



# **Case #CU-124-20**

## **Conditional Use Permit**

### **Stadium Auto Parts**

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●.....  
Location: 9750 E. 96<sup>th</sup> Ave.

Applicant: Norman Wright / Stadium Auto Parts

Request: Conditional use permit for a new salvage Yard

# Site Summary

**Address:** 9750 E. 96<sup>TH</sup>  
Ave.

**Lot Size:** 25.18 Acres

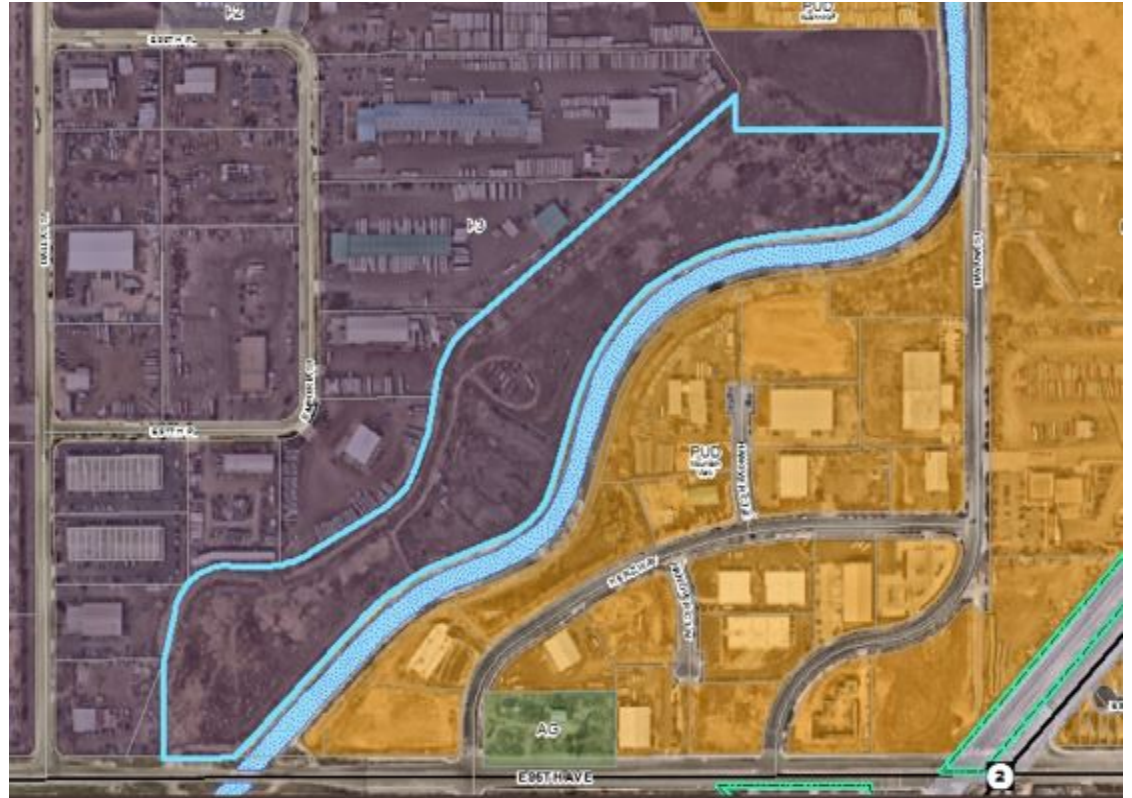
**Annexation into  
Commerce City:**

AN-220-07

**Current Zoning:** I-3  
(Z-875-08)

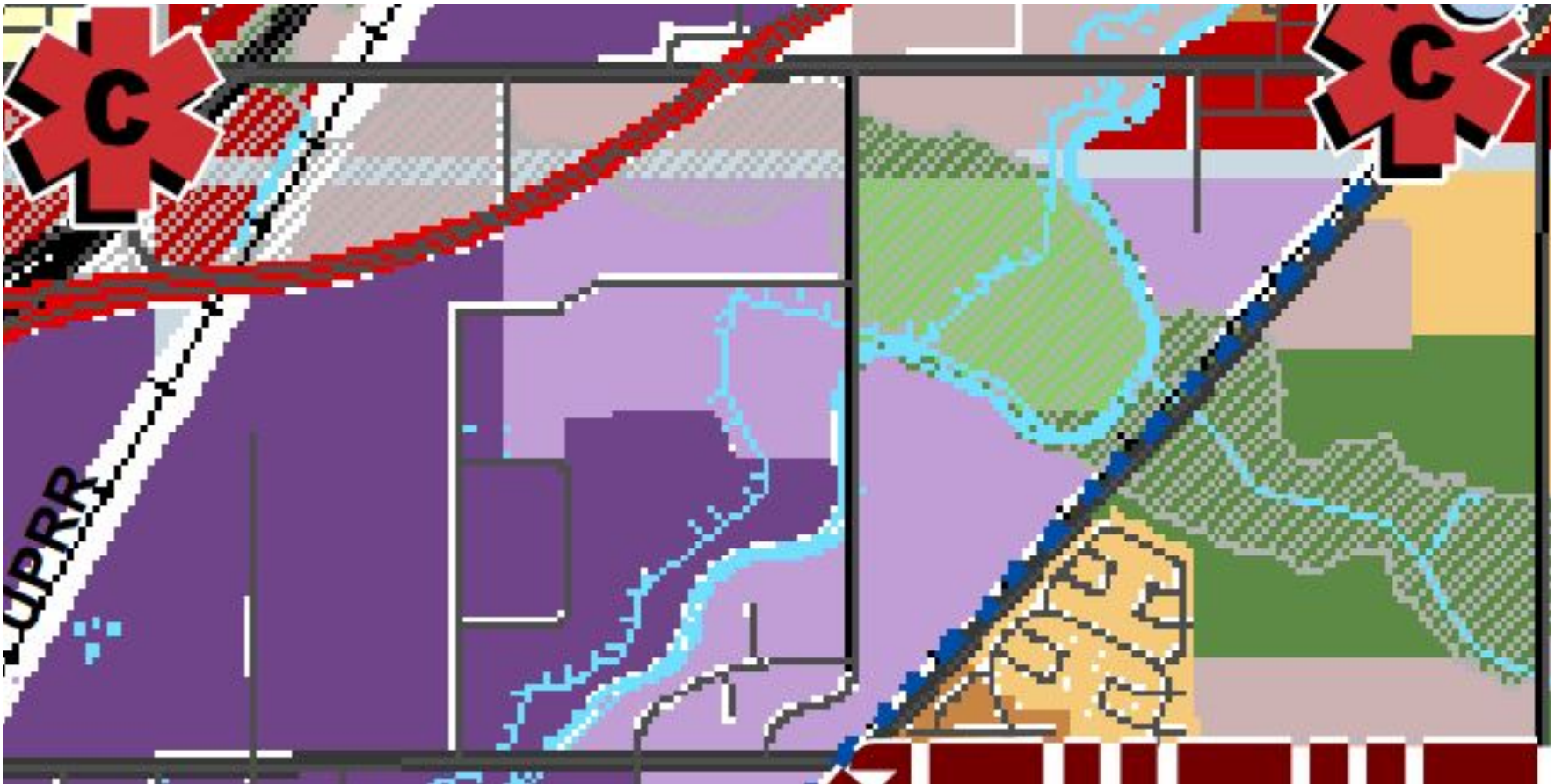
**Current Use:**  
Undeveloped

