

Werthwhile Events Conditional Use Permit

Case# CUP24-0002

January 6, 2025



Quality Community for a Lifetime





Case Summary

Request: Conditional Use Permit (CUP) for an event center in an existing 1,740 sq. ft. commercial building.

Location: 7390 Highway 2

Site Size: 0.33 Acres

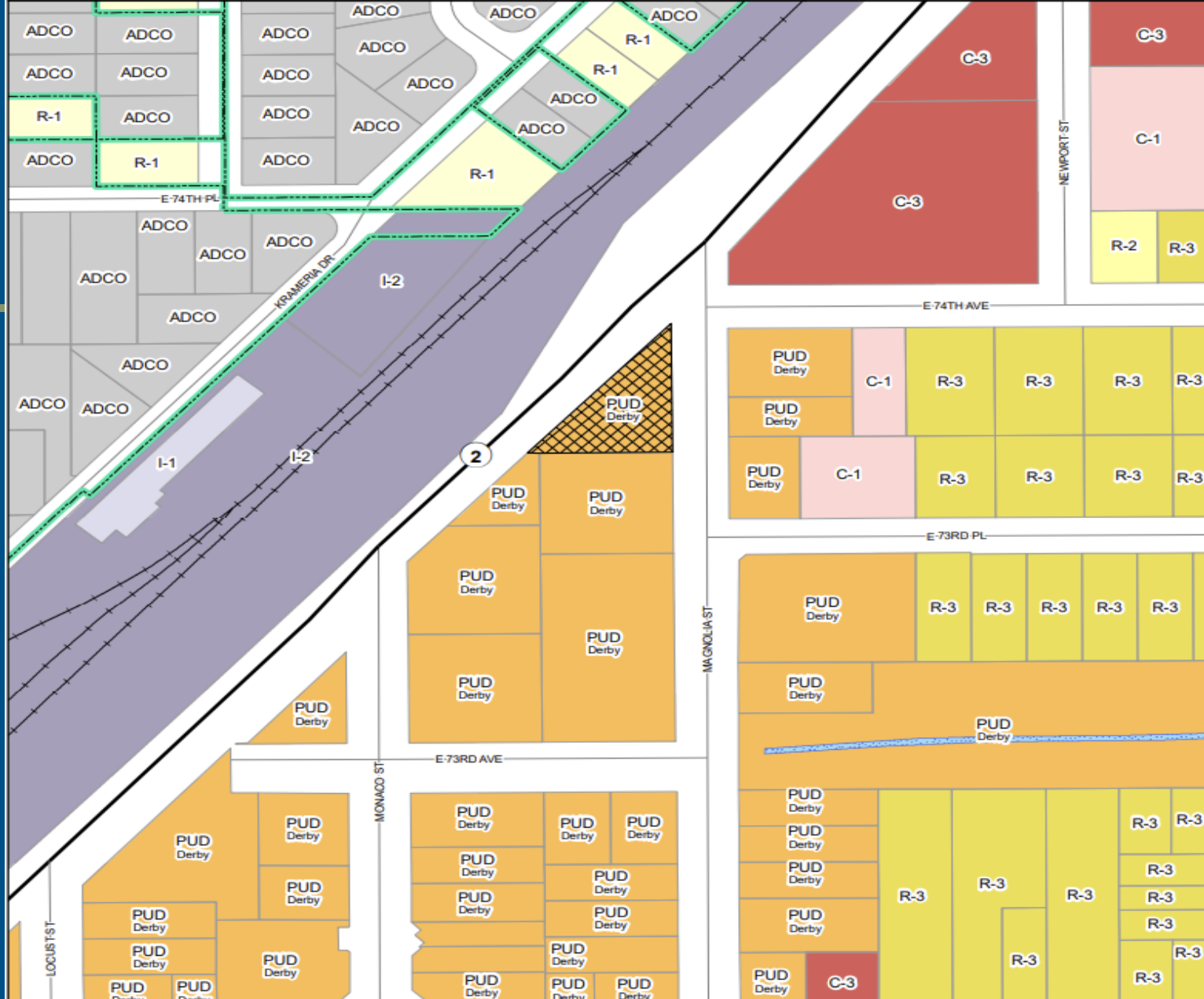
Current Zoning: PUD (Planned Unit Development)

