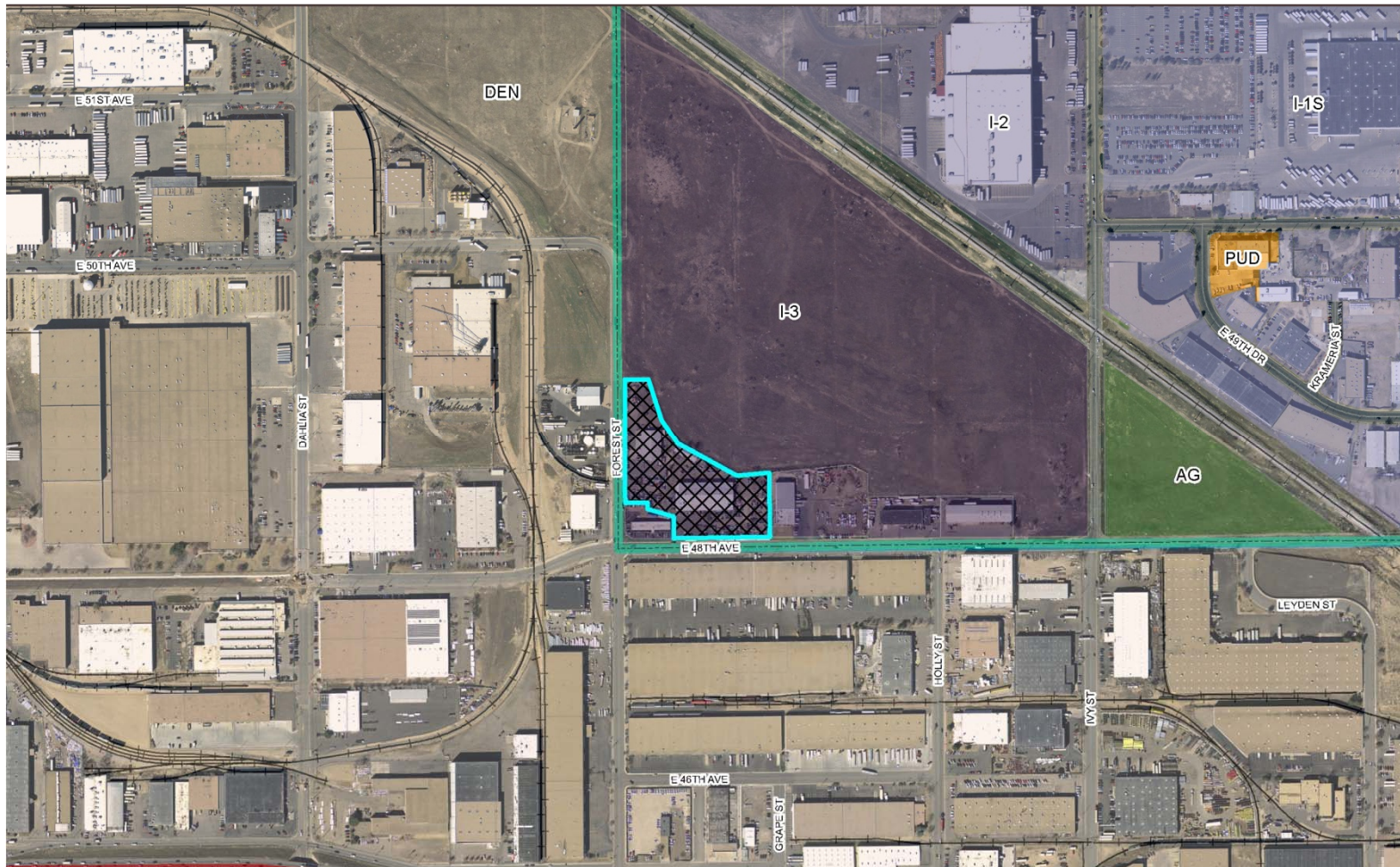




Location: 5255 East 48th Avenue
Applicant: USA Enterprises
Request: CUP for a salvage yard and
storage of inoperable vehicles

CU-109-16

Zoning: I-3



Case History

- S-71-81 subdivided the property into 2 lots in the Chevron U.S.A. Subdivision.
- S-179-93 created one additional lot in Chevron U.S.A. Filing 2, for a total of 3 lots.
- Subject site located within Lot 1; building constructed in 1964.