**Future Land Use:** General  
Industrial



# Future Land Use Plan

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# Applicant's Request

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- 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

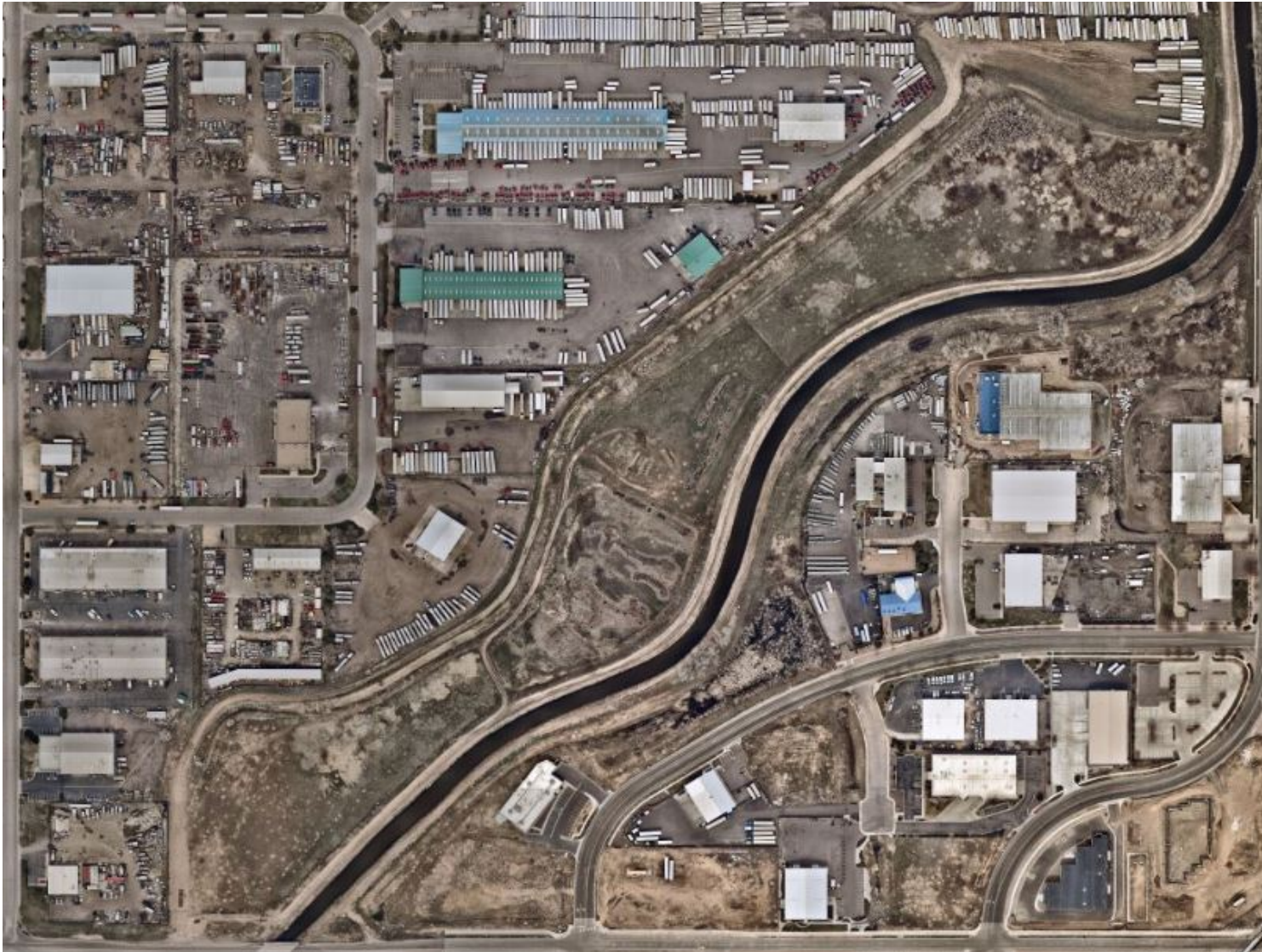
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- Lot Size: 25.18 Acres
- Proposed FAR: .029 / 31,050 S.F.
- Required FAR: .05 → *Minor Modification*
- Landscape area: 320,349 S.F. / 7.35 Acres
- Outdoor Storage area: ± 15 acres
- Proposed Access: E.96<sup>th</sup> Ave.
- Adequate parking provided





