



Case #CU-124-20

Conditional Use Permit

Stadium Auto Parts

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Location: 9750 E. 96th Ave.

Applicant: Norman Wright / Stadium Auto Parts

Request: Conditional use permit for a new salvage Yard

Notice

All Information pertinent to notice and
Publication is in the Record.



[illegible]

Site Aerial



Applicant's Request

- CUP in order to construct and operate an auto salvage yard.
- Proposed project includes :
 - *31,000sf building with office space, vehicle dismantling area, warehouse storage area*
 - *Outdoor storage area for the placement of car shells in the rear of the property.*
 - *Site improvements - landscaping, fencing, detention pond, dust-free surfaces*



Case Summary

- Lot Size: 25.18 Acres
- Proposed FAR: .029 / 31,050 S.F.
- Required FAR: .05 → *Minor Modification*
- Landscape area: 320,349 S.F. / 7.35 Acres
- Outdoor Storage area: ± 15 acres
- Proposed Access: E.96th Ave.
- Adequate parking provided





Stadium Auto Parts

- Founded in 1945
- Over 70 years of business in Colorado
- 2 locations in the Denver Metro Area (Denver and Westminster)
- Reseller of vehicle parts at location and over the internet
- Currently employs nearly 30 employees



Current Locations



Denver, CO
2323 W. Mulberry Pl.



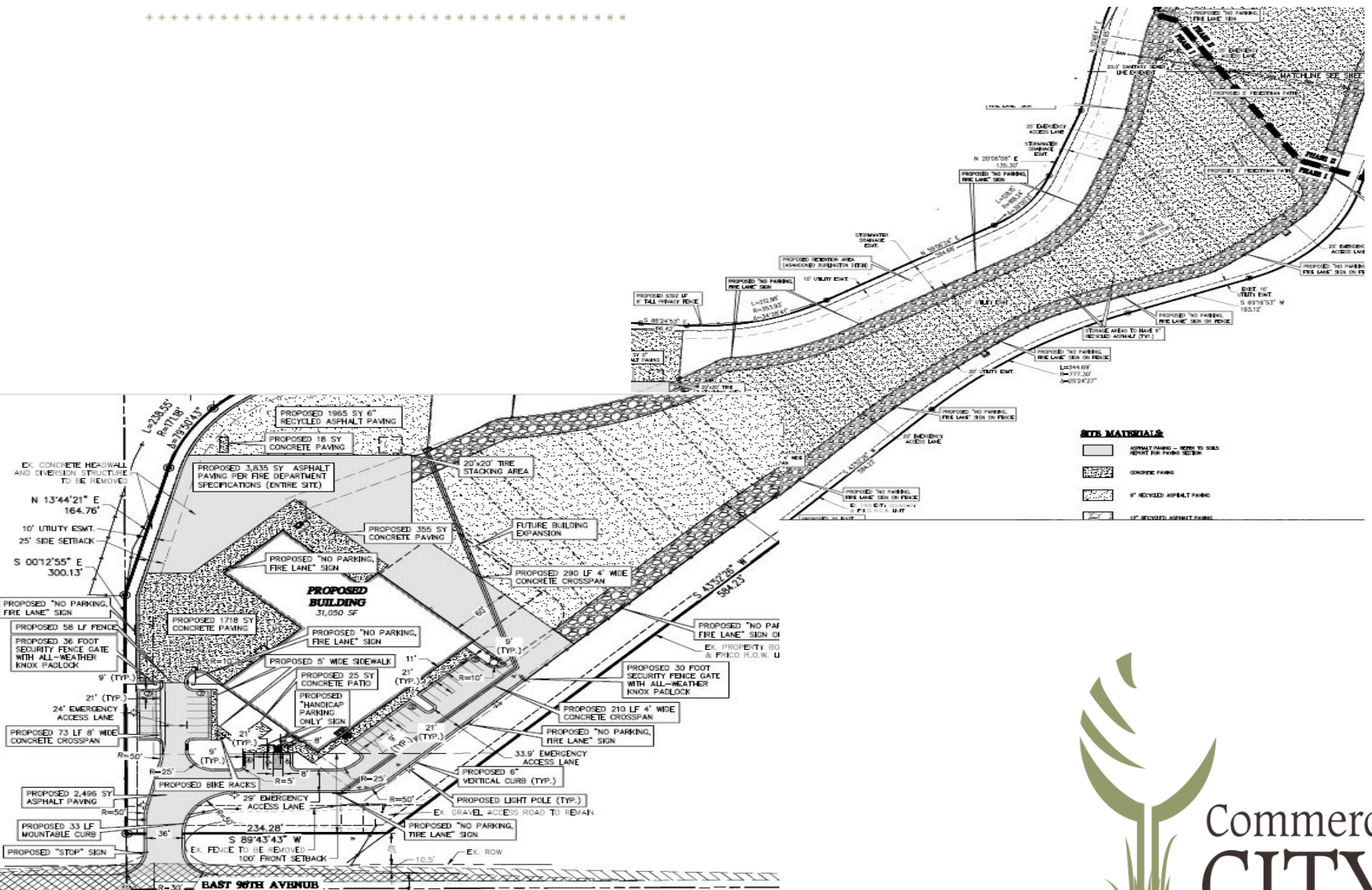
Westminster, CO
7071 Lowell Blvd.



