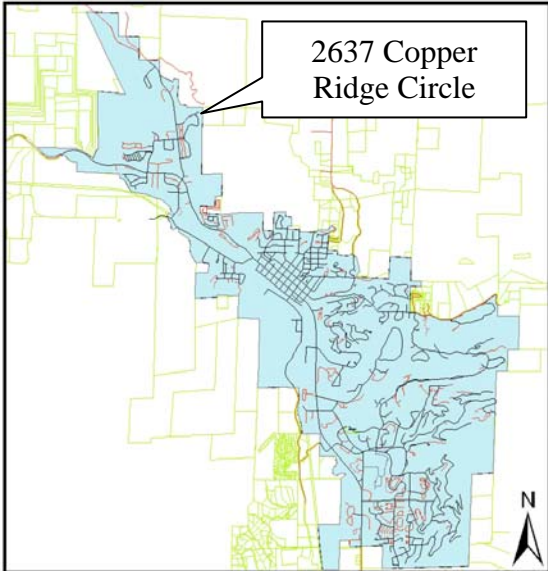


## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

<b>PLANNING COMMISSION AGENDA ITEM # 3:</b>	
<b>Project Name:</b>	Copper Ridge Business Park, Lot #2, #DP-09-05
<b>Prepared By:</b>	Jonathan Spence, Senior Planner (Ext 224)
<b>Through:</b>	Tom Leeson, Director of Planning and Community Development (Ext 244)
<b>Planning Commission</b>	January 14, 2010
<b>City Council</b>	February 16, 2010
<b>Zoning:</b>	Industrial, (I)
<b>Applicant:</b>	Rick Mewborn, c/o Landmark Consultants, Erik Griepentrog, P.O. Box 774943, Steamboat Springs, CO 80477 (970) 871-9494
<b>Request:</b>	A Development Plan for Outdoor Storage, a Conditional Use in the Industrial (I) Zone District, at 2637 Copper Ridge Circle.



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**I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY**

<b>CDC - SECTION 26-65 (E): NO DEVELOPMENT PLAN SHALL BE APPROVED UNLESS THE PLANNING COMMISSION AND CITY COUNCIL FIND THAT THE PLAN MEETS ALL OF THE FOLLOWING CRITERIA:</b>					
<b>Subsection</b>		<b>Consistent</b>			<b>Notes</b>
		<b>Yes</b>	<b>No</b>	<b>NA</b>	
1)	Complete Application	<input checked="" type="checkbox"/>			
2)	Conformity with Community Plan	<input checked="" type="checkbox"/>			
3)	Consistency with Surrounding Uses	<input checked="" type="checkbox"/>			
4)	Minimize Adverse Impacts	<input checked="" type="checkbox"/>			
5)	Access	<input checked="" type="checkbox"/>			
6)	Minimize Environmental Impacts	<input checked="" type="checkbox"/>			
7)	Phasing			<input checked="" type="checkbox"/>	<b>One Phase</b>
8)	Compliance With Other Standards	<input checked="" type="checkbox"/>			
9)	Variance Criteria			<input checked="" type="checkbox"/>	<b>No variance requested</b>

**Staff Finding:** As conditioned, staff finds that the application for Outdoor Storage in the Industrial (I) zone district is consistent with the required findings for approval of a Conditional Use.

.... (Detailed policy analysis is located in Section V; Staff Findings and Conditions are in Section VII)

**Project Location Map: 2637 Copper Ridge Circle**



## II. BACKGROUND

The subject site is a vacant .79 acre parcel located in Copper Ridge Business Park, Filing #4. There are no current approvals for the site.

## III. PROJECT DESCRIPTION

The applicant is requesting approval of a Conditional Use to operate Outdoor Storage on Lot #2, Copper Ridge Filing #4 for the purpose of storage and lay down of equipment and materials.

## IV. PRINCIPAL DISCUSSION ITEM

### Conditional Use, Outdoor Storage in the Industrial Zone

The CDC classifies Outdoor Storage as a Conditional Use in the Industrial Zone. Conditional uses are those uses that are generally in keeping with the purpose and intent of that zone district, yet may have more impacts to surrounding properties and the community than uses by right or uses with criteria. Such uses require approval pursuant to section 26-65, and conditions may be placed upon these uses as deemed appropriate by the approval body, in order to avoid or mitigate potential impacts. The listing of a conditional use in a particular zone district does not ensure approval of that use or any associated development plan.

Warehouse with Outdoor Storage is a Use with Criteria. This report will utilize this criteria as the basis for the review of this project. A code amendment to allow outdoor storage as a use with criteria in the industrial zone is contemplated for the future.

## V. PROJECT ANALYSIS

### A) CRITERIA FOR APPROVAL

**CDC - Section 26-65 (e): No development plan shall be approved unless the planning commission and city council find that the plan meets all of the following criteria:**

The following section provides staff analysis of the application as it relates to key sections of the CDC. It is intended to highlight those areas that may be of interest or concern to planning commission, city council, staff or the public. For a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

1. **Complete Application**. The Development Plan and supporting application materials are complete.

**Staff Analysis: Consistent**. The Applicant for Lot #2 Copper Ridge Subdivision, Filing #4 has submitted all the required plans and supporting application materials.

2. **Conformity with Community Plan.** The following preferred direction and policies outlined in the Community Plan or approved master plans apply to the proposed expanded use and/or development.

