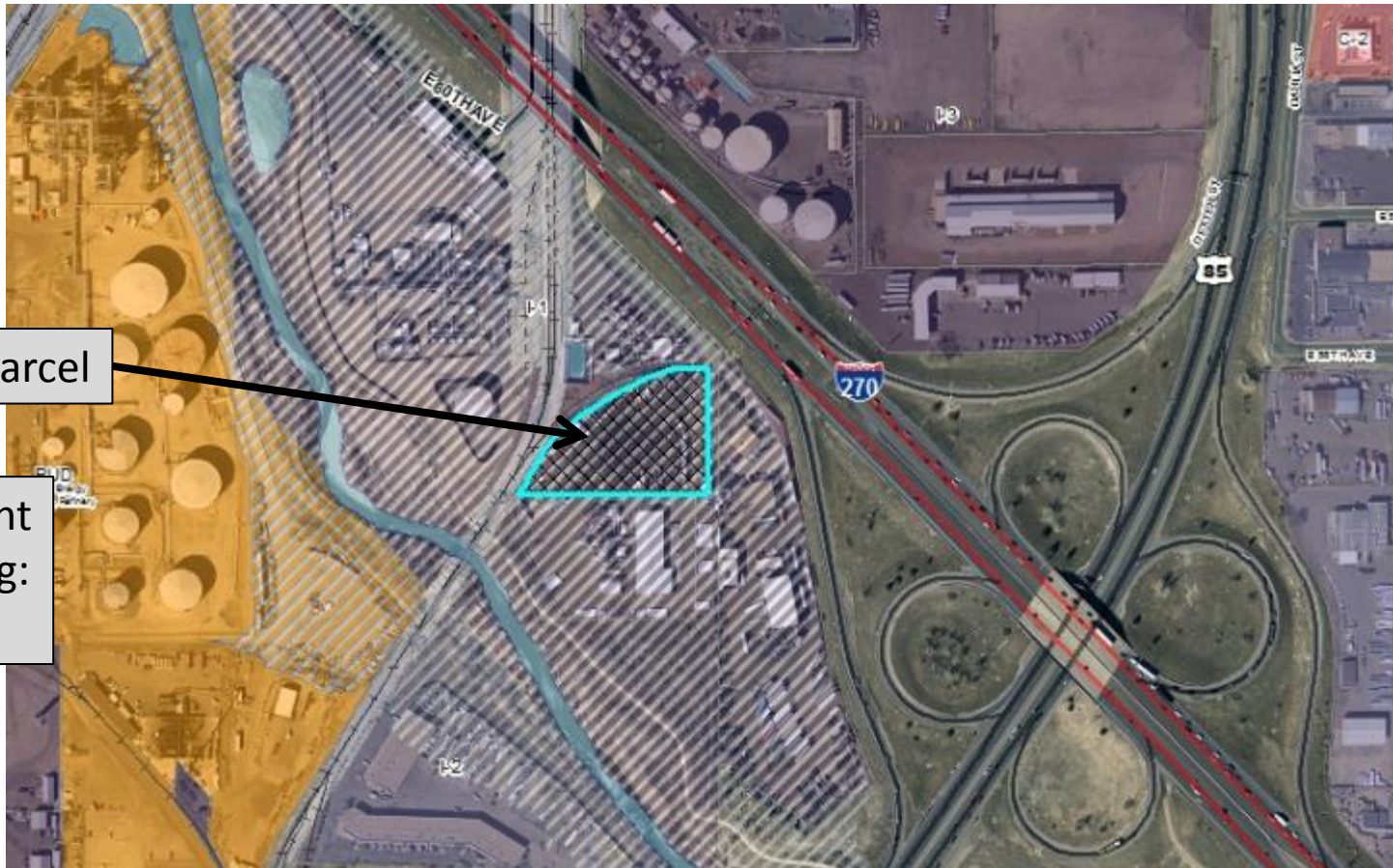




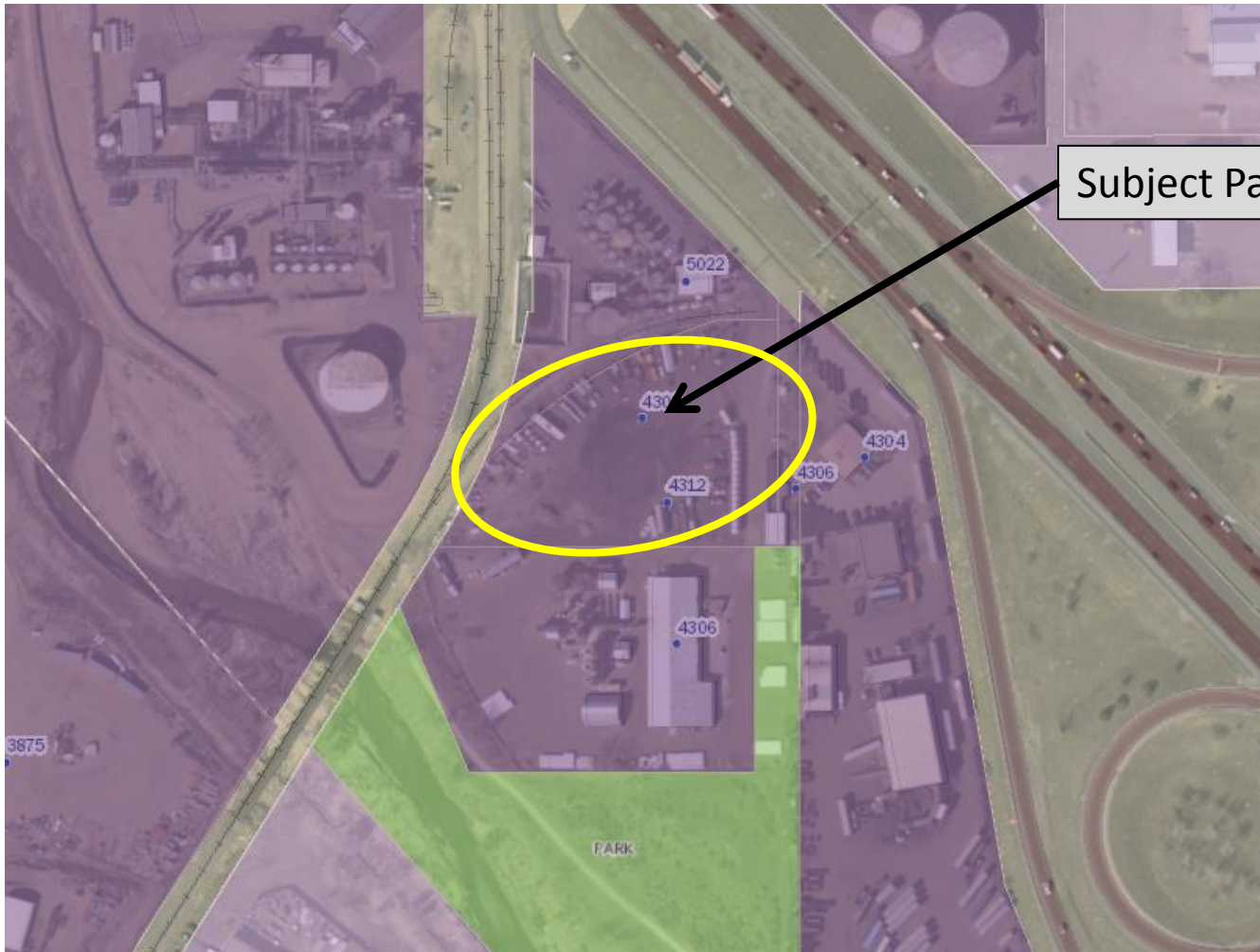
CU-113-17

Location:	4308 E. 60th Avenue
Applicant:	Blue Sky LLC
Request:	Conditional Use Permit for sale and storage of flammable, corrosive, explosive, and toxic substance.

