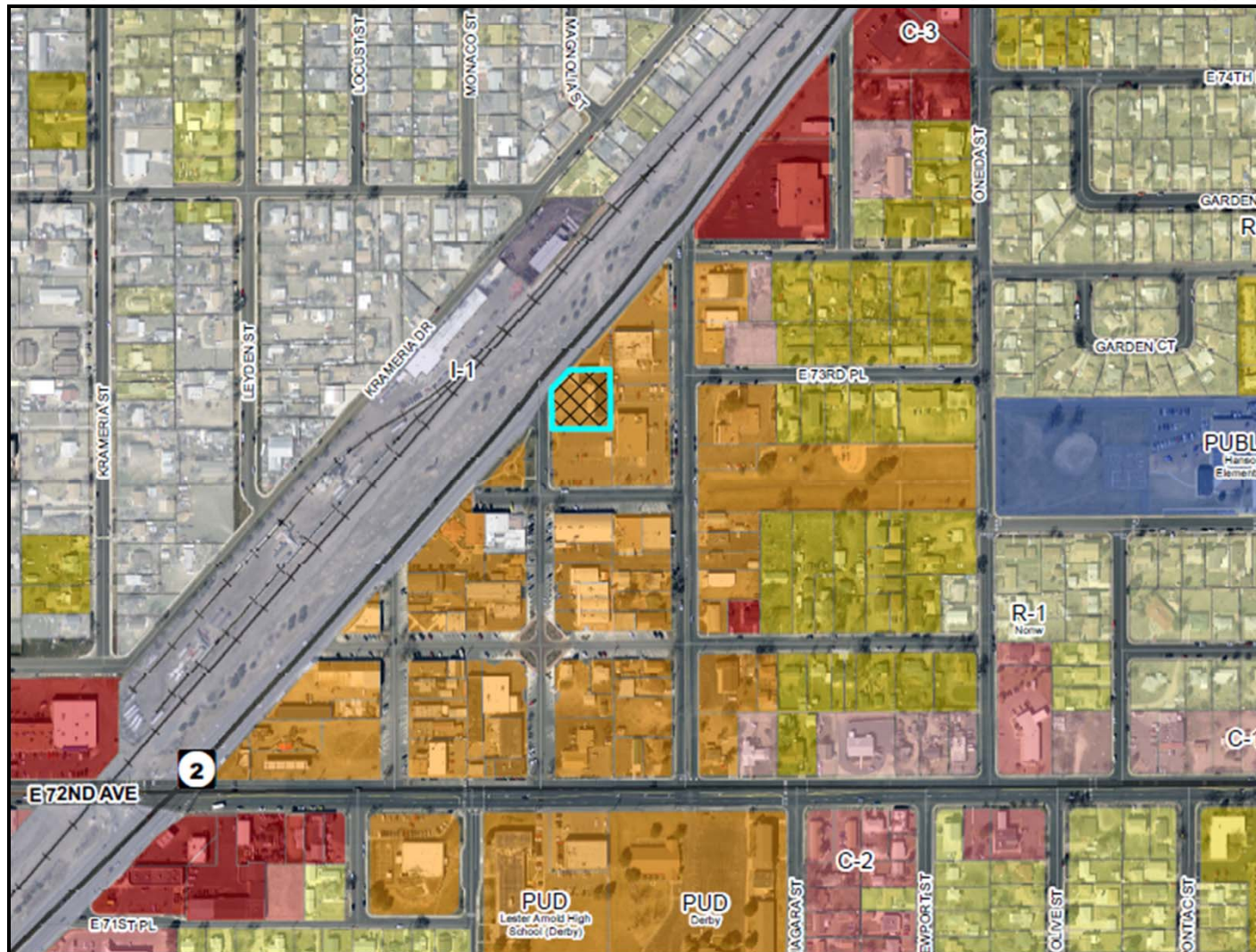




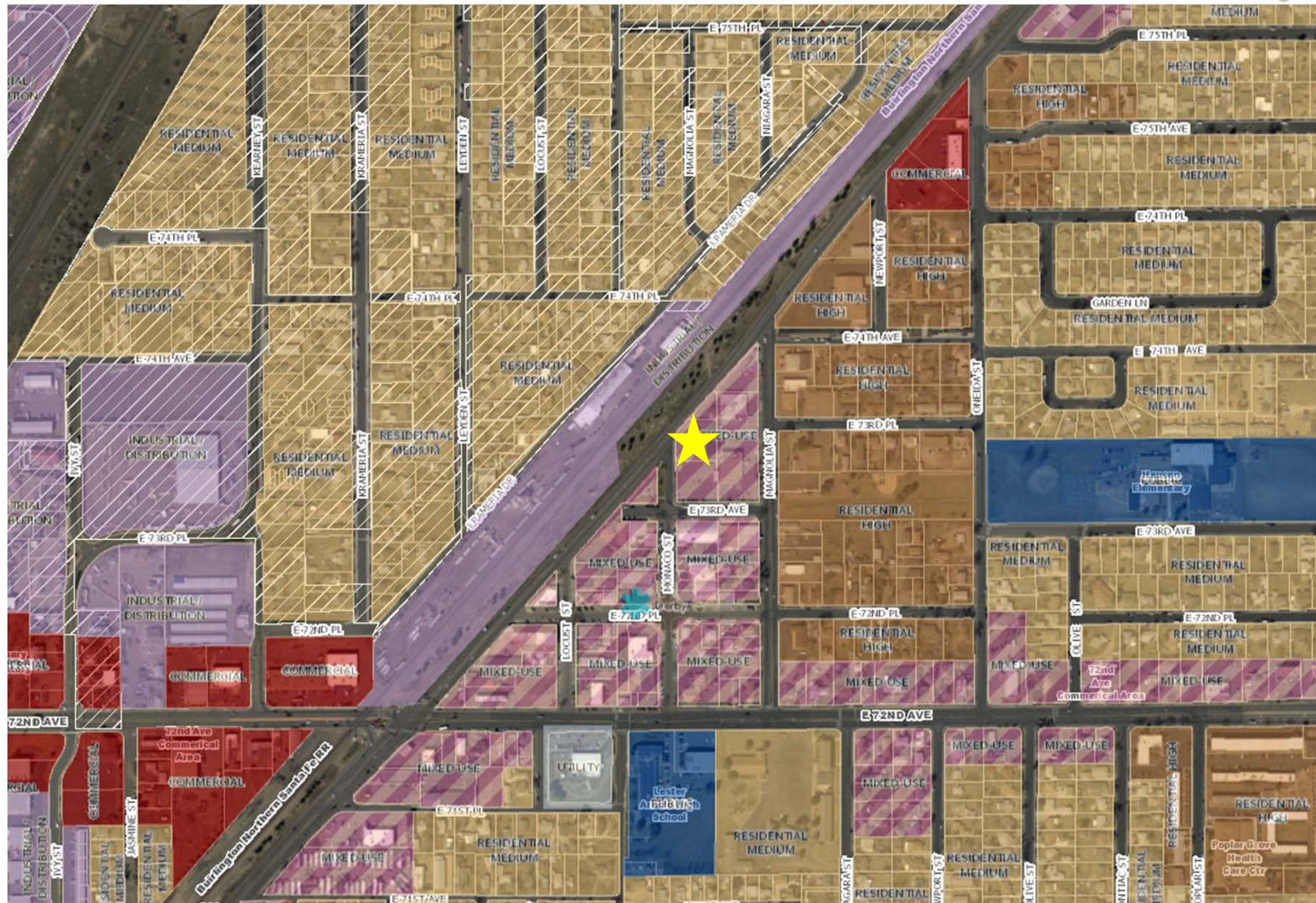
CU-112-15

Location:	7350 Highway 2
Applicant:	A Good Shop, Inc. (Alan Sturm)
Request:	Conditional Use Permit

Zoning: PUD



Comprehensive Plan: Mixed-Use



7350 Highway 2



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Subject Property Photo



Case History

- A-20-69: Variances for setbacks to construct service garage
 - Approved
- Z-867-07: Zone Change from variety of zone district (C-3 for the subject property) to Planned Unit Development (PUD) for the Derby District
 - Approved
- Z-867-08: PUD Amendment No. 1 to clarify standards and regulations
 - Approved
- Z-867-07-08-15: PUD Amendment No. 2 to clarify regulations along with update land use table
 - Approved
 - Amendment allowed automotive uses on the subject property with a CUP
- DRB-051-15: New garage doors and paint along with commercial catalyst funds from the Derby Review Board
 - Approved