# Site Aerial



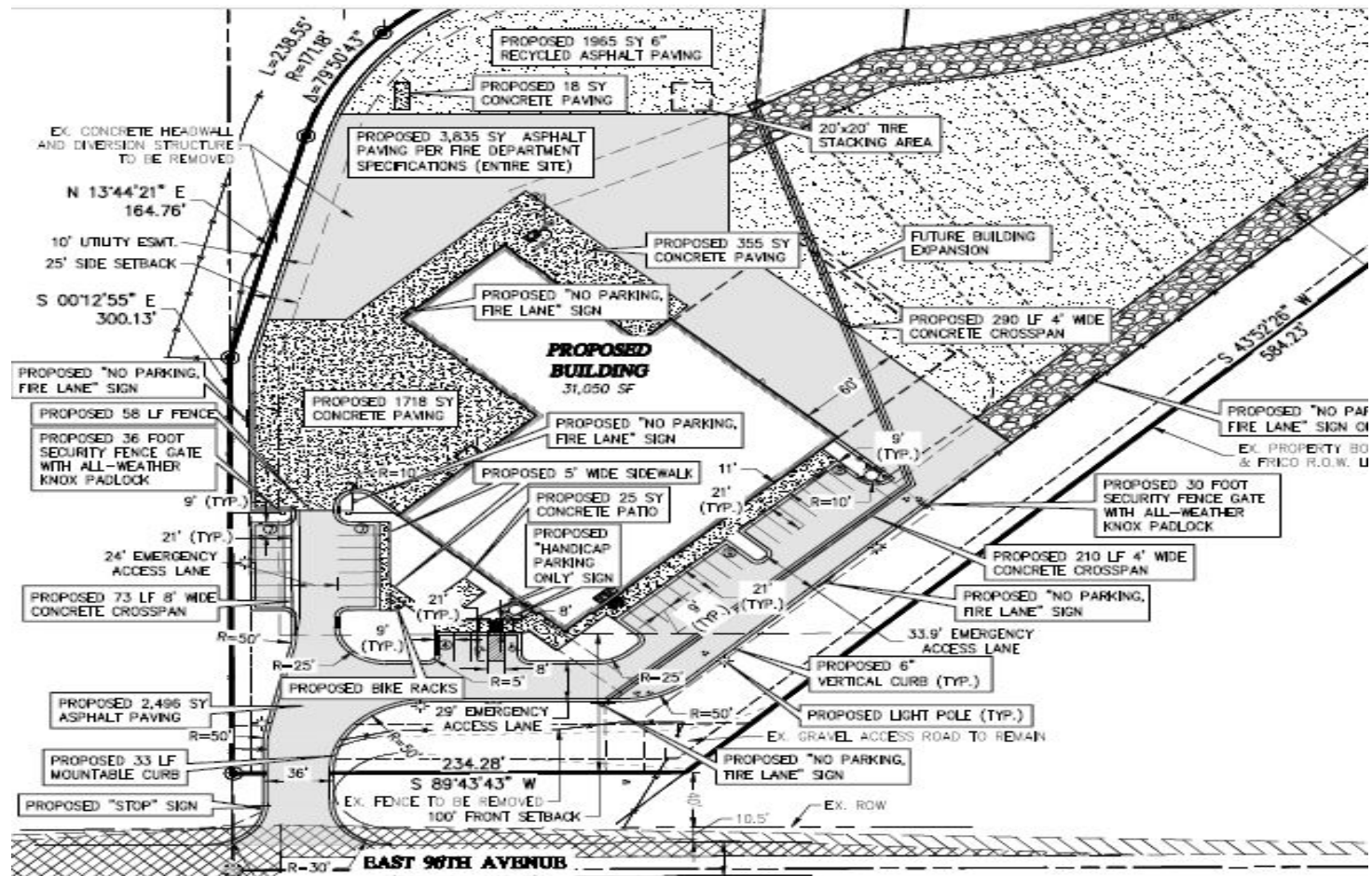
# Site Photos

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# Site Plan

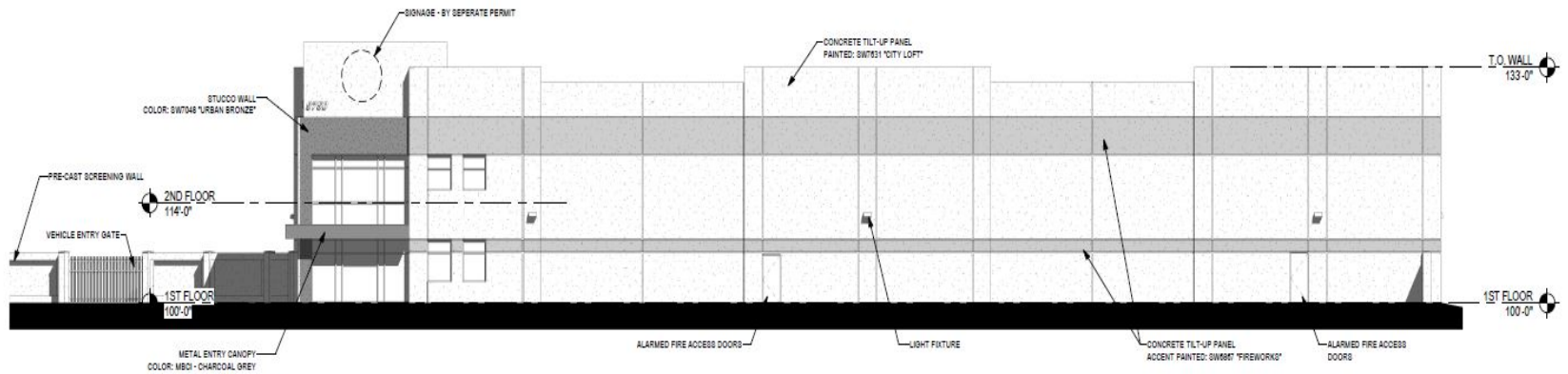




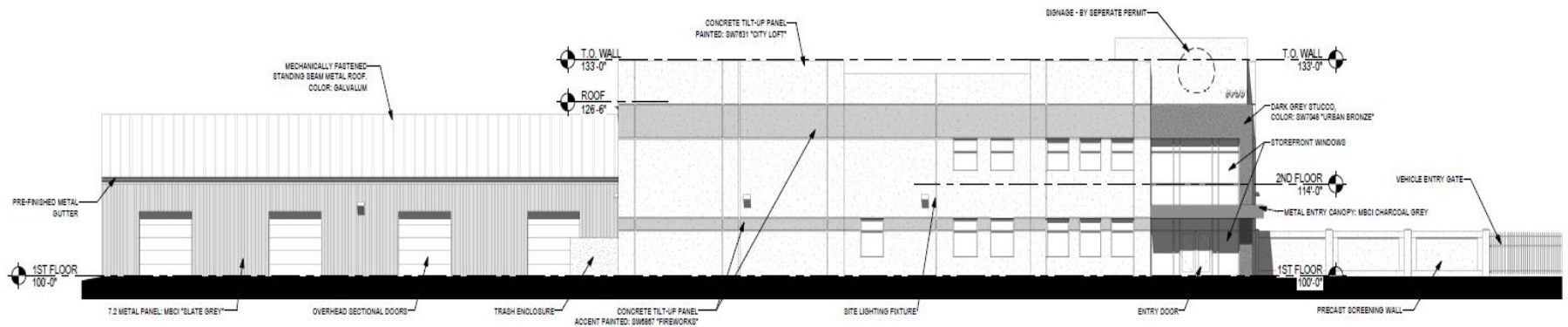


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# Elevations



