

CU-103-14

Location: Reunion Filing #32 Lot #2

Applicant: Drake Real Estate on behalf of
TMac II Enterprises

Request: CUP to have more than 10,000
cubic feet of propane



Commerce City Vicinity Map

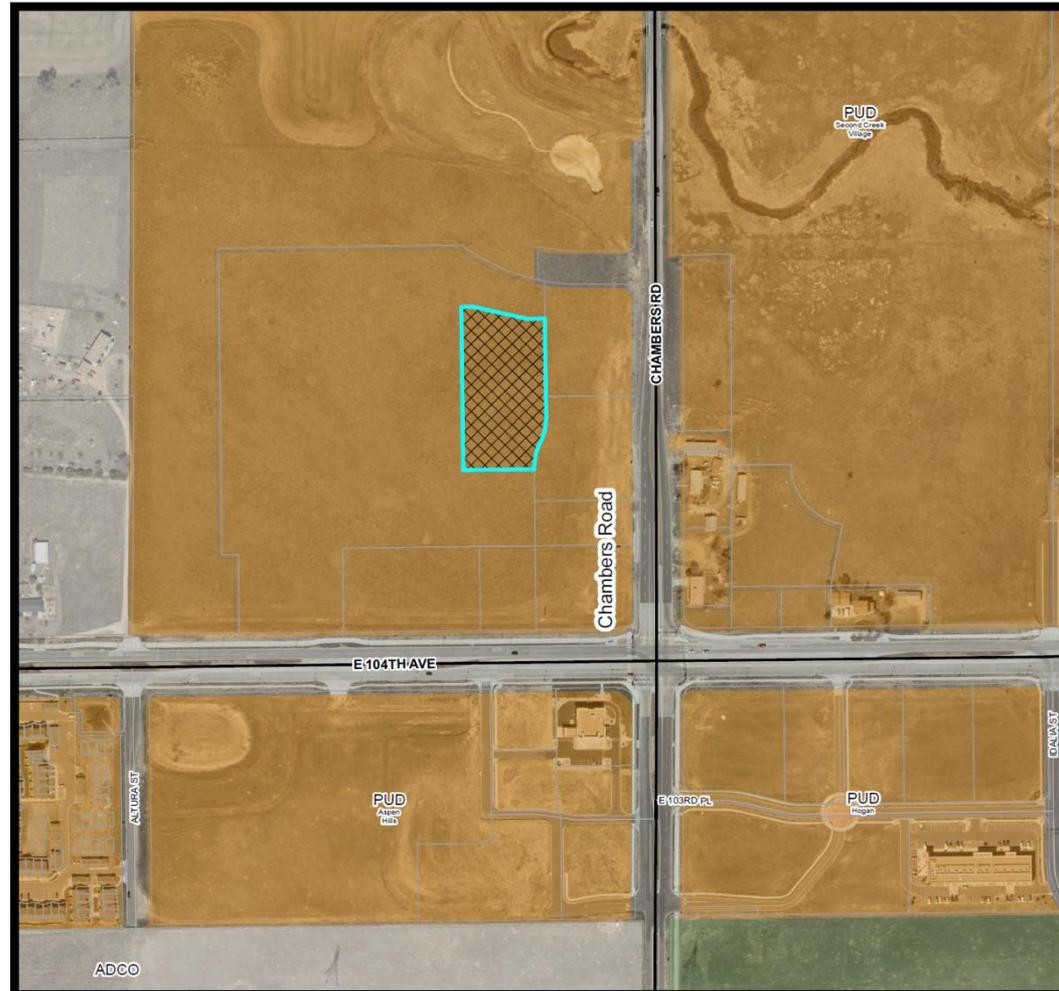
Z-781-D-236-13

Current Zoning:

- PUD

Comp Plan:

-Commercial



Area shown is approx. 1/4 mile square



PIN: '172307401'

Commerce City Planning Department
Prepared By: Workman
Date Saved: 9/24/13

Legend

- Subject Property
- PUD - Planned Unit Development District
- ADCO - Unincorporated Adams County
- AG - Agricultural District