Operations

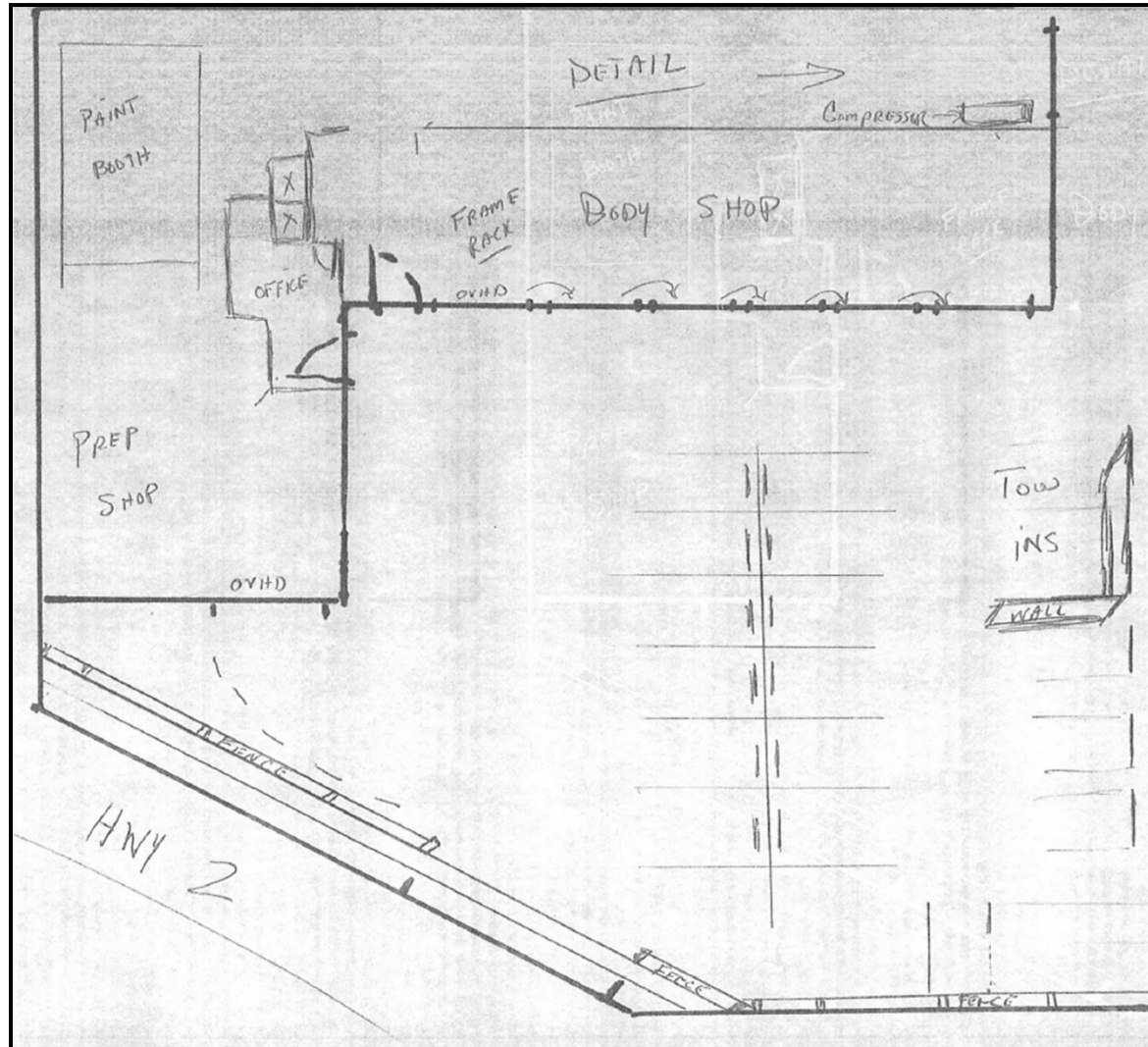
- Auto-body repair shop that works with insurance agencies on claims
- A Good Shop, Inc.
 - i. Owned and operated by Alan Sturm
 - ii. Expansion to existing business in Northglenn
 - iii. Monday-Friday (8AM-5PM); Saturdays (9AM-1PM for deliveries and estimates only)
 - iv. New employees (5-6 initially)
 - v. Auto body repair work
 - i. Shop will not service major auto body repair needs



Proposed Improvements

- All improvements in line with the vision and goals of the Derby Downtown District Sub-Area Plan
- The applicant is aware of proposed improvements along Highway 2 and is not in opposition to these improvements
- Façade:
 - New Garage Doors (6)
 - New Paint
 - Awning for pedestrian entrances
 - New Signage
- Site:
 - Wrought iron fencing (low to reduce cut through pedestrian traffic)
 - Landscaping
 - Remove weeds and repair parking lot cracks
 - Screen wall to shield tow-ins from the public Right-of-way
- Site improvements are important as the subject property is along one of the key entrances into the Derby Downtown District.

Site Plan



Façade Improvements



Current



Proposed

Planning Commission Analysis

- The Derby PUD Zone Document was amended to allow the proposed use with an approved CUP.
- The applicant is proposing several site improvements
- Use will occupy a currently vacant site within the Derby Downtown District
- New employment will accompany the proposed use

CUP Approval Criteria

- Consistent with the Comprehensive Plan and Derby PUD Zone Document
- Compatible with the area and surrounding uses
- Aligns with the intended use of the building on the property
- Compliant with all local, state, and federal requirements

Proposed Conditions

1. Landscaping, approved tow-in screen wall, and wrought iron fencing shall be installed along the perimeter of the site to align with the vision and goals of the Derby Design Guidelines;
2. The applicant shall continue maintenance of the site to include no outdoor storage of junk or inoperable vehicles and keeping the site in an orderly appearance;
3. All applicable improvements to the exterior of the building or the site shall be reviewed by the Derby Review Board.



Public Notification

As of October 23, 2015, staff has received no responses to public notice.



Planning Commission Recommendation

The Planning Commission voted 5-0 on October 6, 2015 to forward the request for the Conditional Use Permit for A Good Shop, Inc. to City Council with a recommendation for **approval subject to 3 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.