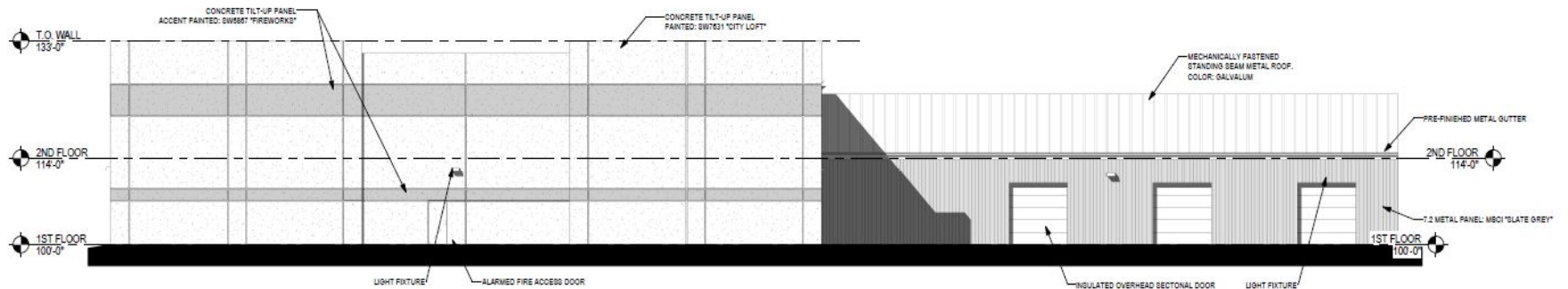
**SOUTH ELEVATION**



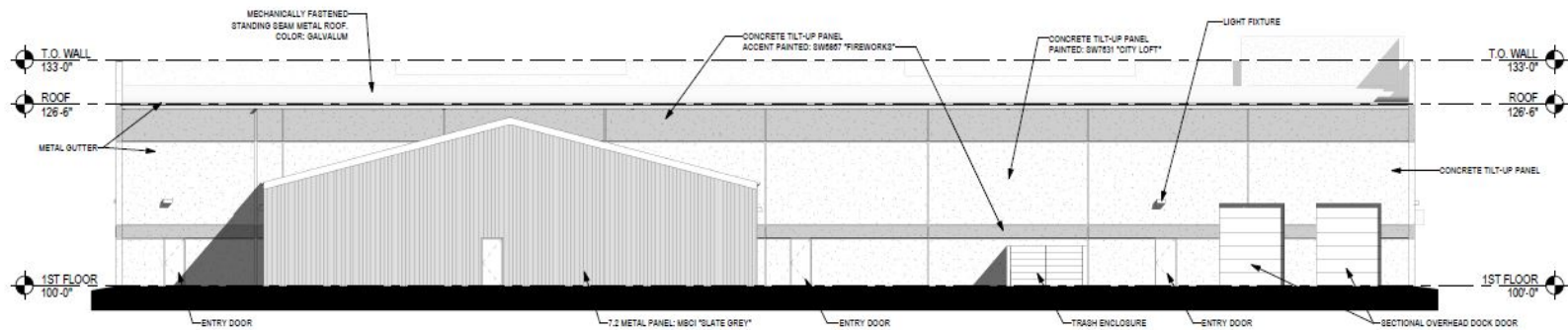
**WEST ELEVATION**



# Elevations

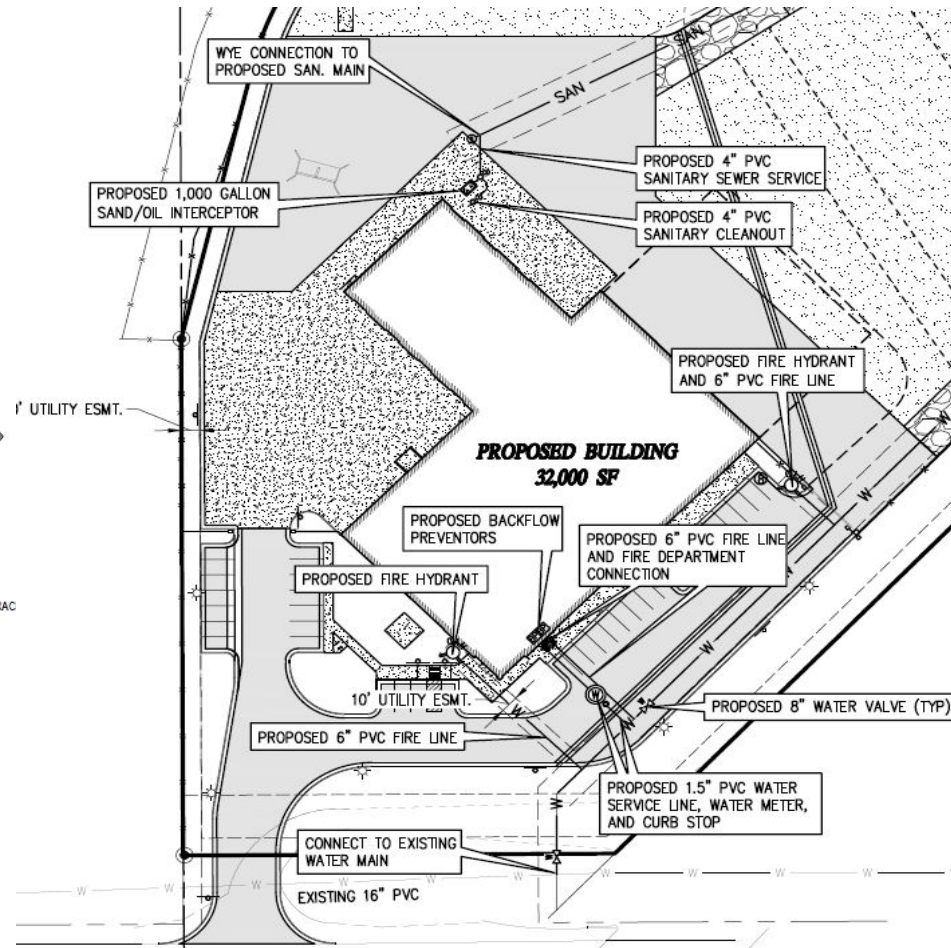


**EAST ELEVATION**



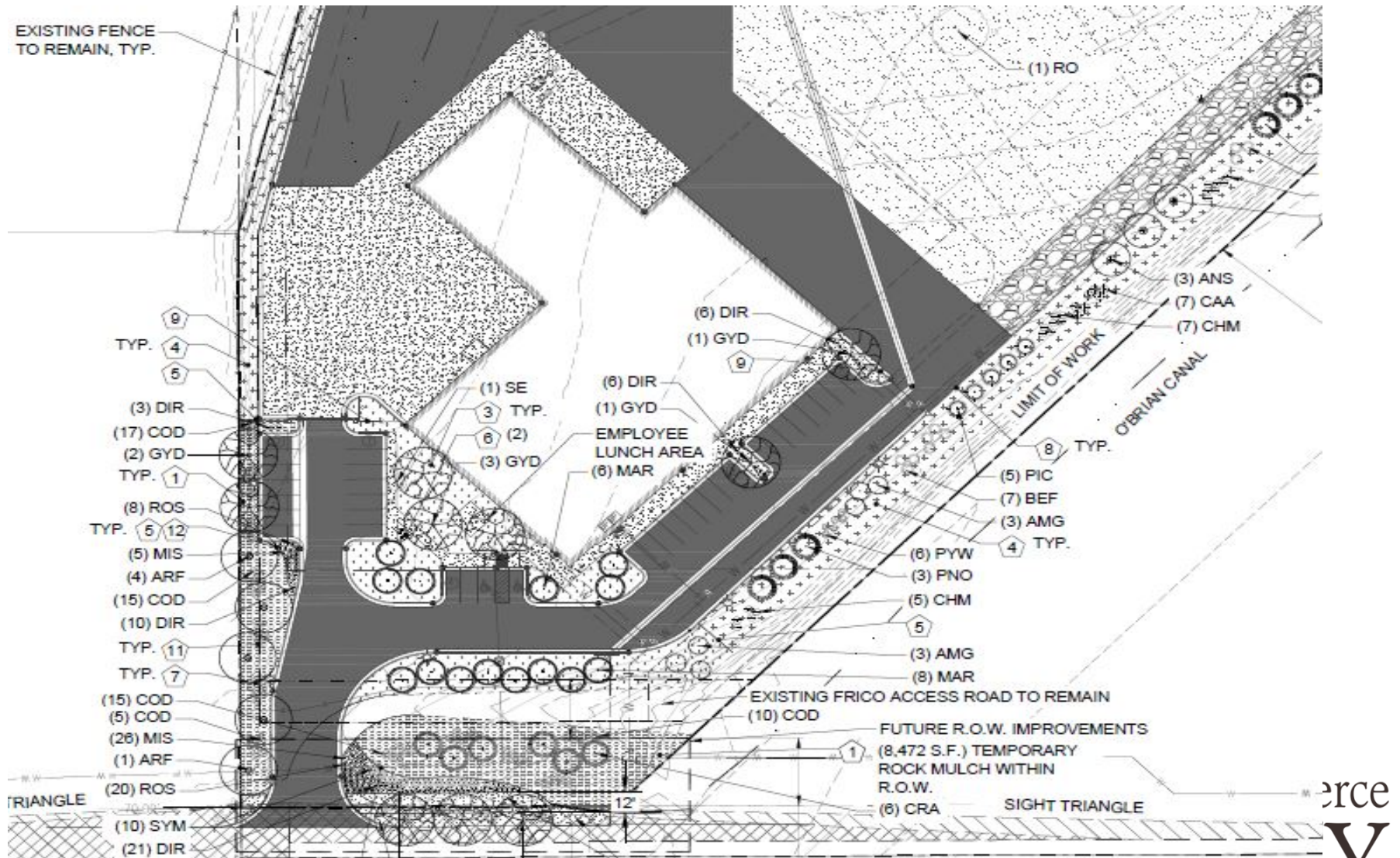
**NORTH ELEVATION**

# Inside Layout



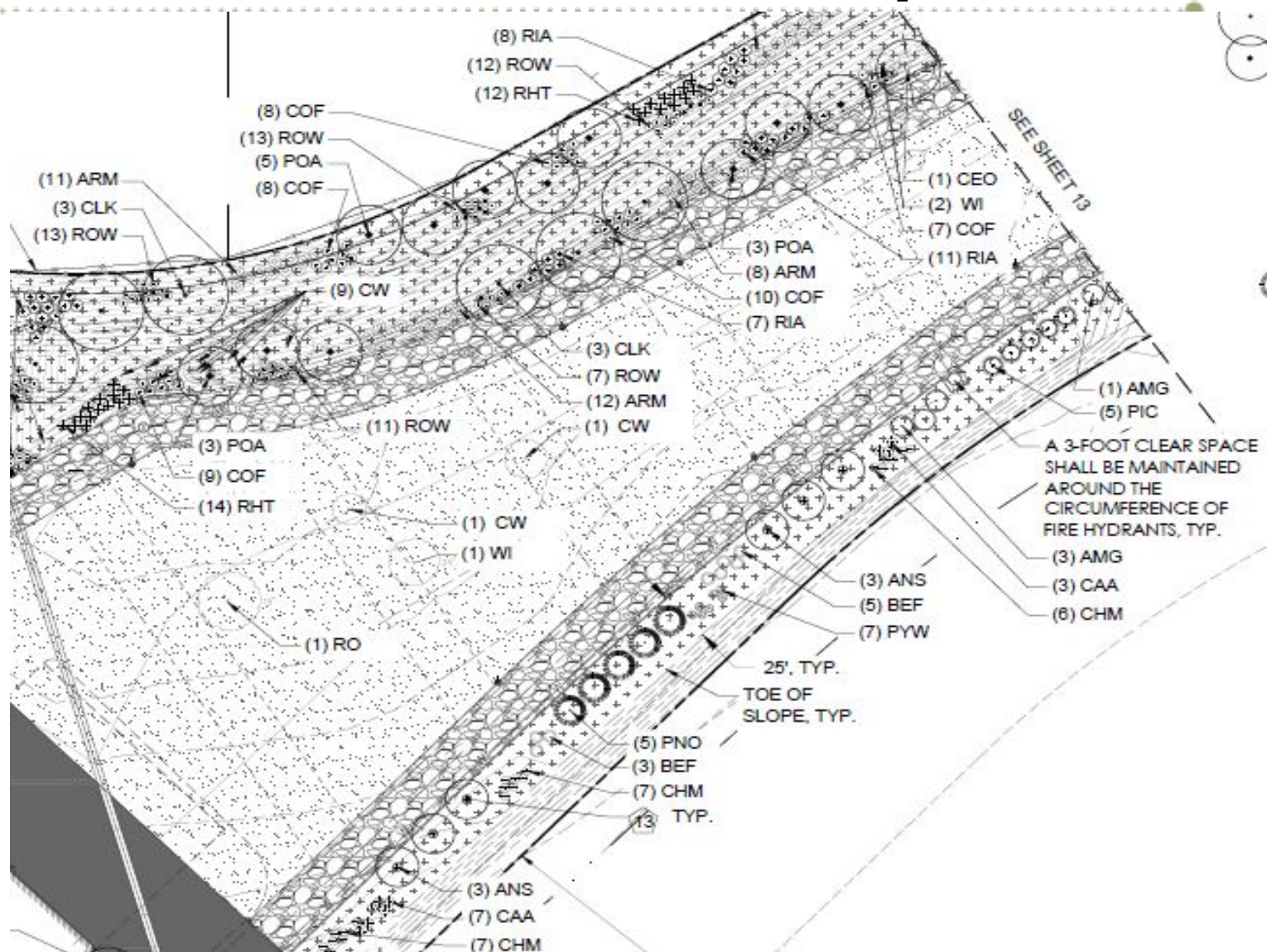