NEC of the site

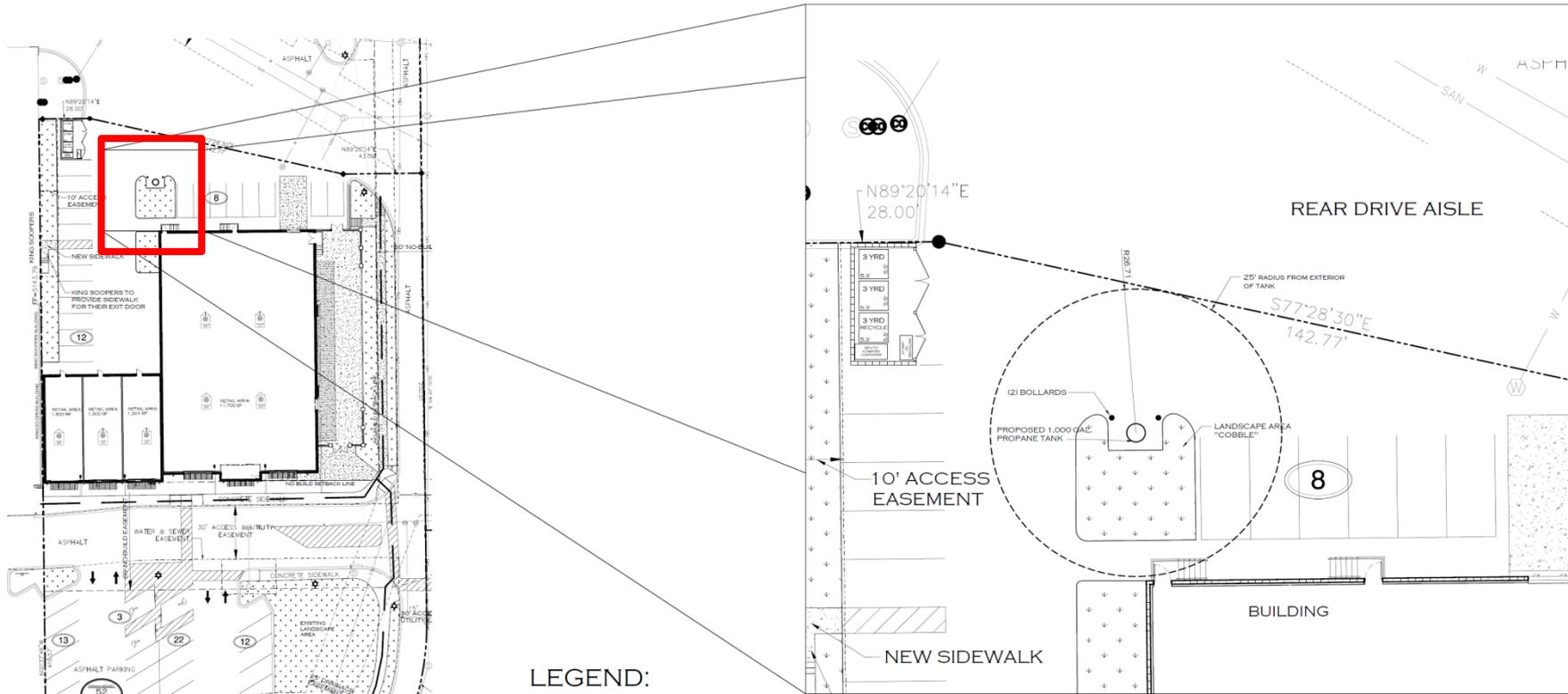
Sec. 21-5212. Above-Ground Storage Tanks

- (1) All tanks shall meet the applicable building and fire code requirements.
- (2) No tank used for the storage of liquids shall exceed 12,000-gallons capacity unless the city has issued a conditional use permit specifically allowing the use of such tank.
- (3) No more than 48,000 gallons of capacity shall be permitted on any single property parcel without a conditional use permit. No conditional use permit allowing a property to store more than 48,000 gallons shall be granted unless the property is at least 3 acres in size and is zoned I-3.
- (4) No more than 10,000-cubic feet of capacity for the storage of flammable gases shall be permitted on any single property without a conditional use permit.
- (5) Tanks for the storage of liquid materials shall be located in side or rear yards.
- (6) The refueling of motorized vehicles from above ground storage tanks is permitted only to the extent such activity is authorized by the fire and building codes adopted by the city.

REUNION SHOPS

REUNION FILING NO. 32 - LOT 2

LOCATED IN THE SOUTHEAST 1/4 SECTION 7, TOWNSHIP 2 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO,
PLANNING AREA: 1.877 ACRES. PIN: #0172307401008



LEGEND:

- ACCESSIBLE ROUTE
- SET NAIL & TAG P.L.S. 34183
- ☆ LIGHT POLE
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ IRRIGATION VALVE
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CLEANOUT
- SAN — SANITARY SEWER LINE
- ⊕ STORM SEWER MANHOLE
- STW — STORM SEWER LINE
- SPOT ELEVATION
- BOLLARD

•1,000 gallons

•36.39cf = 1 gallon

•36.39 x 1,000 = 36,390cf

CITY STAFF CERTIFICATE:

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS ____ DAY OF ____, A.D. ____.

DEPARTMENT OF COMMUNITY DEVELOPMENT SIGNATURE _____

Planning Commission Analysis – Referral Agencies

- South Adams County Fire District:
 - Need to follow the 2009 International Fire Code requirements.
 - The tank needs to be at least 25-feet from the building.
- Tri-County Health Department:
 - The tank needs to be at least 25-feet from the building.

Planning Commission Analysis – Approval Criteria

- The tank will not result in an adverse effect on adjacent property.
- Protective bollards and a curb have been identified for protection.
- The site is flat, which accommodates the proposed tank.
- As part of the overall development of the site, there will be adequate service from utilities.
- The applicant has indicated there will be continued maintenance of the tank.
- No evidence suggests the request violates any federal, state, or local requirement.
- The requested tank complies with the Comprehensive Plan.

Contact Regarding the Request

- To date, staff has not been contacted by anyone regarding this request.

Recommendation

- On December 4, 2013, the Planning Commission voted unanimously to recommend **approval** to City Council for the requested Conditional Use Permit.