



Doka USA Conditional Use Permit

Case #CU-133-23

Location: 8780 E. 93rd Place

Applicant: Doka USA

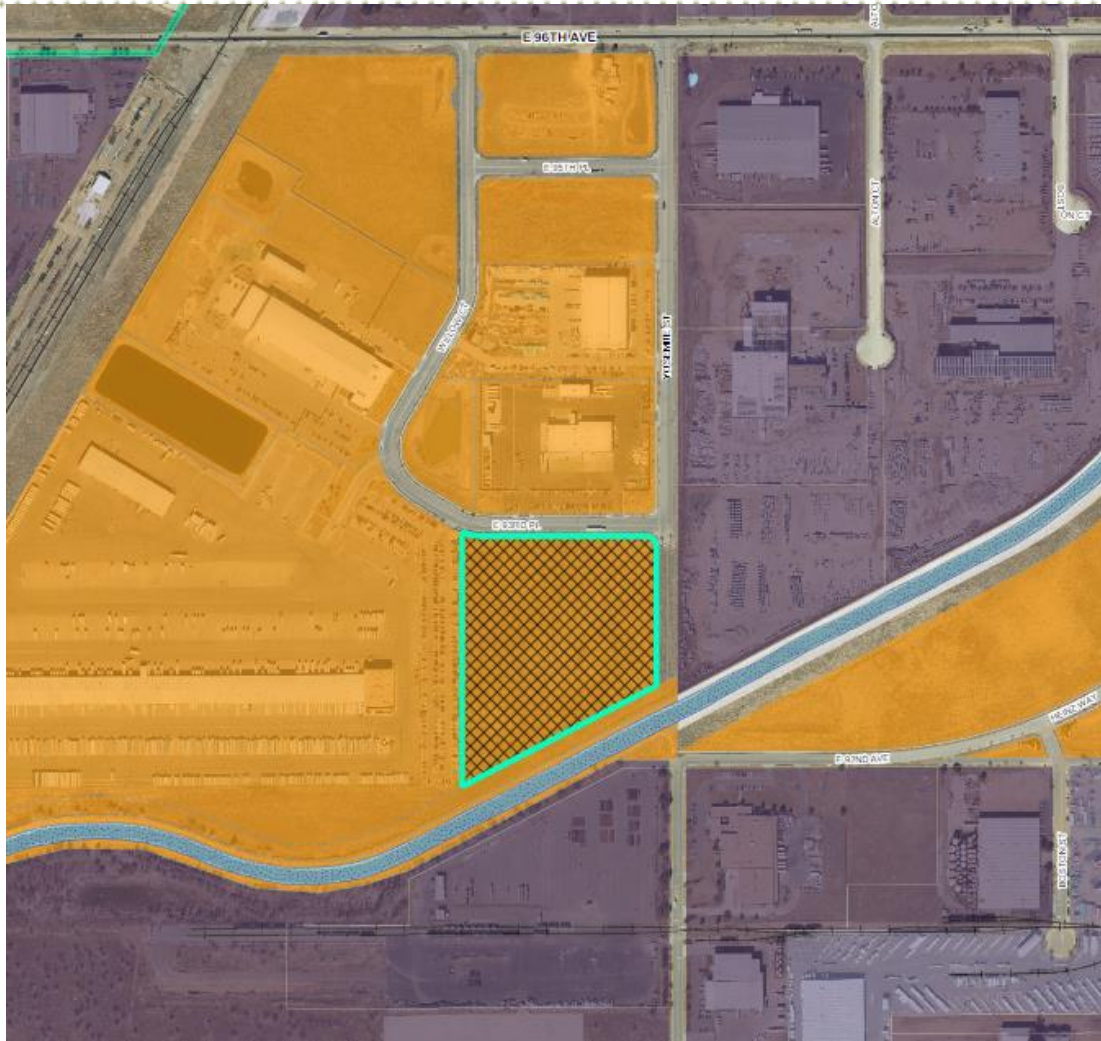
Request: Conditional Use Permit to allow stacking of up to 30 feet.

Case Summary

- Applicant's Request: CUP to allow outdoor storage of scaffolding and related equipment up to 30-ft in height.
- Current Zoning: Marty Farms PUD (I-3 uses)
- Future Land Use Designation: General Industrial
- Site is developed but currently not being used.



Vicinity Map



Location



Future Land Use



Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial**
- DIA Reserve
- Utility
- Public Space
- Park
- Open Space