Future land use: Central Neighborhoods





Zoning Map



PIN: 172132415006



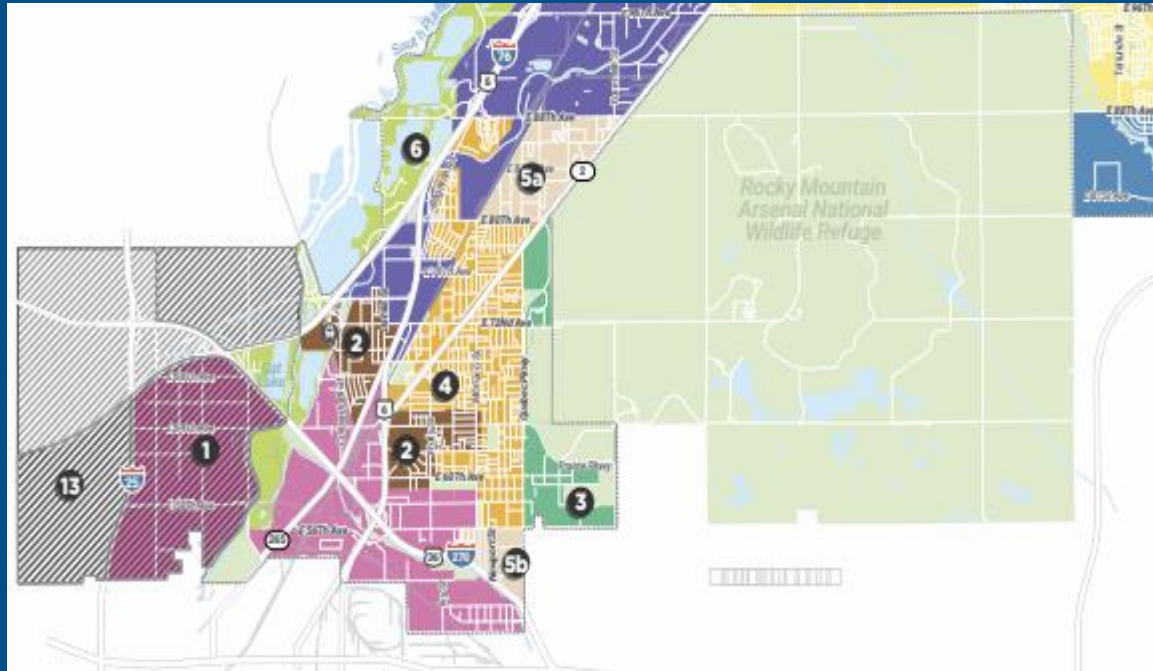
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|------------------------------------|--|---|------------------------|
| Subject Property | C-3 - Regional Commercial District | PUD - Planned Unit Development District | Commerce City Boundary |
| ADCO - Unincorporated Adams County | I-1 - Light Intensity Industrial District | R-1 - Single-Family Detached Residential District | Growth Boundary |
| C-1 - Local Commercial District | I-2 - Medium Intensity Industrial District | R-2 - Single-Family Attached Residential District | |
| | | R-3 - Multi-Family Residential District | |



Aerial View



Character Area



Legend

- | | |
|---|---|
| 1 270 Industrial District | 7 Northern Business District |
| 2 Community Connection District | 8 Northern Neighborhoods |
| 3 Stadium District | 9 E-470 Expressway Corridor District |
| 4 Central Neighborhoods | 10 DEN Gateway District |
| 5a Fusion District (Irondale) | 11 Innovation District |
| 5b Fusion District (South Rose Hill) | 12 North Airport District |
| 6 South Platte District | 13 Future Growth Areas |

West Elevation



East Elevation





Neighborhood Meeting

- The Neighborhood meeting held on Wednesday, October 9, 2024 at the Anythink Library from 5:30pm-6:00pm.
- Applicants mailed letters in a 500-foot radius to notify surrounding property owners of the meeting.
- Two residents attended the meeting and had concerns about parking, safety, and congestion.





