

**TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
August 21, 2019**

SUBJECT:	Agenda # 19-349: Public Hearing A Resolution Of The Planning Commission Of The Town Of Erie Making Certain Finding of Fact and Conclusions Favorable to the Site Plan For Vista Ridge Filing No. 6, Lot 1 for a Self-Storage/Mini Warehousing and Office Facility.
CODE REVIEW:	Erie Municipal Code, Title 10
PURPOSE:	Consideration of a Site Plan in Vista Ridge Filing No. 6 to allow mini-storage, office, and a caretakers dwelling.
DEPARTMENT:	Planning and Development
PRESENTER:	Chris LaRue, Senior Planner

STAFF RECOMMENDATION:

Staff finds the Vista Ridge Site Plan in compliance with the Site Plan Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P19-11 recommending approval with the following conditions of approval:

- a. Staff may direct the applicant to make technical corrections to the documents.
- b. The applicant shall receive approval of all relevant engineering documents, and make technical corrections as directed by staff before the Site Plan approval comes into effect.
- c. The applicant shall obtain or provide any necessary offsite/onsite easements as directed by staff before the Site Plan approval comes into effect.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Location: 2831 Bonanza Drive
(highlighted in red)

Owners: Bonanza Yard, LLC
PO Box 173
Hygiene, CO 80553

Applicant: Bonanza – 7 LLC
8082 S. Interport
Blvd., #200
Englewood, CO 80112



Existing Conditions:

Existing Use: Storage yard – this use is an existing non-conforming use

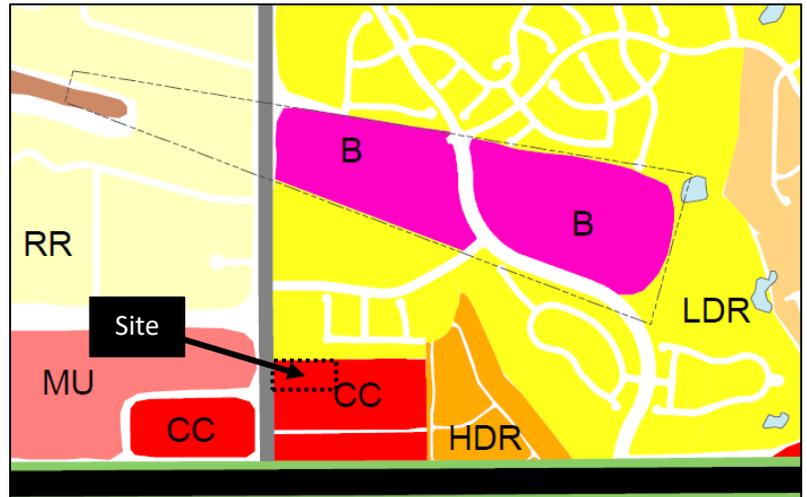
Property Size: 4.01 acres

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Weld County (AG – Agricultural) & Vista Ridge Planned Development (PD)	Single-Family Residential
SOUTH	Vista Ridge Planned Development (PD)	Vacant - Commercially Designated
EAST	Vista Ridge Planned Development (PD)	Vacant - Commercially Designated
WEST	Low Density Residential (LR)	Vacant

Compliance with Town of Erie Comprehensive Plan:

The PD application is generally consistent with the Land Use designation on the 2005 Comprehensive Plan, Land Use Plan Map. The subject site is designated Community Commercial, which is intended to provide a mix of general retail (e.g. grocery stores, larger retailers) and commercial services in a concentrated and unified setting that serves the local community. The land use category specifically states it should not allow intensive business or industrial activities. The applicant's proposed use as mini-storage is categorized within the UDC as a manufacturing and light industrial use, which would normally not be permitted within a Community Commercial designated area. However, since the site is zoned PD, the mini-warehouse, / self-storage use is allowed within the PD. Mini-storage was determined to be considered a commercial service, which is permitted with the PD. The site will also provide at least 3,000 square feet of general retail/office on the storage facility, which would meet the intent of the Comprehensive Plan.