Current Request

- USA Enterprises requests approval for the existing salvage yard and inoperable vehicle storage.
 - Usable parts removed from damaged vehicles
 - Parts currently sold wholesale, with approval will convert to retail
 - Vehicle frames stored in yard, sold to metal recyclers



LDC Requirements

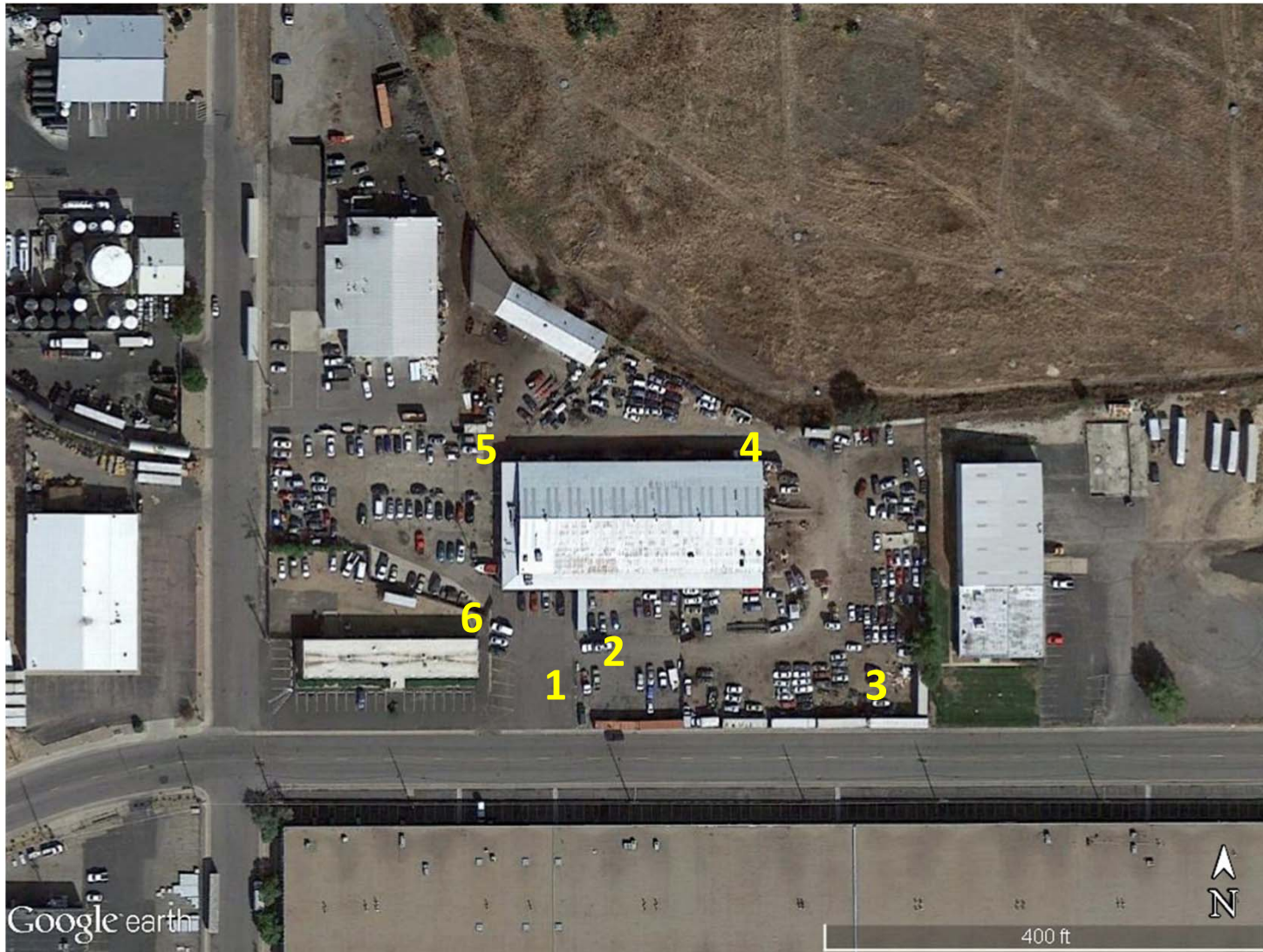
- Salvage yards and inoperable vehicle storage in the I-3 zone district require a Conditional Use Permit.
 - Existing operation began in 2012, applicant has been working with staff since that time to bring property into compliance and submit required applications.