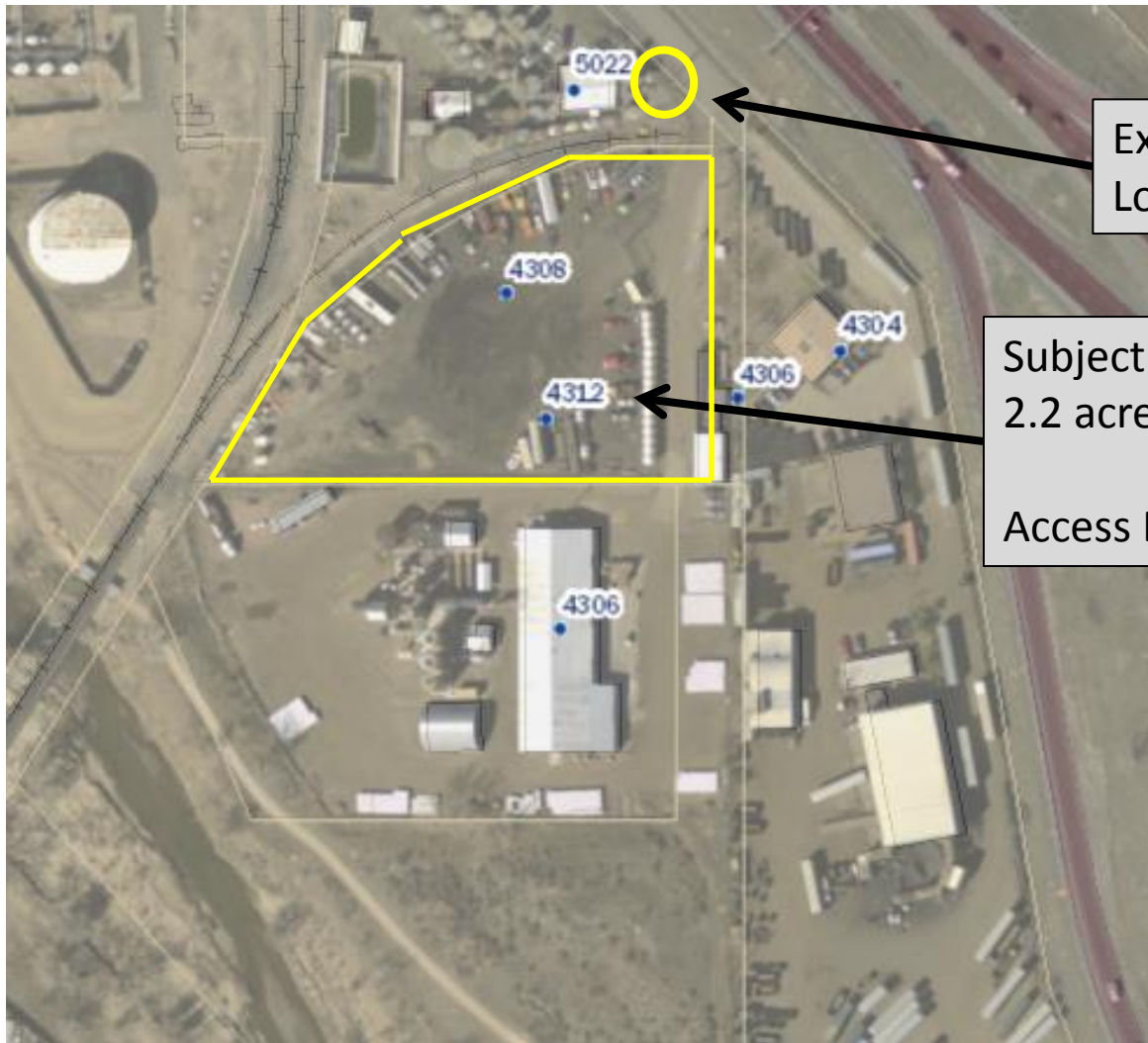
Vicinity Map



Comp Plan: General Industrial



Aerial & Location: 4308 E. 60th Ave.



Existing Hydrant
Location

Subject site: Undeveloped,
2.2 acre site

Access Easement w/ 4306 E. 60th

Views – Looking North & East



North



East

Views – Looking South & West



South



West

Case History

- Subject property has been zoned I-3 since city founding.
- 2007 Approved for: (Not Developed, expired)
 - Use-By-Permit for development in the Floodplain
 - Development Plan for a mag-chloride facility



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Current Request

- The applicant requests a Conditional Use Permit for:
 - Storage and sale of flammable, corrosive, explosive, and toxic substances associated with Roofing Supply Company
 - Typical Hours of Operation: Monday – Friday, 7 am to 5 pm
 - Approx. 9 estimated full-time employees.
 - Hazardous Materials are:
 - Suncor PG Conventional Asphalt
 - Suncor Industrial Asphalt Oxidizing Flux
 - Hydrochloric Acid.
 - The Suncor materials are by-products of the refinery process at the Suncor refinery.
 - Materials reviewed by building, fire, and CDPHE, no conditions or concerns cited



Current Request – Cont.