Land Use: The proposed project is within the Industrial classification on the Future Land Use Map. The Industrial classification is intended for light and general industrial uses, including manufacturing. Service-oriented commercial and commercial distribution may also be included in this classification.

*Staff Analysis:* **Consistent.** The outdoor storage use is appropriate within the industrial land use classification.

3. **Consistency with Surrounding Uses.** The proposed development shall be consistent with the character of the immediate vicinity of the parcel proposed for development, or shall enhance or compliment the mixture of uses, structures and activities present in the immediate vicinity.

*Staff Analysis:* **Consistent.** The proposed outdoor storage use is consistent with the surrounding industrial uses that includes warehouse and other outdoor storage uses.

4. **Minimize Adverse Impacts.** The design and operating characteristics of the proposed development shall minimize any adverse impacts on surrounding uses and shall not cause a nuisance, considering factors such as proposed setbacks, planned hours of operation, and the potential for odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts from the proposed development.

*Staff Analysis:* **Consistent.** The design and operating characteristics of the Lot #2 Copper Ridge Subdivision, Filing #4 project are consistent with CDC requirements.

5. **Access.** Access to the site shall be adequate for the proposed development, considering the width, grades, and capacities of adjacent streets and intersections and the entrance to the site. The adequacy of the facilities provided for any necessary service delivery, parking and loading, and trash removal shall also be considered. When appropriate, public transportation or other public or private transportation services and appropriate pedestrian facilities shall be made available to serve the use.

*Staff Analysis:* **Consistent.** Access to the site conforms to CDC and was approved by Public Works and the Fire Marshal.

6. **Minimize Environmental Impacts.** The proposed development shall minimize its adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.

Staff Analysis: **Consistent.** The proposal will be developed in conformance with Best Management Practices and the Community Development Code, which contains provisions to ensure all projects minimize their adverse impacts on the natural environment, including water quality, air quality, and lighting.

7. **Phasing.** If the proposed development is to be developed in phases, then each phase shall contain the required streets, utilities, landscaping, and other improvements that are necessary and desirable for residents of the project for that phase. Each phase of the phasing plan shall meet the requirements of the CDC on its own unless a variation is granted. If the development incorporates any amenities for the benefit of the City, such as trail connections, these shall be constructed within the first phase of the project, or, if this is not practical, then as early in the project as is reasonable.

Staff Analysis: **N/A.**

8. **Compliance with Other Standards.** The proposed development shall comply with all other applicable requirements of the CDC.

- a. The commercial or industrial land shall not have frontage that is either directly adjacent to, or are separated only by open space from Elk River Road or US Highway 40.

Staff Analysis: **Consistent.** Copper Ridge Filing 4 is not located adjacent to Highway 40 or Elk River Road.

- b. Outdoor storage materials must be resistant to damage or deterioration from exposure to the outside environment.

Staff Analysis: **Consistent.** The property owner operates and excavating company and intends to store equipment associated with this use.

- c. Outdoor storage shall not be permitted within any applicable setback, public right-of-way, or in landscaped areas.

Staff Analysis: **Consistent.** The location of the proposed outdoor storage is not within the required setbacks, ROW or landscape areas.

- d. The height of outdoor storage materials shall be no greater than fifteen (15) feet or the plate height of the building located closest to the outdoor storage area, whichever is less.

Staff Analysis: **Consistent.** The height of the outdoor storage will be no greater than fifteen feet.

- e. Outdoor storage square footage shall be limited to the square footage of the warehouse use, or the maximum lot coverage requirement of the industrial zone district, whichever is less.

Staff Analysis: **Consistent.** The allowable lot coverage in the Industrial Zone is 60%. The proposed outdoor storage will cover approximately 10% of the lot.

- f. All outdoor storage materials must be fully screened. Screening may be provided by existing buildings, opaque fencing, landscaped berming or landscaping of sufficient height to screen the outdoor storage materials. No chain link fencing with slats or environ screens are permitted. The director shall have the ability to approve or disapprove of any proposed screening method.

Staff Analysis: **Consistent.** The property will be screened with a 6' wood fence. The landscaping along the property frontage is at the dense level.

- g. Shall not be located immediately adjacent to property zoned OR, RE, RN, RO, MF, and MH. (City-owned OR lands and open space that has been designated in a commercial or industrial subdivision shall not be included in this classification and for the purposes of this definition, a public right-of-way shall not separate property.

Staff Analysis: **Consistent.** The property is no located immediately adjacent to property zoned OR, RE, RN, RO, MF, and MH.

## VI. STAFF FINDING & CONDITIONS

### Staff Finding

With the proposed condition below, staff finds that that the proposed outdoor storage use located at the Copper Ridge Business Park, Filing #4, Lot #2 is consistent with the criteria for approval for a Development Plan for a Conditional Use:

1. Submit the permit for modifications to the wetlands/ waters of the state (if required) from Army Corp of Engineers prior to approval of building permit or grade and fill permit.
2. At a minimum a grade and fill permit shall be required prior to commencement of any construction.

3. The following items on the building permit or grade and fill permit and are considered critical improvements and must be constructed prior to issuance of any CA or CO; they cannot be bonded:

- Public drainage improvements
- Access drive, driveway, and parking areas
- Storm water quality features. (Vegetation must be established prior to CO when required as part of the feature design.)

## **VII. ATTACHMENTS**

Attachment 1 – Development Plan Submittal