Site Photos



Site Plan

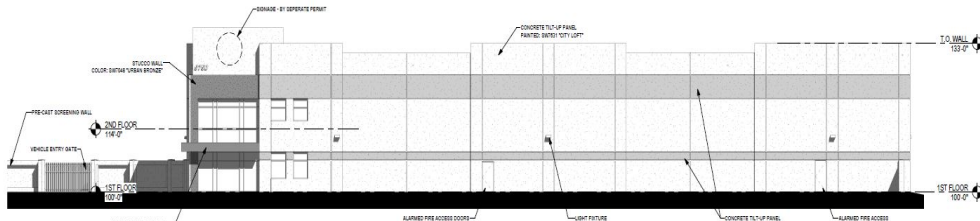


Commerce CITY

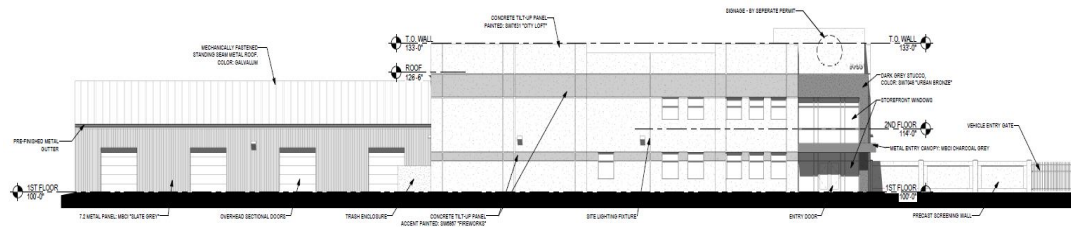
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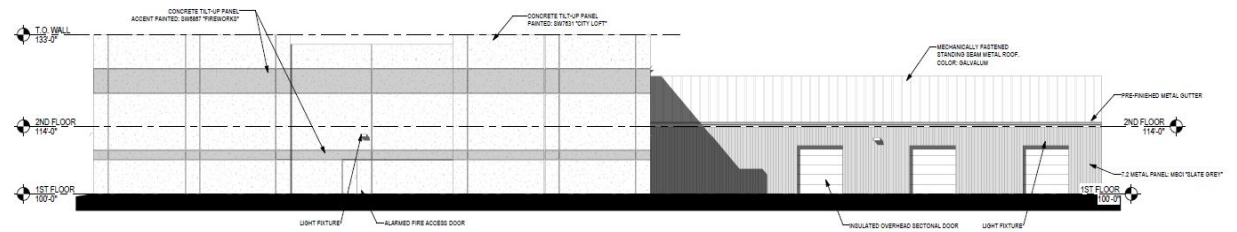
Elevations



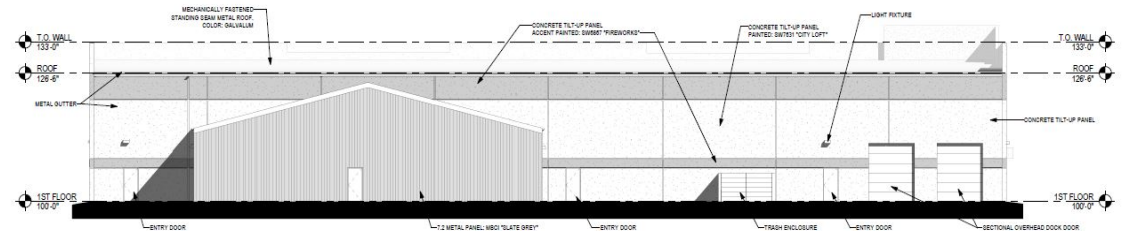
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