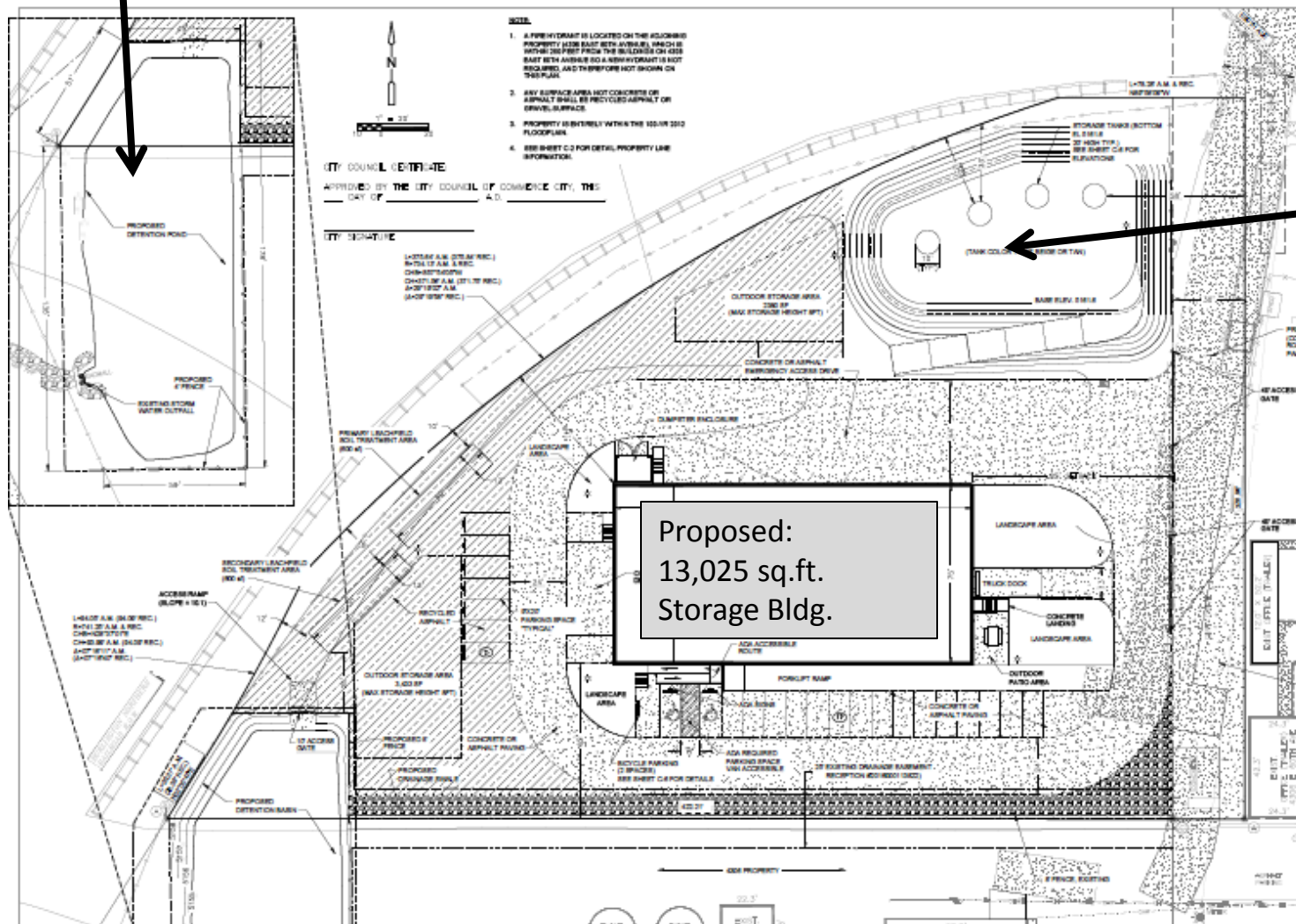
- The applicant requests a Conditional Use Permit for:
 - Building: 13,025 sq.ft. (9,275 sq.ft. warehouse / 3,750 sq.ft. office)
 - Stores: Non-Hazardous Roofing Materials & Hazardous Materials
 - Critical Facility, will be built at least 2 feet above the Base Flood Elevation
 - (4) 12,000 gallon storage tanks
 - Stores: Hazardous Materials Only
 - Critical Facility, will be built at least 2 feet above the Base Flood Elevation
 - Additional 2-foot containment area for spills and leaks
 - O.S. Areas (5,813 sq.ft. total)
 - Stores: Non-Hazardous Materials Only