Surrounding Area



Current Conditions



Current Conditions



View of front of building, facing north

Current Conditions



View into south storage yard from parking lot, looking east

Current Conditions



View of east storage yard, looking north toward warehouse building

Current Conditions



View of fire access path along north of building, looking west

Current Conditions



View of west storage yard and Fay Engineering, looking southwest

Current Conditions



View of west storage yard from Fay Engineering, looking north

Current Conditions



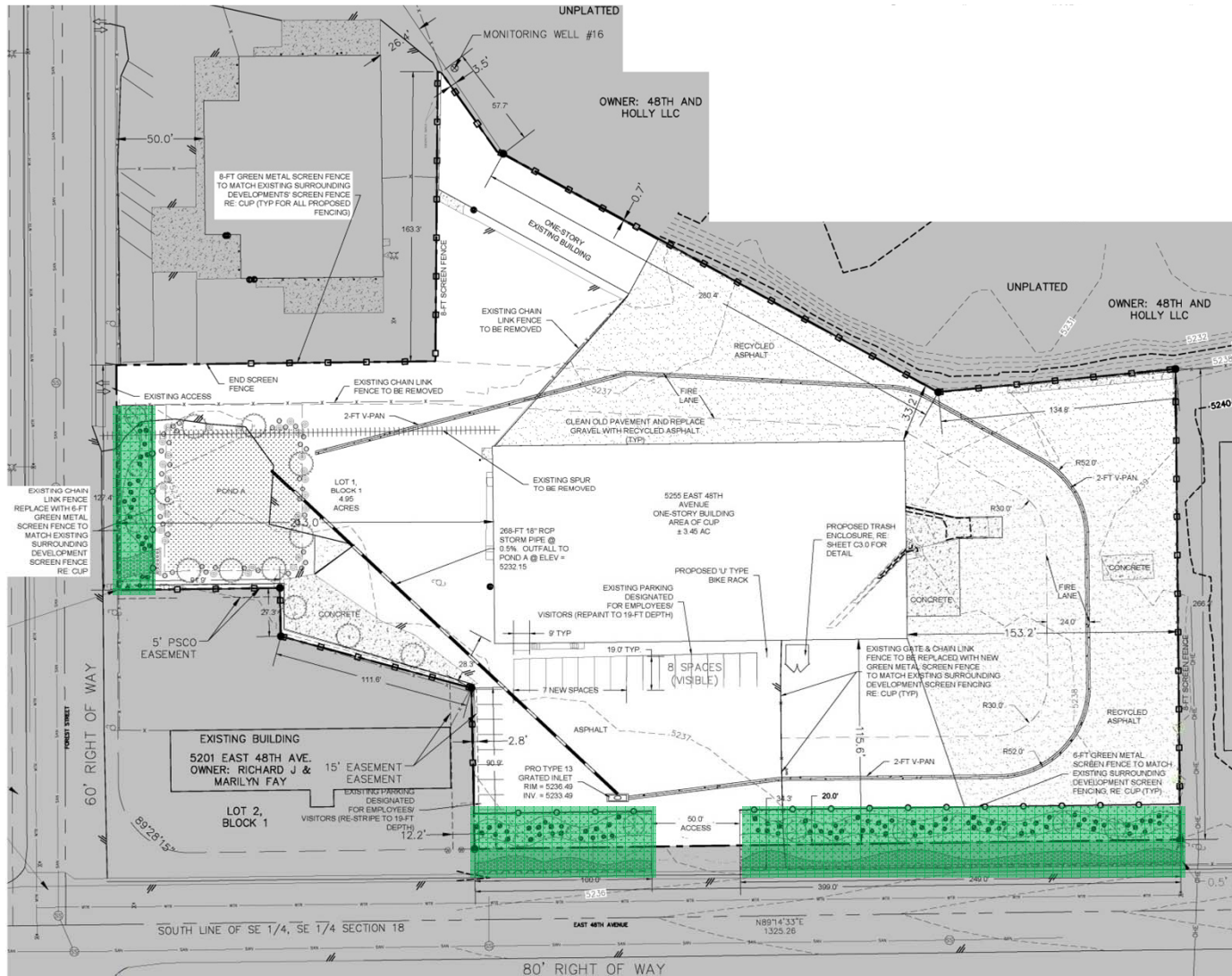
View of part storage racks within warehouse building

Current Conditions



Fluids are drained within the warehouse and appropriately stored and disposed of

Site Plan



Referral Agency Comments

- Public Works comments regarding drainage and future road improvements have been adequately addressed.
- Economic Development expressed concerns that this may not be the highest and best use of I-3 land. Neither opposed nor supported.
- Police Department had no comments

Referral Agency Comments

- CDPHE will need to issue a permit for the salvage operations. Submitting a copy of that permit is the subject of one condition.
- SACFD has worked with the applicant to bring the property into compliance with fire codes, and has no further concerns.



Planning Commission Analysis

- Potential negative image concerns mitigated
 - Location is remote
 - Screen-style fencing around perimeter
 - Landscaping along rights-of-way and shared property line with neighbor
 - Paving to prevent fluid leakage into soil
 - Continuing compliance with fire code and applicable regulatory permits



Planning Commission Analysis

- Characteristics of the location and site are appropriate for the salvage yard and inoperable vehicle storage
 - Surrounding area is developed industrially, including other heavy industrial uses
 - Relatively isolated location, limited visibility
 - No undue burden imposed on adjacent property, public improvements, or city services



Planning Commission Analysis

- Overall site layout is appropriate for the use
 - Sufficient emergency access
 - Approved surfacing
 - Adequate parking
 - Drainage to be provided
- Proposed use compliant with Comprehensive Plan and Land Development Code



Conditions

- Limit on stacking and crushing of vehicles
- Timing for proposed upgrades to site
- Require amendment to CUP for any expansion
- Notification to staff of permit approval from CDPHE and if use is ever discontinued
- Expiration in 3 years, must apply for extension



Public Notification

- Two requests for additional information regarding this case. There was no indication of support or opposition.
- One objection at the Planning Commission meeting on December 2, 2015. Staff met with the neighbor to resolve the issue, and there was no objection at the Planning Commission meeting on January 5, 2016.



Recommendation

- On January 5, 2016, the Planning Commission voted 5 to 0 to forward a recommendation of approval with conditions to City Council regarding this request.





Questions?

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