



Commerce City

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Council Communication

File Number: CU-133-23

Agenda Date: 4/17/2023

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Conditional Use
Permit

Agenda Number:

Doka USA is requesting the approval of a Conditional Use Permit in order to allow outdoor storage of scaffolding and related equipment up to 30-feet in height for the approx. 11.8 acre property located at 8780 E. 93rd Street, zoned (PUD) Marty Farms Planned Unit Development District.

Summary and Background Information:

Doka USA is requesting a Conditional Use Permit to allow outdoor storage of scaffolding and related equipment (including formwork, shoring and safety equipment) up to thirty (30) feet in height. The subject property is located within the Marty Farms Industrial Development and subject to the standards of the Marty Farms Industrial Center - Amendment No. 1 PUD Zone Document (Marty Farms PUD) and the Land Development Code (LDC). The site is surrounded by other industrial users and the Burlington Ditch. The LDC permits a maximum stacking of outdoor storage materials to eight (8) feet in height. The Marty Farms PUD requires a Conditional Use Permit for any bulk standard deviation instead of a traditional variance or height exception request. The nature of the storage materials, the operations, and the overall business model requires materials to be stacked up to 30 feet in height. The subject property includes a 42,000-square-foot primary building and ample yard space suitable for outdoor storage. It will allow Doka USA to relocate the business to Commerce City from Sedalia, Colorado. The outdoor storage area is in compliance with the maximum area regulation (50%) set forth in the Marty Farms PUD as well as with all screening standards required by the LDC. No conditions of approval were found to be warranted based on the proposed use at this site and a review of the approval criteria.

Staff Responsible (Department Head): Tricia McKinnon, Acting Community Development Director

Staff Presenting: Omar Yusuf, City Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation: On March 7, 2023, this case was presented to the Planning Commission. The Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the Conditional Use Permit request to City Council with a recommendation for approval.

Alternatives:

Approve the application in accordance with the PC recommendation;

Approve the application with conditions; or

Deny the application