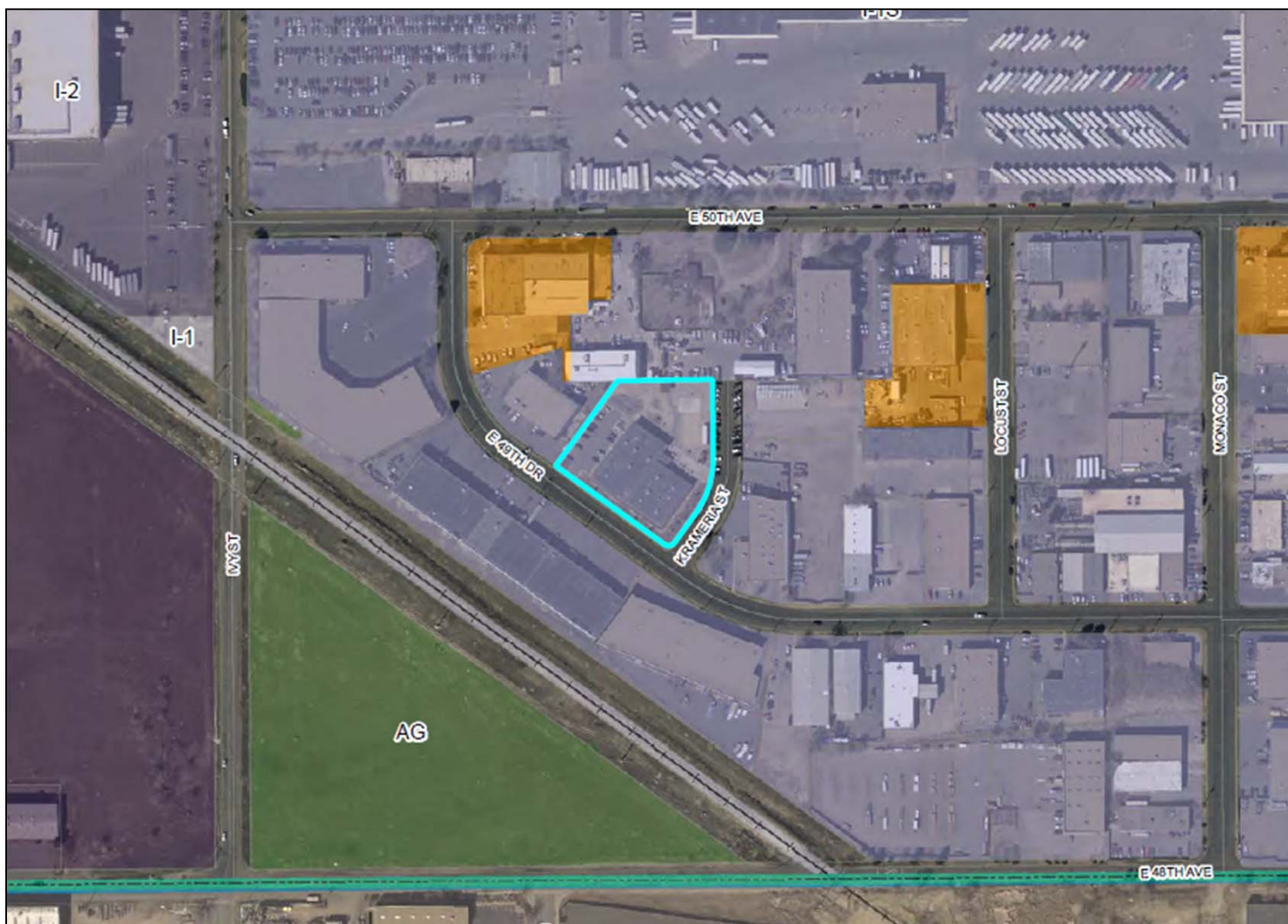




CU-91-10-15

Location:	4901 Krameria Street
Applicant:	Green Level Realty (Time to Change)
Request:	Conditional Use Permit Renewal

Zoning: I-1S



Comprehensive Plan: Industrial/Distribution



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Subject Property Photos



Conditional Use Permit Renewal

- The applicant is requesting a renewal to the existing Conditional Use Permit. The existing operation is not requesting to change anything that was previously approved under the Conditional Use Permit in 2010.



Case History

- AU-1638-07: Use-by-permit for a Community Corrections Facility
 - Approved with Conditions
- 2009 LDC was updated to require a CUP for Community Correction Facilities
- CU-91-10: Conditional Use Permit for a Community Corrections Facility
 - Approved with Conditions
 1. The facility shall be prohibited from accepting clients who have been convicted of Sexual Assault or Arson
 2. CUP shall expire in May of 2015
 3. Number of clients at the facility shall be limited to 136
 4. Facility shall continue to be a single-sex facility only
 5. Applicant shall operate the Neighborhood Advisory Board comprised of surrounding business owners and operators, surrounding property owners and anyone in the area that wishes to participate
 6. A member of the Commerce City Police Department (Deputy Chief, Fran Gomez) shall be permitted representation on the screening board



Operations

- Alternative form of supervision between probation and prison.
- Time to Change:
 - i. Owned and operated by Evan Crist Psy.D.
 - ii. 24/7/365
 - iii. 21 Employees over 3 shifts
 - iv. Clients are subject to:
 - Drug testing
 - Location verification
 - Life skills training
 - Education
 - Employment
- All clients are reviewed/accepted by the Adams County Community Corrections Board Screening Committee (ACCCBSC) and/or the program (Time to Change)
- On average, clients remain in residential treatment for 6 months



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Planning Commission Analysis

- The Conditional Use Permit was granted for 5 years and the applicant has been in compliance with all previous conditions
- Subject property is in an industrial area and not in close proximity to schools, parks or residentially zoned areas
- The applicant is requesting a renewal and is not opposed to all previous conditions
- City staff has not received any complaints with respect to the operation of this facility at this location over the past 5 years by neighbors or surrounding property owners
- Commerce City Police Department indicated that there have not been any significant issues or dramatic increase in calls for service.
 - Commerce City PD is not opposed to the CUP renewal



CUP Approval Criteria

- Consistent with the Comprehensive Plan
- Compatible with the area and surrounding uses
- Compliant with all previous conditions
- Compliant with all local, state, and federal requirements
- Police Department is not opposed to CUP renewal based on the history of the operation

Proposed Conditions

1. The facility shall be prohibited from accepting clients who have been convicted of
 - Sexual Assault or Arson pursuant to C.R.S. 18-1.3-406
2. CUP shall expire on **September 21, 2022**. If the applicant wishes to operate the facility after the expiration of this approval, it will be required to renew this CUP.
3. The number of clients allowed at this facility shall be limited to 136. Any increase to this number will require the applicant to amend this Conditional Use Permit.
4. Facility shall continue to be a single-sex facility only
5. Applicant shall operate the Neighborhood Advisory Board and it shall be comprised of surrounding business owners and operators, surrounding property owners, and anyone in the area that wishes to participate
6. A member of the Commerce City Police Department shall be permitted representation on the board that screen prospective clients for the facility.

Public Notification

As of September 11, 2015, staff has received no responses to public notice.

Multiple community members (business owners, clients, and a resident) spoke in support of the operation.

Planning Commission Recommendation

The Planning Commission voted 5-0 to forward the request for the Conditional Use Permit Renewal for Time to Change Community Corrections Facility to City Council with a recommendation for **approval subject to 6 conditions.**



Staff is available to answer any questions.

The applicant is also present to speak on behalf of this request and to answer any questions that the City Council may have.