# Landscape Plan





# Landscape Plan

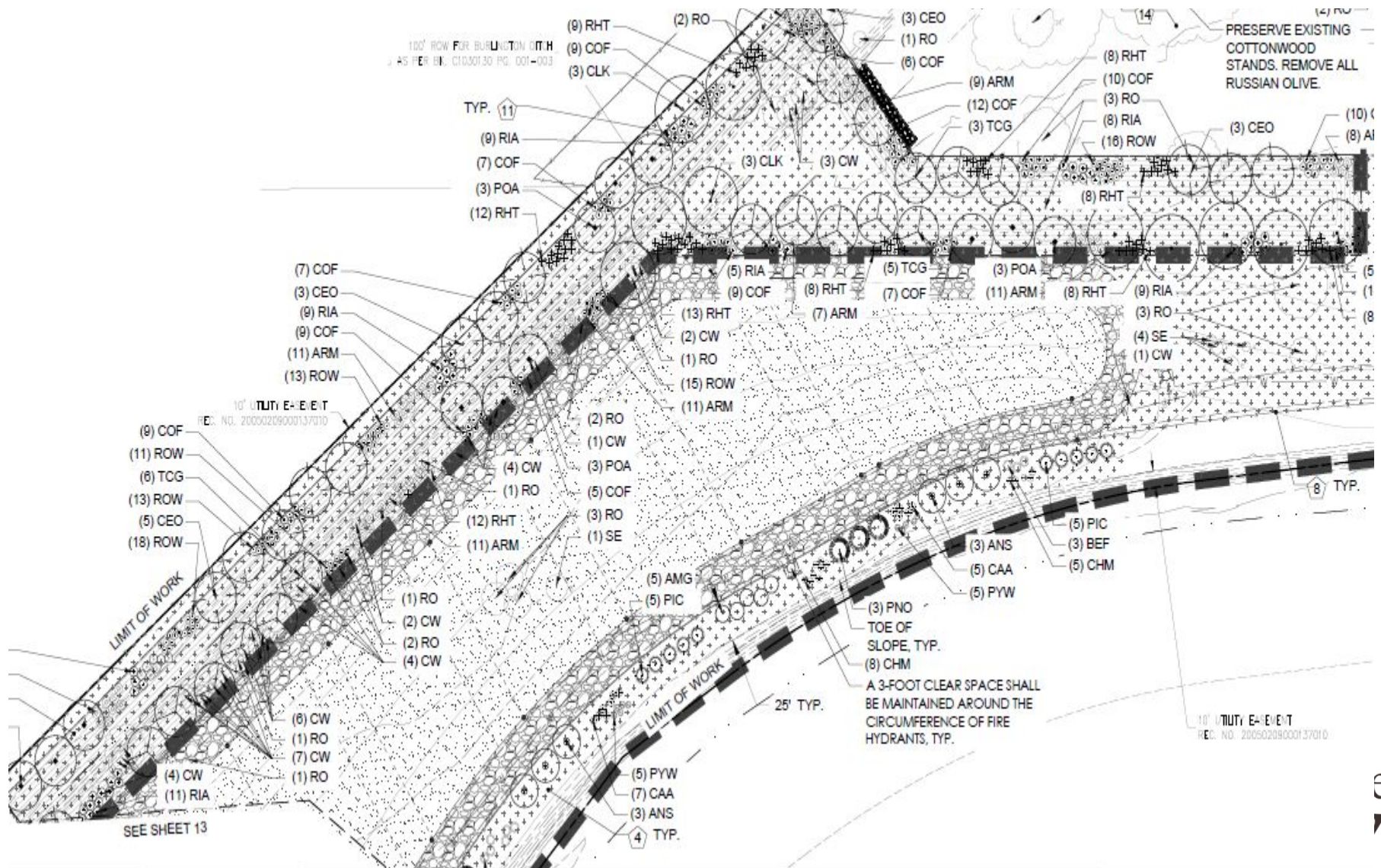


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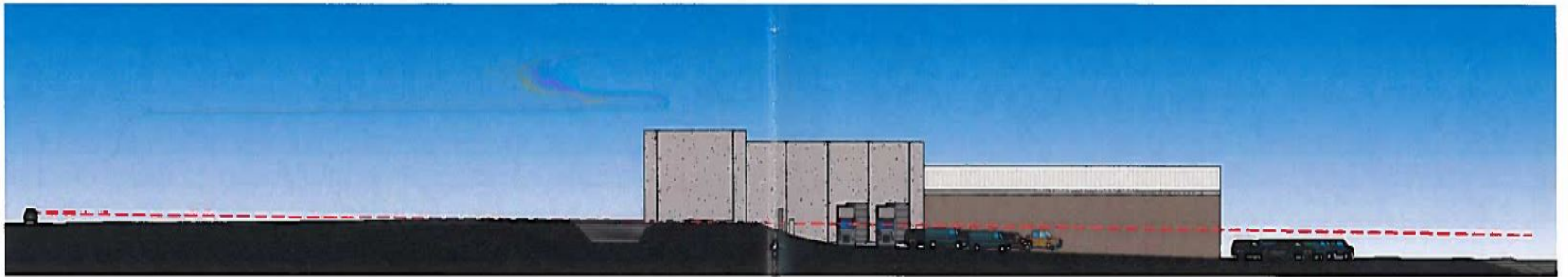


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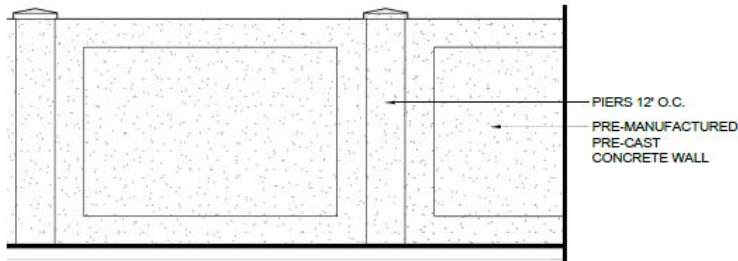




