

**TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
February 15, 2017**

SUBJECT: **Agenda #17-057:**
Consideration Of A Resolution By The Planning Commission Of The Town Of Erie, Colorado 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.

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Public hearing for consideration of Longs Peak Sprinkler business, a contractor's shop and storage yard, as a special review use at 460 Jones Court, Erie, Colorado.

DEPARTMENT: Community Development

PRESENTER: Deborah Bachelder AICP, Senior Planner

STAFF RECOMMENDATION: Approval with Conditions

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owner: Mike Amend
408 East Geneseo Street
Lafayette, CO 80026

Location: 460 Jones Court, Erie, CO / Austin Industrial Park, Lot 8



Existing Conditions:

Zoning: LI – Light Industrial
Lot Size: 0.97 Acres
Existing Use: Vacant Lot

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	LI – Light Industrial Austin Industrial Park	Vacant Lot / Bowhaus
SOUTH	LI – Light Industrial Austin Industrial Park	Magnum Plastics
EAST	LI – Light Industrial Austin Industrial Park	King Signs
WEST	LI – Light Industrial Right Move Subdivision	Detention / County Line Auto Body / Vacant Lot

GENERAL BUSINESS INFORMATION:

The applicant is proposing to construct an office/warehouse building that will be comprised of 4 separate units. The unit on the south end of the building will be occupied by the property owner’s Longs Peak Sprinkler business and there will be an adjacent outdoor storage area (4,750 square feet) that is associated with the business.

The Longs Peak Sprinkler business with the outdoor storage area is classified in Municipal Code Title 10, Table 3-1 Table of Permitted Uses as a Contractor’s Shop or Storage Yard. This use type requires a Special Review Use application approval in addition to a Site Plan application approval, in order to conduct the contractor’s shop and storage yard business in the Light Industrial zone district.

The applicant has provided the following business information:

Business Information:

Business Unit Size: 2,208 square feet
Outdoor Storage Size: 4,750 square feet
Typical Hours of Operation: 7:30 a.m. to 5:30 p.m. Monday - Friday
Number of Employees on Site: 6 employees

Within the Site Plan application, the applicant is requesting approval of an Alternative Equivalent Compliance request for the landscape planting area outside of the screening fence for the outdoor storage area. MC 10.6.4. G.10.c.ii.

requires a 15 foot wide planting area between the fence and the property line; the applicant has requested that the southern edge of the fence be located 10 feet from the property line.

SPECIAL REVIEW USE ANALYSIS:

The Special Review Use for the Longs Peak Sprinkler business and associated outdoor storage area was reviewed for conformance with Municipal Code, Title 10, Section 7.13.C.9, Approval Criteria. Staff finds the Special Review Use for the Longs Peak Sprinkler business and associated outdoor storage area in compliance with the Special Review Use Approval Criteria as listed below.

- 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;

Staff: 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;

Staff: 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;

Staff: 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);

Staff: 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;

Staff: 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;

Staff: Utilities and services are readily available to the site.

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

Staff: Adverse impacts on the natural environment are not anticipated.

NEIGHBORHOOD MEETING:

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

Neighborhood Meeting Date: November 2, 2016
Neighborhood Meeting Location: Erie Community Library

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

PUBLIC NOTICE:

The required notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: January 25, 2017
Property Posted: January 27, 2017
Letters to Adjacent Property Owners within 300': January 27, 2017