peak Sprinkler business has complied with Use Standards in MC 10.3.2 D.2. The outdoor storage yard has met most of the screening requirements in 10.6.4. G.10. with the exception of the location of the southern fence in which the applicant has requested Alternative Equivalent Compliance that would reduce the fence setback from 15 feet to 10 feet. This request is being processed with the Site Plan application.
 - b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;
The Longs Peak Sprinkler business use is generally consistent with the purpose and intent of LI – Light Industrial zone district where it is located.
 - c. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;
The Longs Peak Sprinkler business has complied with Use Standards in MC 10.3.2 D.2. as illustrated in the Site Plan application.

- d. The proposed use is 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);

The proposed Longs Peak Sprinkler business is compatible with the adjacent uses. The single story building in which it will be located is of a similar scale, design and operating characteristics as the adjacent uses.

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

Significant adverse impacts are not anticipated for this use.

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

Utilities and services are readily available to the site.

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

The applicant's narrative states that the property owner will provide the overall maintenance of the building and site.

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

Adverse impacts on the natural environment are not anticipated.

3. The Special Review Use as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

Section 2. Conclusions and Order Recommending Approval with Conditions to the Board of Trustees of the Special Review Use for the Longs Peak Sprinkler business, a contractor's shop and storage yard, at 460 Jones Court, Erie, Colorado.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Special Review Use has met Title 10, Section 7.13.C.9 Approval Criteria.
3. The Special Review Use as proposed, with the following conditions, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado:
 - a. Approval of the Special Review Use is conditioned on the approval and execution of the Site Plan for 460 Jones Court.

INTRODUCED, READ, SIGNED AND APPROVED this 15th day of February 2017.

TOWN OF ERIE, PLANNING COMMISSION

J. Eric Bottenhorn, Chair

ATTEST:

Hallie S. Sawyer, Secretary