

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 03
Series of 2018

TITLE: A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW A MAJOR AUTOMOTIVE REPAIR FACILITY ON PROPERTY ZONED COMMERCIAL-ONE (C-1) LOCATED AT 11072 WEST 44TH AVENUE AND 4380 PIERSON STREET (CASE NO. SUP-17-04/SUBAPROS)

WHEREAS, Chapter 26, Articles I and IV of the Wheat Ridge Code of Laws establish 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 from SubaPros to allow a major automotive repair facility in a C-1 zone district located at 11072 W. 44th Avenue and 4380 Pierson Street; and

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

WHEREAS, all referral agencies have reviewed the request and do not have concerns; and,

WHEREAS, all required publishing, posting and notification requirements for a January 8, 2018 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 FOR PROPERTY ZONED COMMERCIAL-ONE (C-1) LOCATED AT 11072 WEST 44TH AVENUE AND 4380 PIERSON STREET IS HEREBY APPROVED, FOR THE FOLLOWING REASONS:

1. City Council has conducted a proper public hearing that meets 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.

And with the following conditions:

1. Landscaping improvements along the W. 44th Avenue frontage and at the corner with Pierson Street will be required before a certificate of occupancy may be issued, including:
 - a. A four-foot fence along the north property line to screen the parking area,

- b. Irrigation and plant material in the existing ±800-square foot bed at the northwest corner, and
 - c. Maintenance of the existing ±800-square foot bed at the northeast corner and along the east property line.
2. Pursuant to Section 26-502.E.12.j of the Wheat Ridge Code of Laws, no parking area shall be used for the sale, storage, repair of, dismantling or servicing of any vehicles, equipment materials or supplies; vehicles stored in excess of seventy-two (72) hours for the purpose of being repaired must be screened from view from adjacent streets and properties by a six-foot-high solid fence.
 3. The Special Use Permit shall be granted to the applicant, SubaPros, and shall not be transferred or assigned.
 4. No new buildings will be erected on this site; approval of this SUP only authorizes renovations to existing buildings.

DONE AND RESOLVED this 8th day of January 2018.



ATTEST:

Janelle Shaver

Janelle Shaver, City Clerk

Bud Starker

Bud Starker, Mayor