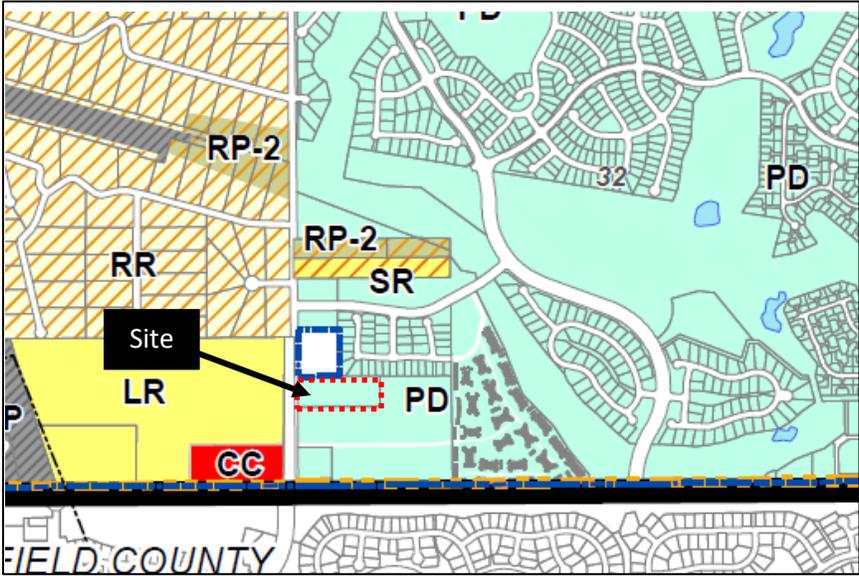


Compliance with the existing PD / Town of Erie Zoning Map:

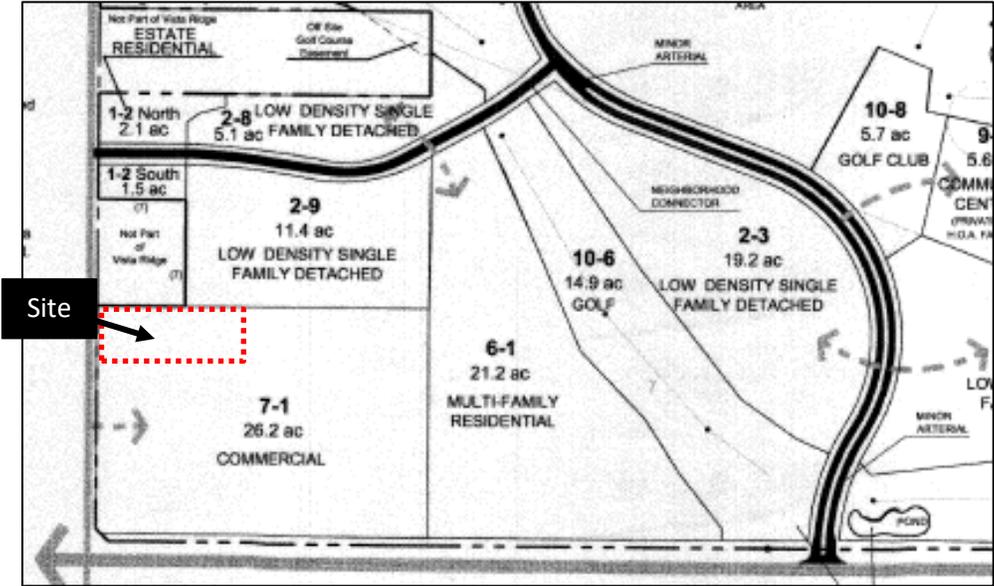
Overall, the proposed mini-warehouse / self-storage and office uses are consistent with the current PD. The property is zoned PD-Planned Development and is within the Vista Ridge Development Plan. The PD designates this lot and area as within the Commercial Planning Area 7-1. Per the PD Development Plan, the intent of the Commercial Planning areas are to provide for a range of retail goods and services, business and professional services which support residential use, and complimentary public community services and facilities. The PD lists contemplated uses within the Commercial Planning to support the intent. These uses include commercial services, general retail, restaurants and fast food, banks, clinics, offices, nursery schools / day care, etc. The applicant will be providing some commercial/retail on the site as well as mini-storage to meet the zoning intent.