# Renderings



# Renderings



# Proximity to O'Brian Canal

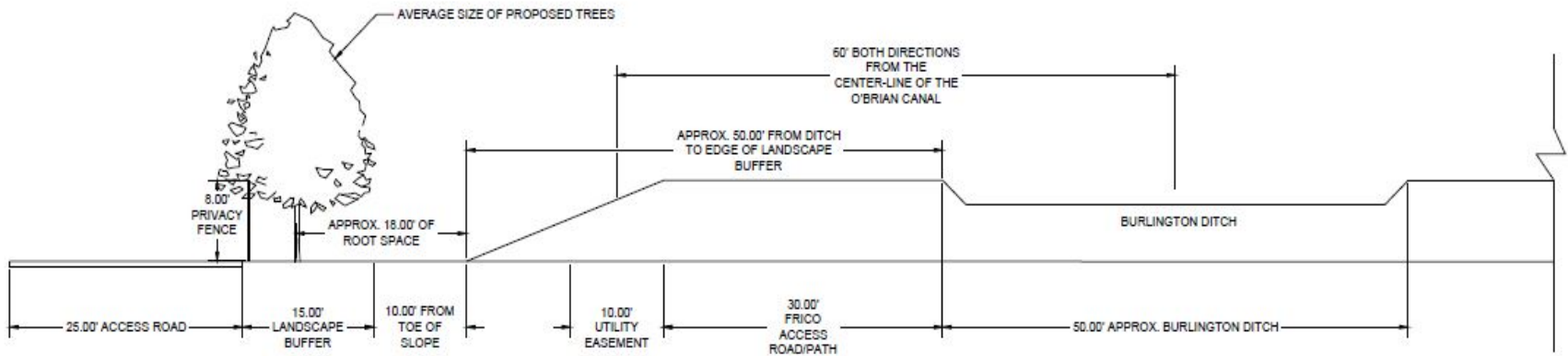
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- Subject Property is directly adjacent to O'Brian Canal
- As part of Minor Modification requirements for FAR relief, applicant has increased landscaping buffering by 50% along the Canal
- Applicant and FRICO agreed on landscape buffer that meets the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





# Proposed Landscape Buffer



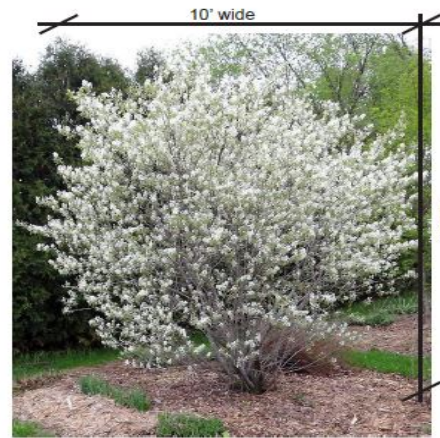
## PROPOSED TREE SPECIES IN THE LANDSCAPE BUFFER