Planning Commission Summary

- Seen by Planning Commission December 3rd, 2024
- There was no public comments
- Planning Commission voted 5 to 0 to recommend approval



Overall Analysis

- Proposed Conditional Use Permit has been reviewed by all relevant Development Review Team (DRT) agencies.





Considerations for Discussion

1. Werthwhile events will provide site improvements and rehabilitate a blighted property in the Derby Sub-area
2. Werthwhile events has provided an off/on street parking plan which identifies parking overflow areas for larger gatherings.
3. South Adams County Fire has walked through the site and has not identified any fire code violations.
4. The CUP is consistent with the Comprehensive Plan goals and objectives.





Approval Criteria

Sec. 21-3230(3) – Conditional Use Permit Approval Criteria.

A decision for a CUP must be based on the following criteria from Sec. 21-3230(3) of the LDC. A conditional use permit 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;





Approval Criteria (Cont'd)

- 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 is available to answer questions.





Approval Criteria

(a): All of the following criteria are met:

Criteria (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;

- The building has been an important part of Derby since 1933. The proposed use will conform to the Derby Strategic Planning Area by instilling maintenance and recognition to sites with historical value. Situated along Highway 2, coordinated access and higher quality development will be implemented on this site. The applicant has identified landscaping on all frontages to promote aesthetically pleasing design and soft buffers for traffic and pedestrian safety. Therefore, no evidence suggest that any undue adverse impacts will be created by the proposed use. Therefore, it can be found that this application meets Criteria (i).

Criteria (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;

- The applicant has proposed landscaping along Highway 2; and Magnolia Street in proximity to the building. This will create aesthetically pleasing design and ensure there is sufficient buffering between the proposed use and the public right-of-way. Therefore, it can be found that this application meets Criteria (ii).

Criteria (iii): The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;

- Historically, the site has served the community as a tavern which can accommodate an event center by providing ample on-street and off-street parking. The proposed use would avoid the continuation of a blighted site appearance to this site and provides employment and services to the surrounding communities. The applicant proposes re-striping of the existing parking lot, landscape upgrades, and interior/exterior improvements. Therefore, it can be found that this application meets Criteria (iii).



Approval Criteria (Cont'd)

Criteria (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;

- The site can provide all the necessary utilities and services to the proposed use by redevelopment of the site and utilizing the existing services. Therefore, it can be found that this application meets Criteria (iv).

Criteria (v): The applicant has provided adequate assurances of continuing maintenance;

- The proposed improvements will clean up the site and add a trash enclosure is proposed to ensure that solid waste is collected. Landscaping elements will include xeriscape plant material that will ensure sustainability and requires little to no maintenance to the proposed plant materials. Therefore, it can be found that this application meets Criteria (v).

Criteria (vi): There is no evidence to suggest that the use violates any federal, state, or local requirements; and

- Staff did not receive any comments to suggest that the applicant violates any Federal, state, or local requirement. Therefore, it can be found that this application meets Criteria (vi).

(b): One of the following criteria is met:

Criteria (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

- There is a community need for an event center in this community. The proposed use would be the second one in the area and would accommodate for large gatherings such as weddings, fifteens, baby showers; and Zumba classes. This location is in walking distance from nearby residential uses which would benefit from this proposed use. The operating hours for the proposed use are more restrictive from the previous use which improves public safety. Therefore, it can be found that this application meets Criteria (i).





Approval Criteria (Cont'd)

Criteria (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.

- Werthwhile events' use is consistent with the purpose, goals, and policies of the Comprehensive Plan. The request will meet both; Commerce and Employment Goal 4 and; Arts, Culture, and Tourism Goal 2: Preserve and build upon the historic qualities that make up what is now Commerce City. Therefore, it can be found that this application meets Criteria (ii).