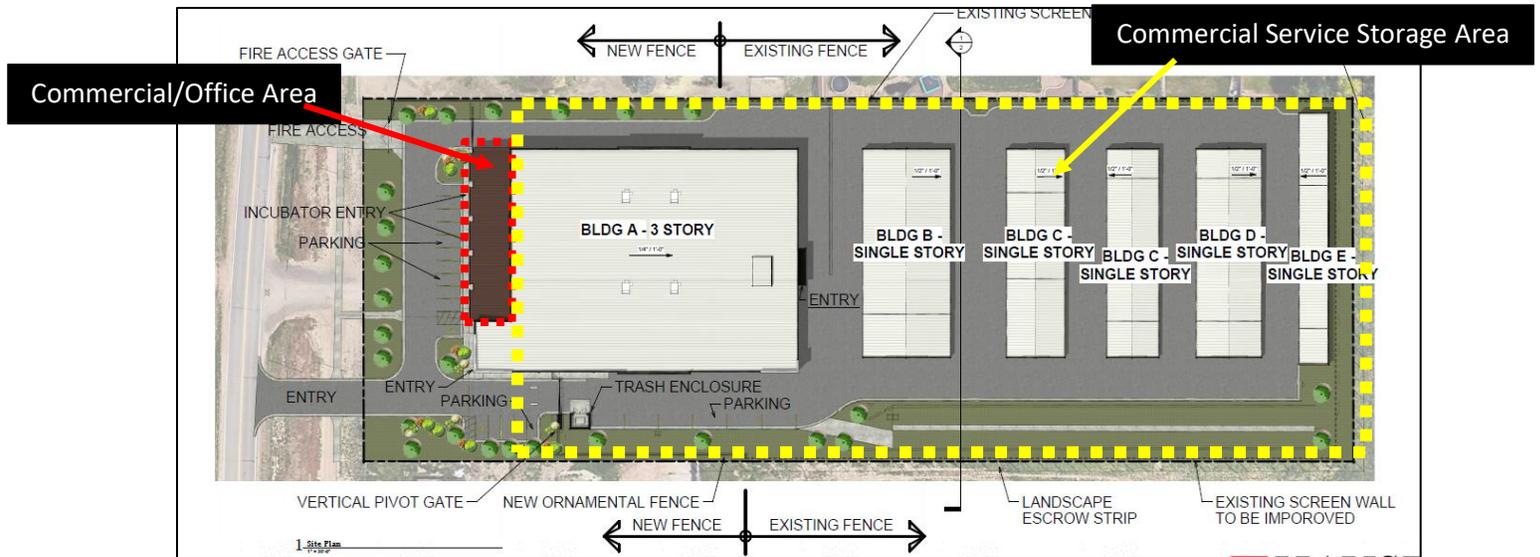
Below is the zoning map and the PD map for the area with the property outlined in a red dashed line:

Zoning Map:



PD Map:





Site Plan

SITE SPECIFIC DEVELOPMENT INFORMATION:

The project proposal consists of a Site Plan application consisting of the following:

1. Site Plan - ~95,122 square feet of building use floor area (~88,447 SF Mini Warehouse/Self Storage, ~ 3,000 SF Office, 1,925 SF of Office for the self-storage, and 1,750 square feet of caretaker dwelling). The site plan requires approval by the Board of Trustees

Development Data:

- Gross site area 4.015 acres
 - Building footprint 95,122 SF with 6 buildings
 - Landscaped area 36,759 SF
 - Parking spaces 24 Spaces including 2 ADA spaces
- Parking is provided in front of each unit

The site is 4.015 acres in size and is accessed from Bonanza Drive. An outdoor storage yard is located on site. This storage facility is an existing non-conforming use.