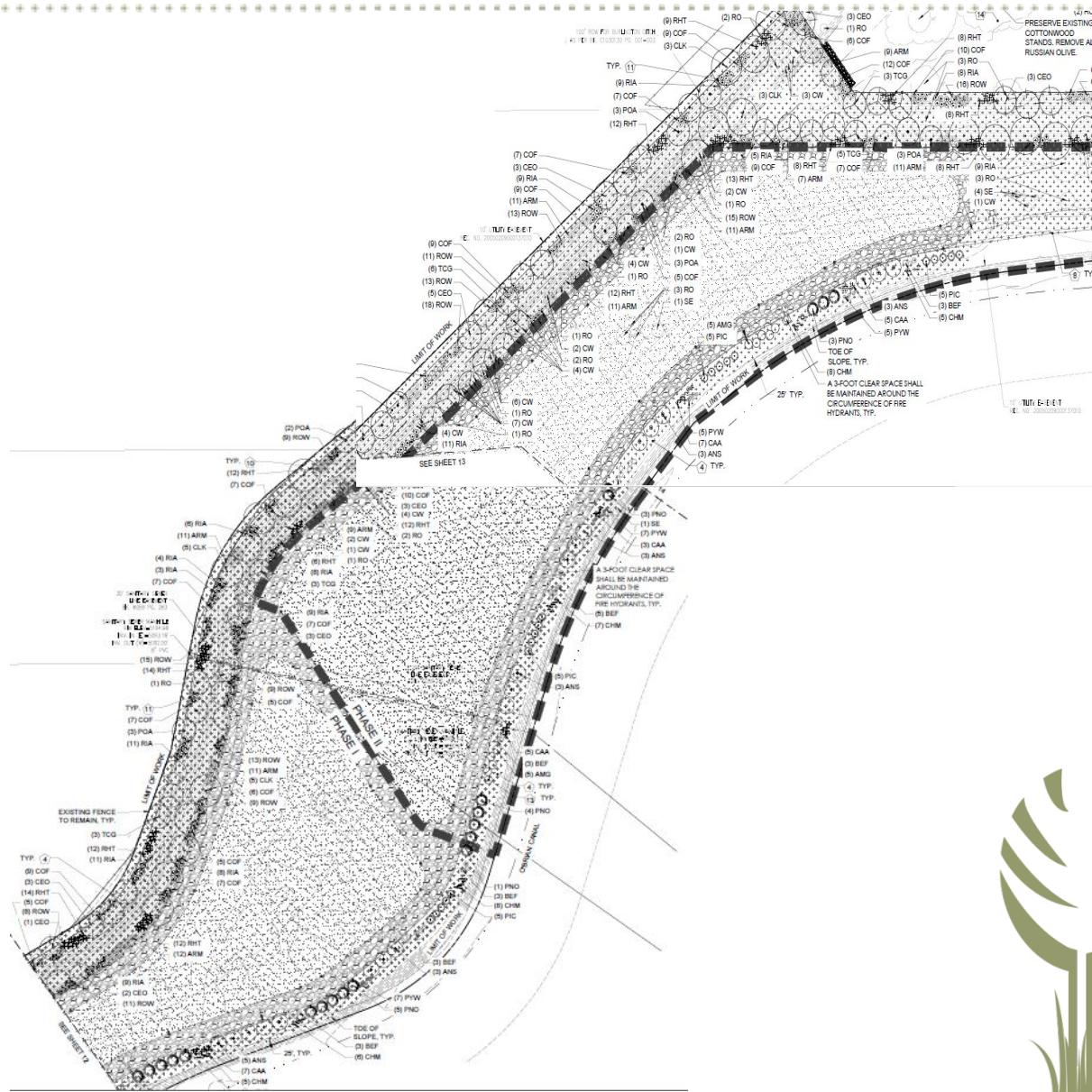


NORTH ELEVATION

+

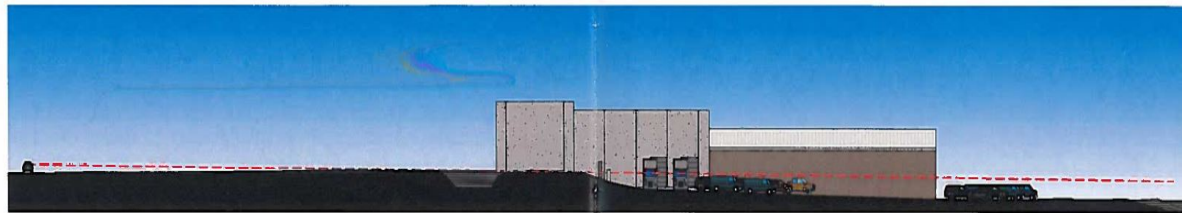


Landscape Plan



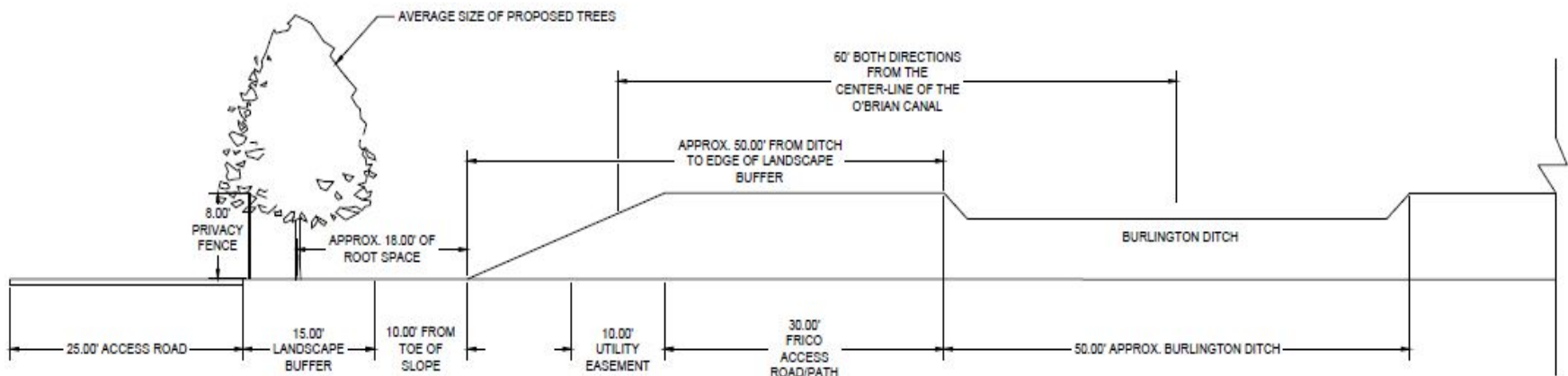
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Renderings

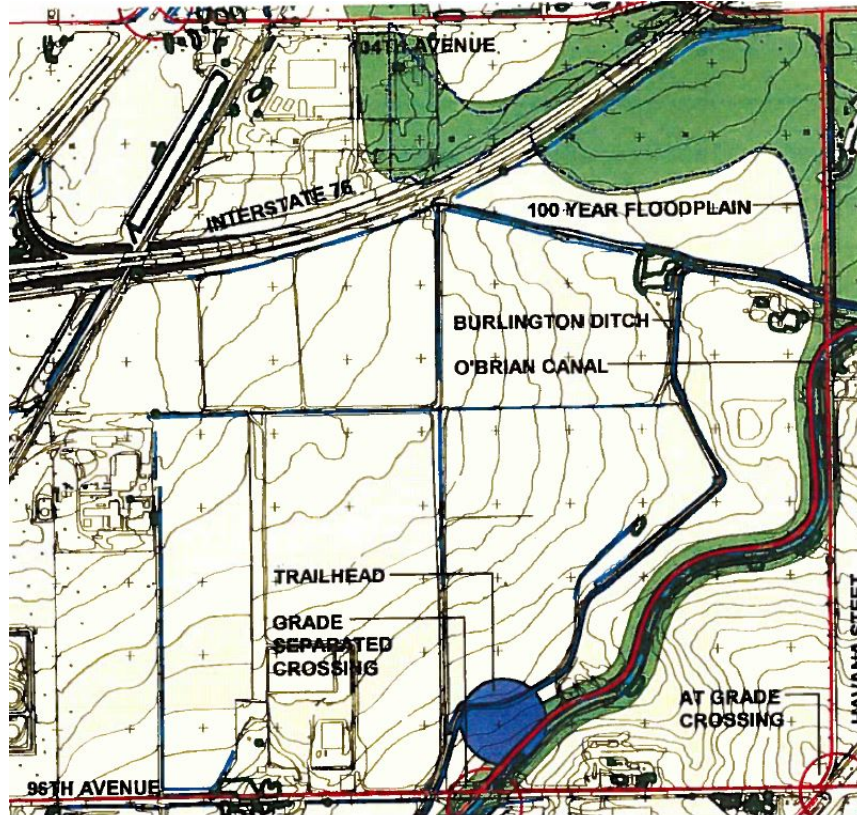


Proximity to O'Brian Canal

- Subject Property is directly adjacent to O'Brian Canal
- As part of Minor Modification requirements for FAR relief, applicant has increased landscaping buffering by 50% along the Canal
- Applicant and FRICO agreed on landscape buffer that meets the needs of both parties



