

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 01
Series 2017

TITLE: A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW A VEHICLE SALES FACILITY IN A COMMERCIAL-ONE (C-1) ZONE DISTRICT LOCATED AT 9160 W. 44TH AVENUE (CASE NO. SUP-16-04/ELEVATED MOTORS)

WHEREAS, Chapter 26, Article I of the Wheat Ridge Code of Laws establishes the procedures for the City's review and approval of Special Use Permits; and

WHEREAS, an application for a Special Use Permit has been received to allow a vehicle sales facility in a C-1 zone district located at 9160 W. 44th Avenue; and,

WHEREAS, the request for Special Use Permit began as an administrative process which registered a written objection after the neighborhood meeting triggering a City Council public hearing; and,

WHEREAS, all required publishing, posting and notification requirements for a January 23, 2017, City Council public hearing have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado, as follows

A SPECIAL USE PERMIT TO ALLOW A VEHICLE SALES FACILITY IN A COMMERCIAL-ONE (C-1) ZONE DISTRICT LOCATED AT 9160 W. 44TH AVENUE (CASE NO. SUP-16-04/ELEVATED MOTORS) IS HEREBY APPROVED FOR THE FOLLOWING REASONS:

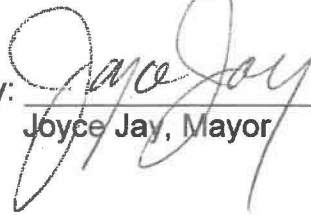
1. City Council has conducted a proper public hearing meeting all public notice requirements as required by Section 26-109 of the Code of Laws.
2. The proposed Special Use Permit has been reviewed by the Community Development Department, which has forwarded its recommendation of approval.
3. The proposed Special Use Permit has been found to comply with the "criteria for review" in Section 26-114-D of the Code of Laws.

With the following conditions:

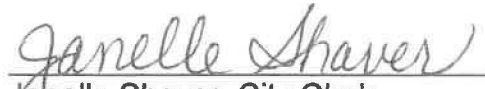
1. All vehicles on the site must be parked on a paved surface.
2. In lieu of a landscaped strip along 44th Avenue, Staff recommends that the landscape island at the northwest corner of the site be re-established with low-growing shrubs and ground cover.

3. The grant of use shall run with the applicant (Elevated Motors).
4. The Special Use Permit shall comply with all material representation commitments and operational restrictions as depicted in the application materials and documents maintained in the case file in the Community Development Department.

DONE AND RESOLVED by the City Council this 23rd day of January, 2017.

By: 
Joyce Jay, Mayor

ATTEST:


Janelle Shaver, City Clerk