The project proposes a 2 story ~34,931 SF main Mini Warehouse/Self Storage building which includes 3,000 SF of Office space not associated with the Self-Storage use. Also included in the main building is an office (1,925 square feet) and caretaker dwelling (1,750 square feet) for the mini-storage. Also included are additional five drive up storage buildings consisting of 8,751; 5,848; 5,120; 6,573; and 2,103 square feet. Both levels of the main building contain the Self-Storage use. The Office space fronts onto Bonanza

Drive with Office parking in front of the building on the west side. The Self-Storage use parking is located to the south of the building. In addition, customers utilizing one of the individual storage units in the other buildings can park in front of their unit for loading/unloading. Two-way drive aisles are proposed around the building that will serve as the only access to the roll up door self-storage units on the back of the building.

Architecture

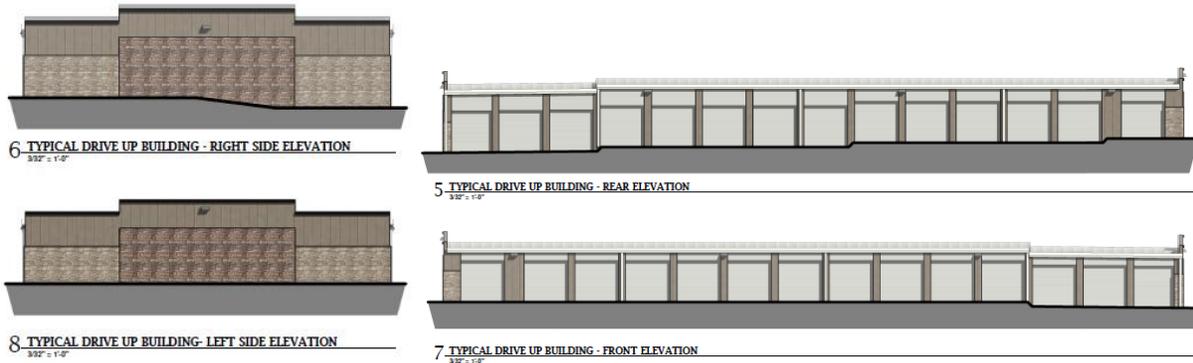
The Unified Development Code and Vista Ridge Development Plan (PD) requires specific design elements for all Commercial. This project appropriately incorporates all the required design features such as: wall articulation every 40 feet, enhanced primary entrance features, and building parapets. The highest portion of the building is 32'2" tall. The Community Commercial Planning Area of the Vista Ridge PD allows a maximum height of 50 feet. The project is proposing 2 stories on the main building (32 feet 2 inches) and 1 story (12 to 14 feet) for the individual storage buildings.

Below are the front elevation perspective and south elevation:



4. BUILDING A - SOUTH ELEVATION

Below are the typical elevations for the six drive up storage buildings:



Parking:

The project proposes 24 parking spaces, which includes 2 ADA spaces. The caretakers dwelling will have two parking spaces within a garage integrated on the south side of the building. The applicant has submitted a parking study per the request of Town staff. The applicant is proposing lesser amounts of parking from the standards found in the Code. Mini Warehouse/Self Storage requires 1 parking space for every 1,500 SF of indoor storage area. Office requires 1 parking space for every 300 SF of Office area. Below is a chart depicting the UDC requirements/project proposal:

	Required Parking (UDC standards)	Proposed Parking
Mini Warehouse / Self-Storage / Office Use	60 Spaces	10 Spaces
Office (3,000 sq ft)	10	10
ADA Accessible	3 ADA Spaces	2 ADA spaces