Request

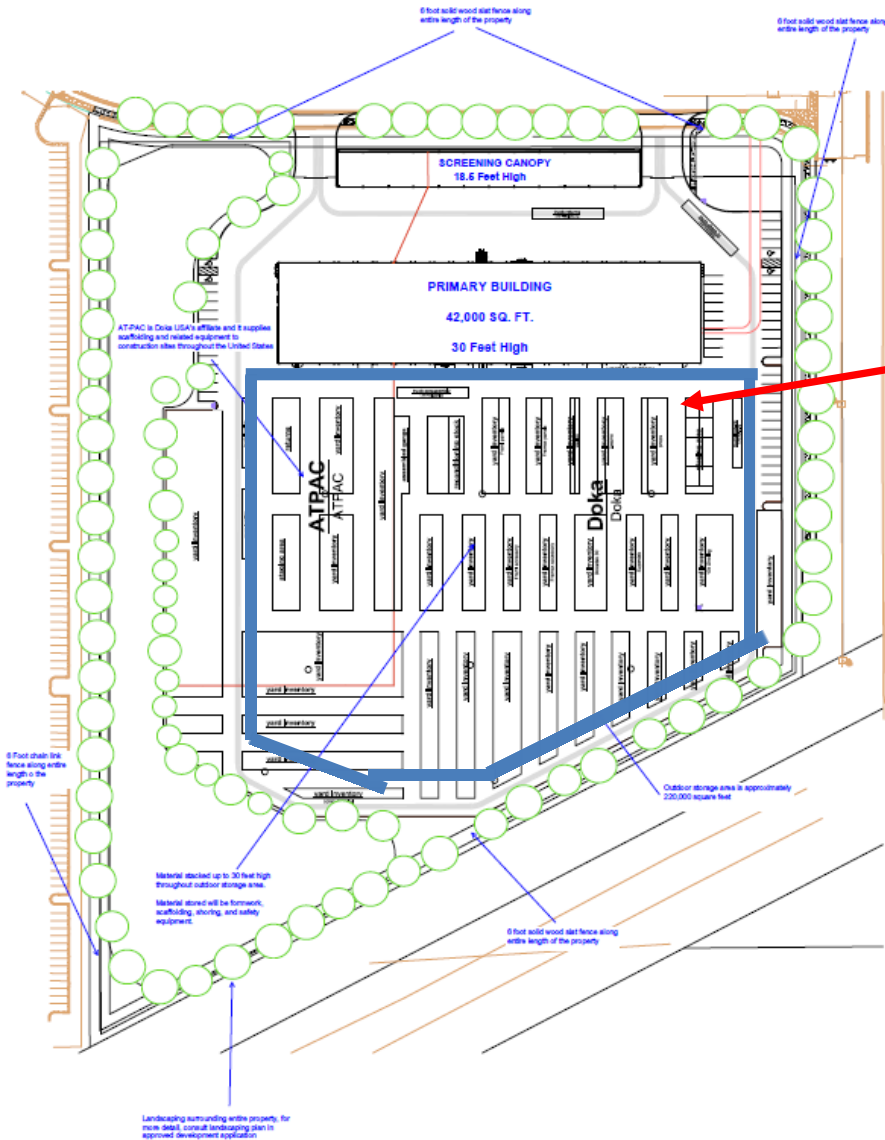
- The LDC permits a maximum stacking of outdoor storage materials of 8-ft in height. The Marty Farms PUD requires a Conditional Use Permit for any bulk standard deviation (as opposed to a traditional variance or height exception request). Therefore, Doka USA is requesting a Conditional Use Permit to allow outdoor storage of thirty-(30) feet in height.

Doka USA

- Doka USA is an international company that leases and sells concrete formwork systems, safety and protection systems, accessory parts and materials to contractors at medium to large scale vital projects.
- Family owned, with approximately 160 facilities in 70 countries.
- Employs 7,000 employees worldwide.
- Subject property will replace the Sedalia, CO location.
- Subject property is larger and well suited for their growth and expansion in Colorado.



Proposed Site Plan



Outdoor Storage Area



Commerce CITY

Analysis

- Outdoor area is approximately 220,000 square feet with recycled asphalt- adequate size for proposed stacking.
- Items stored will consist of formwork, scaffolding, shoring, and safety equipment.
- Fence and landscaping will help screen outdoor storage area and site is screened from E. 96th Avenue.
- Height is needed for business operations and functions.
- Allows for fire circulation and access and meets their standards.
- ED is very supportive of this new business to Commerce City.

Approval Criteria Sec. 21-3230 (Cont'd)

- (i) The proposed use will not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, either as they presently exist or as they may exist in the future as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city;

The proposed stacking of materials will not result in substantial or undue adverse effect on adjacent property or the character of the neighborhood. All parking and utilities is provided through the development of the site has been reviewed by internal and external agencies in the recent approval of the PUD Development Plan. This proposal has been referred to external agencies in which no comments were provided; therefore, city concludes that this proposal does not raise any fire and law enforcement issues.



Approval Criteria Sec. 21-3230 (Cont'd)

- (ii) Any adverse effect has been or will be mitigated to the maximum extent feasible, including but not limited to sufficient landscaping and screening to ensure harmony for adjoining uses;

The applicant will ensure that the existing landscaping around the perimeter of the property in and screen the proposed stacking of materials.

- (iii) The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;

The proposed use is suitable for the site. The layout will place the building in a highly visible location at the intersection of two streets, while the rest of the site will provide for drainage and adequate space for the equipment.



Approval Criteria Sec. 21-3230 (Cont'd)

- (iv) The proposed use will be adequately served by and will not impose an undue burden on any of the existing improvements, facilities, and services of the city or its residents or the applicant has committed to provide such improvements, facilities, utilities and services in sufficient time to serve the proposed use;

The current facility has been reviewed during the development review process to ensure that adequate public services are provided. The applicant has addressed all referral agencies' comments.

Approval Criteria Sec. 21-3230 (Cont'd)

- (v) The applicant has provided adequate assurances of continuing maintenance;

The applicant will ensure that every portion of the subject property will accommodate each process of the proposed use guaranteeing continuing maintenance.

- (vi) No evidence suggests that the use violates any federal, state, or local requirements.

There is no indication that the use violates any federal, state, or local requirements.



Approval Criteria Sec. 21-3230 (Cont'd)

(b)(ii) The proposed use complies with the general purposes, goals, objectives, policies, and standards of all City plans, programs, and ordinances

The proposed use complies with all applicable regulations, requirements, and standards found in the Land Development Code and the Marty Farms PUD. It also complies with the general purposes, goals, objectives, policies, and standards of the Comprehensive Plan.



Planning Commission Recommendation

- Planning Commission heard this case on March 7, 2023
- **Planning Commission voted 5-0 to recommend *approval* of the case to City Council**





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 Planning Commission may have.