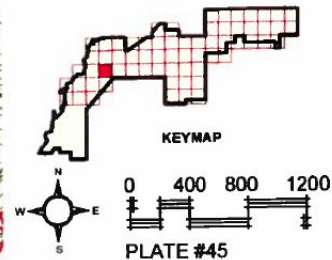
Future Regional Trail



Township 2 South,
Range 67 West,
Section 15

LEGEND

	STREAM
	REGIONAL MULTI-USE TRAIL
	PRIMITIVE/ NATURE TRAIL
	GREENWAY LINKS
	IN PARK/ LOOP TRAIL
	OPEN SPACE



PROPOSED TREE SPECIES IN THE LANDSCAPE BUFFER



PC Analysis

- Proposed use is compliant with Comprehensive plan and Land Development Code.
- Site Layout is appropriate for the use
 - Limited Visibility into the site due to topography of the surrounding area
 - Majority of the proposed use will be performed indoors
 - Applicant has proposed additional concealment opportunities in the form of landscaping buffers along the east of the property and an enhanced entrance that will incorporate a CMU wall.
- Impact to traffic conditions in the area are expected to be minimal (Proposed Use estimates 38 trips per day)
- No objections from SACFD or CCPD.



Conditional Use Permit Approval Criteria

- No substantial or undue adverse effect on adjacent property
- Any adverse effect mitigated to maximum extent possible
- Characteristics of the site suitable for proposed use
- Adequately served and will not put undue burden on improvements, facilities, services
- Adequate assurance of continuing maintenance
- No evidence use violates federal, state, or local requirements
- There is a community need for the use at the proposed site or the use complies with the comprehensive plan and all other plans or programs adopted by the City





Required Public Notification

(Pursuant to LDC Sec. 21-3285)

Type of Notification	Code Required	Required Minimum Met	Notification Provided
Mail/Postcard to Adjacent Property Owners	Mailed Notification to property owners within 300 feet	✓	49 Adjacent Property Owners Notified
Publication/ Newspaper Notice	Notice in local newspaper	✓	Notice in the Denver Post
Placard/Sign on Property	At least one sign on subject property	✓	Two Signs Posted

All public notification met the requirements of Resolution 2020-30 to provide notice that the meeting may be conducted electronically; advance registration for testifying is required; and information for participation is provided in the published agenda.



PC Recommendation

On July 1, 2020, the Planning Commission voted 5-0 to recommend **approval** to City Council subject to three conditions



PC Recommendation

A. This Conditional Use Permit is for the storage and salvage of vehicles to include passenger cars, single axle trucks, one-ton trucks, vans, delivery vans, class C RV's and small type shuttle buses; all such vehicles not to exceed 22 feet in length. No other types of vehicles, including but not limited to tractor trailers, semi-trucks, full size buses, boats, heavy construction vehicles, or mobile homes as defined in the LDC, are permitted. The storage or salvage of any other type of vehicle requires an amendment to this CUP.

PC Recommendations

B. All work performed on vehicles, including repair, draining of fluids, and dismantling, shall occur entirely within the building. Applicant can perform dismantling of additional pieces from car shells in the outdoor storage so long as it does not require the drainage of fluids prior to removing the additional pieces

PC Recommendations

- C. Following the commencement of the use, and in the interest of maintaining harmony with adjoining land uses, the applicant will provide the director with a report detailing all complaints the applicant has received from adjoining landowners during the preceding calendar year, as well as the manner in which the applicant disposed of those complaints. The first report will be due on or before January 31 of the year following the commencement of the use (e.g., if the use commences on August 1, 2021, the first report will be due January 31, 2022 and will encompass the period between August 1, 2021 and December 31, 2021) and subsequent reports will be due on or before January 31 of every year thereafter.
- On or after August 30, 2025, the director will review the applicant's reports, as well as any violations reported to the city. If the reports and reported violations, if any, indicate that the use is not compliant with the Conditional Use Permit approval criteria, the director may submit the Conditional Use Permit to the Planning Commission and City Council for review at duly noticed public hearings. This review will be for the limited purpose of identifying and imposing conditions reasonably necessary to address the complaints demonstrating noncompliance with the Conditional Use Permit approval criteria and will be rationally related to the Conditional Use Permit approval criteria.

Public Notification

- As of July 20, staff has received questions from one of the adjacent property owners, expressing concern to future property values, noise and environmental pollution, and screening proposed for this CUP.





Staff is available to answer any questions.

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