Proposed:
Shared Drainage

Proposal - Site Plan

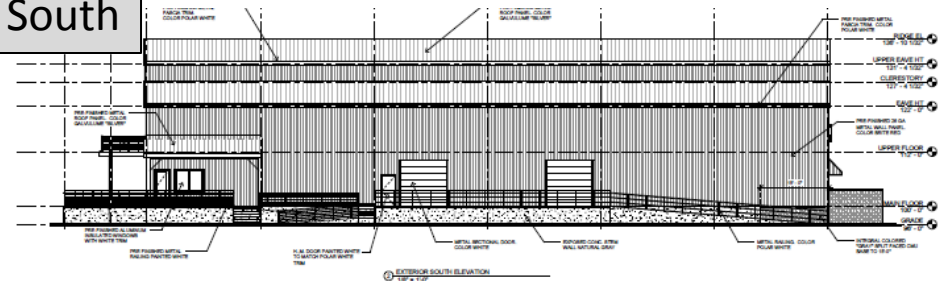
Proposed:
(4) 12,000
gallon
storage
tanks &
O.S. areas



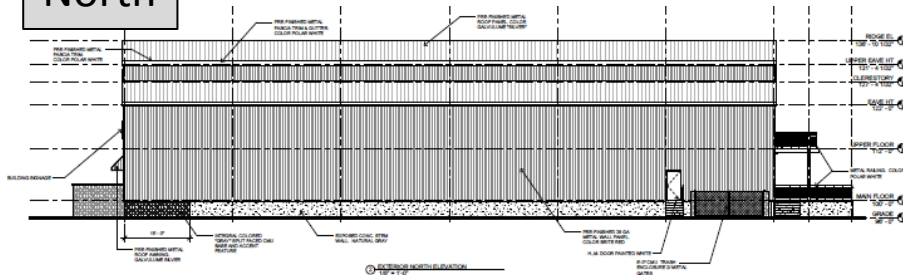


Proposal - Elevations

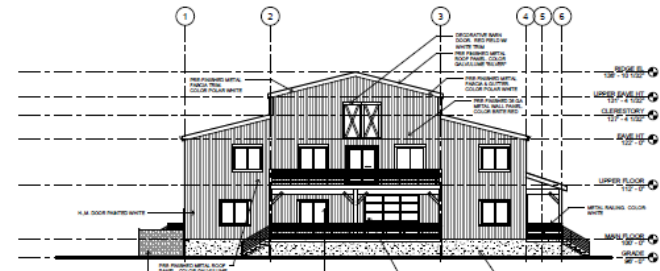
South



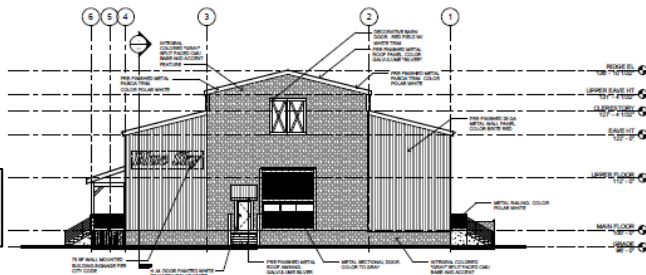
North



West



East



Planning Commission Analysis

- Proposed use is compliant with the Comprehensive Plan and Land Development Code.
- Characteristics of the location and site are appropriate for the proposed use:
 - Surrounding area is developed and zoned industrially, including other properties which contain hazardous materials.
 - With conditions, no undue burden imposed on adjacent property, public improvements, or city services.
 - Proposed site layout provides internal circulation and meets all LDC and Floodplain Development standards.



Public Notification

- On March 9th, 2016, applicant conducted a Neighborhood Meeting. 1 neighboring property owner showed up, no concerns were expressed.
- As of November 8, 2017, staff has received no response to public notice.



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Recommendation

- On November 8, 2017, the Planning Commission held a public hearing, took testimony, and voted 5 to 0 to recommend **approval, subject to 4 conditions**
 - A. The Conditional Use Permit shall apply for the applicant only, with no right of assignment, unless a revision to this Conditional Use Permit is obtained.
 - B. To receive a Certificate of Occupancy, the applicant shall install all proposed site improvements associated with this subject City approved Conditional Use Permit. These improvements include, but are not limited to, new construction of tanks, storage building, paving, fencing, and landscaping as identified in the approved Development Plan.
 - C. In no case shall the total storage tank capacity exceed 48,000 gallons.
 - D. All storage tanks shall be colored beige/tan.



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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 Council may have.