The Unified Development Code section 10.6.6.D.3 allows the applicant to prepare a parking study for the widely varying parking characteristics of a project. The study looked the City of Denver, City of Arvada, and Jefferson County parking requirements for the same use. The results recommend 0.1 space per 1,000 square feet of storage. This would equate to 9 parking spaces for the Mini Warehouse/Self Storage use. It should be noted the five additional mini-storage buildings will accommodate parking for loading/unloading in front of each unit, which does significantly decrease the overall need

for parking. The proposed estimate is also consistent with the recent Erie Business Park and Storage review recently heard by the Planning Commission

Access:

Currently the property gains access via Bonanza Drive. There is a proposed access on the south side of the property and an emergency access drive on the north. The development provides two-way access throughout the property.

Drainage:

The Site Plan proposes a series of underground storm sewer drains that will collect water from the parking areas and drives and direct it to a detention area. The detention area is located south of building and is not located underneath any building or structure. Water is then conveyed off-site through existing storm drains into an existing detention pond. As a condition of approval the applicant will be required to obtain approval from the Engineering and obtain all necessary easements.

Utilities:

The property will be served by the Town of Erie water and wastewater services. Utility service providers for the property are Xcel Energy for electric and natural gas, Century Link Communications for telephone services and Comcast for cable television.

Soils and Geology:

Historic coalmine maps indicate the site is not undermined or located within a mapped subsidence hazard area.

Landscaping and pedestrian connections:

- A 30 foot landscape buffer is provided along the west side of the site adjacent to Bonanza Drive. This buffer contains several types of screening trees and shrubs.
- Screening landscaping is incorporated into the site on the south property boundary to provide screening from to the adjacent property.
- Pedestrian sidewalks are incorporated in the development making connections between the building entrances and parking areas. Additional connections are made to the proposed sidewalk along the western boundary of the property.

Lighting:

All proposed exterior lights will meet the lighting regulations found in Section 10.6.10 of the Unified Development Code.

Trash Service:

The building incorporates an outdoor trash receptacle room accessed from the south side of the building.

STAFF REVIEW AND ANALYSIS

Vista Ridge PD Amendment No. 7 was reviewed for conformance with Municipal Code, Title 10, UDC Section 10.7.23 C.9. Approval Criteria. Staff finds the Vista Ridge PD Amendment No. 7 application generally in compliance with the Approval Criteria as listed below.

- a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;

Staff: The Site Plan is generally consistent with the Town's Comprehensive Master Plan. This area is designated as Community Commercial. This designation promotes a mix of general retail and commercial services that serve the local community. This application is aligned with that designation.

- 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;

Staff: The Site Plan is consistent with the approved Vista Ridge Filing No. 6 Minor Subdivision and the Vista Ridge Planned Development.

- 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;

Staff: The Site Plan complies with all applicable development and design standards set forth in the UDC.

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

Staff: Significant adverse impacts are not anticipated. The applicant has provided adequate screening and landscaping. The vehicular circulation of the site is also designed to avoid any potential conflicts.

- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

Staff: The proposed development is compatible with the character of the surrounding land uses. The Comprehensive Plan promotes a mix of general retail and commercial services that serve the local community. The application includes a mix of uses with mini-storage and office. In addition, surrounding properties are commercial and residential, which is compatible with the proposed Mini Warehouse/Self Storage use.

NEIGHBORHOOD MEETING

As required by the Municipal Code a Neighborhood Meeting was held:

Neighborhood Meeting Date: September 6, 2018

Neighborhood Meeting Location: Vista Ridge Golf Club House

The required posted and mailed notice of the Neighborhood Meeting was provided as required.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: May 15, 2019

Property / Town Hall Posted: May 17, 2019

Letters to adjacent property owners within 500': May 17, 2019