



Commerce City

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Council Communication File Number: CUP24-0002

Agenda Date: 1/6/2025

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Conditional Use
Permit

Rogelio & Alicia Muñoz is requesting approval of an Conditional Use Permit for an event center in an existing 1,740 sq. ft. commercial building in a PUD (Planned Unit Development District). The subject property is approximately 0.33 acres.

Summary & Background

The applicant is requesting approval of a Conditional Use Permit (CUP) for an Event Center in the PUD zoning district. The proposed use will be an Event Center called Werthwhile Events. The proposed use will accommodate gatherings such as weddings, baby showers, birthdays, graduations, or studio sessions such as Zumba. The owner proposes four employees and a capacity for 50-80 patrons within the existing 1,740 Sf. building. The proposed hours of operation will be seven days a week from 8:00 am to 10:00 pm. The site is historically known to the community as the former, Werthwhile Inn Tavern, which operated from 1933-2023. The property was annexed from Adams County in 1961.

The CUP request is for an approximately 0.33-acre site, located at 7390 Highway 2. The property bounded by Highway 2 to the west and Magnolia Street to the east. The subject property currently contains an existing 1,740 sq. ft. commercial building built in 1933. The property to the north is the intersection of Highway 2 and Magnolia Street right-of-way. The property to the south is the U.S. Post Office. The properties to the west are a service garage and a commercial storefront property. There are two access points on the site, a right in/right out on Highway 2 and a full movement on Magnolia Street.

The site meets all relevant City standards and Land Development Code (LDC) requirements. There are no conditions proposed in conjunction with the Conditional Use Permit. A full analysis of the approval criteria is provided in the attached Conditional Use Permit report. Relevant approval criteria are as follows (LDC Sec. 21-3230(3)):

Conditional Use Permit approval criteria - Land Development Code Section (LDC Sec. 21-3230(3))

An application may be granted if:

- a) All of the following criteria are met:
 - i. The proposed use will not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements,

- either as they presently exist or as they may exist in the future as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city;
- ii. Any adverse effect has been or will be mitigated to the maximum extent feasible, including but not limited to sufficient landscaping and screening to ensure harmony for adjoining uses;
 - iii. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;
 - iv. The proposed use will be adequately served by and will not impose an undue burden on any of the existing improvements, facilities, and services of the city or its residents. Where any such improvements, facilities, utilities or services are not available or are not adequate to service the proposed use in the proposed location, the applicant shall, as a part of the application and as a condition of approval, be responsible for establishing an ability, a willingness, and a binding commitment to provide such improvements, facilities, utilities and services in sufficient time to serve the proposed use;
 - v. The applicant has provided adequate assurances of continuing maintenance;
 - vi. There is no evidence to suggest that the use violates any federal, state, or local requirements; and
- b) One of the following criteria is met:
- i. There is a community need for the use at the proposed location, given existing and proposed uses of a similar nature in the area and of the need to provide and maintain a proper mix of uses both within the city and the immediate area of the proposed use; or
 - ii. The use complies with the general purposes, goals, objectives, policies, and standards of the comprehensive plan and all other plans or programs adopted by the city.

Staff Responsible: Jeff Brasel, Community Development Director

Staff Presenting: Heather Vidlock, Planning Manager

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation: On December 3, 2024, this case was presented to the Planning Commission. The Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the Conditional Use Permit request to City Council with a recommendation for approval.

Action Alternatives:

Approve the application, in accordance with the PC recommendation (no conditions);
Approve the application with conditions; or
Deny the application.