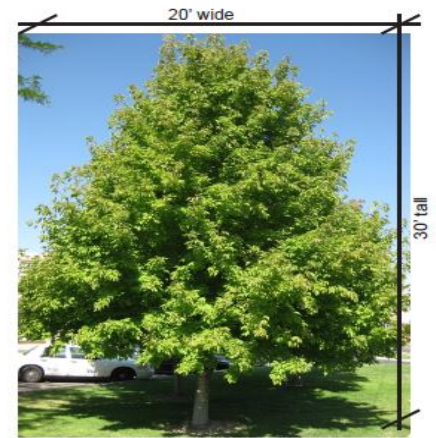
'Oregon Green' Austrian Pine



'Bakeri' Blue Spruce



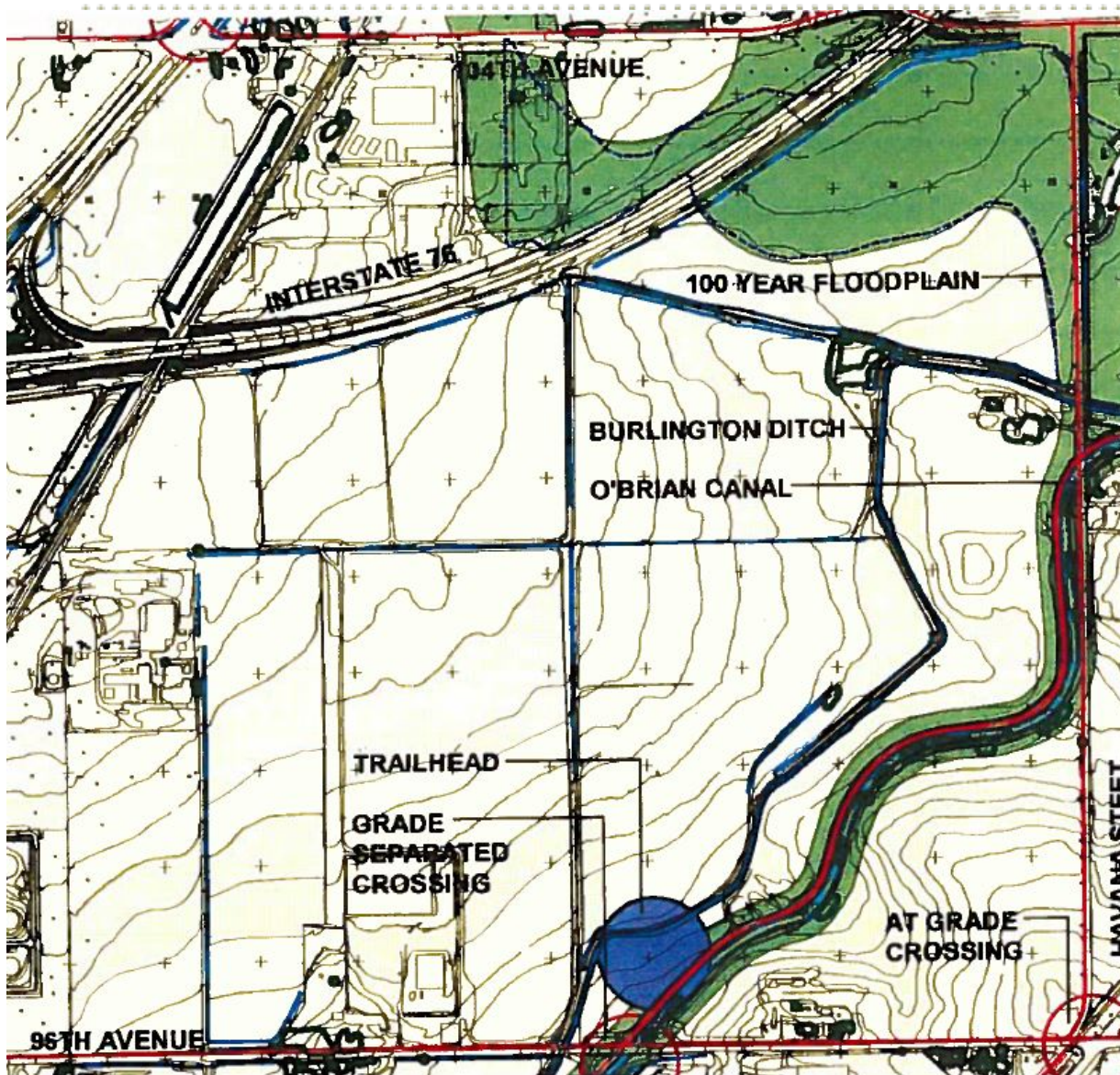
'Autumn Brilliance' Serviceberry



'Sensation' Boxelder



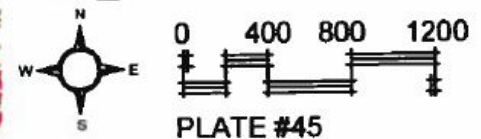
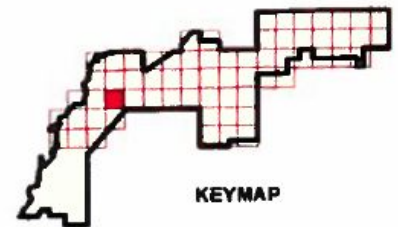
# Future Regional Trail



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



# Neighborhood Meeting

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- Applicant held 2 neighborhood meetings.

Wednesday, December 4<sup>th</sup>

Tuesday, March 3<sup>rd</sup>

Bison Ridge Recreation Center

- 2 adjacent property owners attended

Main concern: attract “more crime”

→ No concerns or objections from PD



# DRT Analysis

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- 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

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- 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



# Recommended Conditions

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- A. This conditional Use permit is for the storage and salvage of passenger vehicles and small shuttle buses only. No other types of vehicles, including but not limited to tractor trailers, semi-trucks, full size buses, boats, heavy construction vehicles, or mobile homes, is permitted. The storage of salvage of or any other type of vehicle requires an amendment to this CUP.

*Reasoning: Intended to define the type of vehicles permitted on the site as well to keep site from looking unattractive to daily traffic along E. 96<sup>th</sup> Ave.*

*- Per Approval Criteria*

➤ §21-3230(3)(a)(i) and (ii)



# Recommended Conditions

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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

*Reasoning: Intended to ensure minimal environment degradation throughout the site.*

*- Per approval Criteria*

➤ §21-3230(3)(a)(i), (ii), and (v)



# Recommended Conditions

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C. The conditional use permit will require review by Planning Commission and City Council on or before August 30, 2025

*Reasoning: Intended to provide time for the site to be properly developed and established. During future review, City staff will be able to review specifics of the operation such as traffic patterns, permits, as well foreseen and unforeseen impacts to the surrounding area. The review will also allow Planning Commission and City Council to make determinations as to whether any modifications to the site and/or operations should be imposed.*

*- Per Approval Criteria*

➤ §21-3230(3)(a)(i), (ii), (iii), and (iv)

# Recommended Conditions

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- Applicant has submitted revised language of the proposed conditions for Planning Commission consideration.





# 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 Commerce City Sentinel-Express
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.*



# Public Notification

- As of July 26<sup>th</sup>, 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.



# DRT Recommendation

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- The Development Review Team recommends that the Planning Commission recommend **approval** to City Council regarding this case subject to three conditions.







**Staff is available to answer any questions.**

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

