



Planning Commission Agenda

Tuesday, August 18, 2020

Regular Meeting – 6:30 P.M.

Frederick Town Hall

401 Locust St.

Built On What Matters

In order to promote social distancing and to protect the health and safety of our Commission members, staff, and community this meeting will be conducted via Zoom Video Communications. Interested parties are encouraged to access the meeting either via the web or by telephone. The meeting information is as follows:

Join Zoom Meeting

<https://zoom.us/j/93872028494?pwd=STIvS0JXOGREWlcwNXJhUHdjWGJ0dz09>

Meeting ID: 938 7202 8494

Passcode: 561997

One tap mobile

+16699006833,,93872028494# US (San Jose)

+19294362866,,93872028494# US (New York)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

Meeting ID: 938 7202 8494

Find your local number: <https://zoom.us/u/acJJV1X9CQ>

Please contact Town Clerk Meghan Martinez for questions regarding the meeting. 720-382-5500 or mmartinez@frederickco.gov

Call to Order – Roll Call

Additions to the Agenda

Action Agenda

- a. Approval of minutes from the July 21st, 2020 meeting

Public Hearing

- b. Consideration of the Tops Business Park Lots 1, 2, and 5 Expansion of Storage Facility – Planning Director Simmons

Other Business

- c. Upcoming Meetings – September 1 and 15, 2020



TOWN OF FREDERICK PLANNING COMMISSION

Tracy Moe, Chairman

Alan Blair, Alternate Commissioner
William Mahoney, Alternate Commissioner
Dennis Stark, Commissioner

Kristin Conroy, Commissioner
Nathan Scott, Commissioner
Chad teVelde, Vice Chairman

CONSIDERATION OF TOPS BUSINESS PARK LOTS 1, 2, AND 5 EXPANSION OF STORAGE FACILITY CONDITIONAL USE

Agenda Date: August 18, 2020

Attachments:
A. Plan Document
B. PCR-2020-09A
C. PCR-2020-09B
D. PCR-2020-09C

Submitted by: Jennifer Simmons
Planning Director

Summary Statement: This is a request to consider a conditional use for the expansion of an existing storage facility.

Detail of Issue/Request:

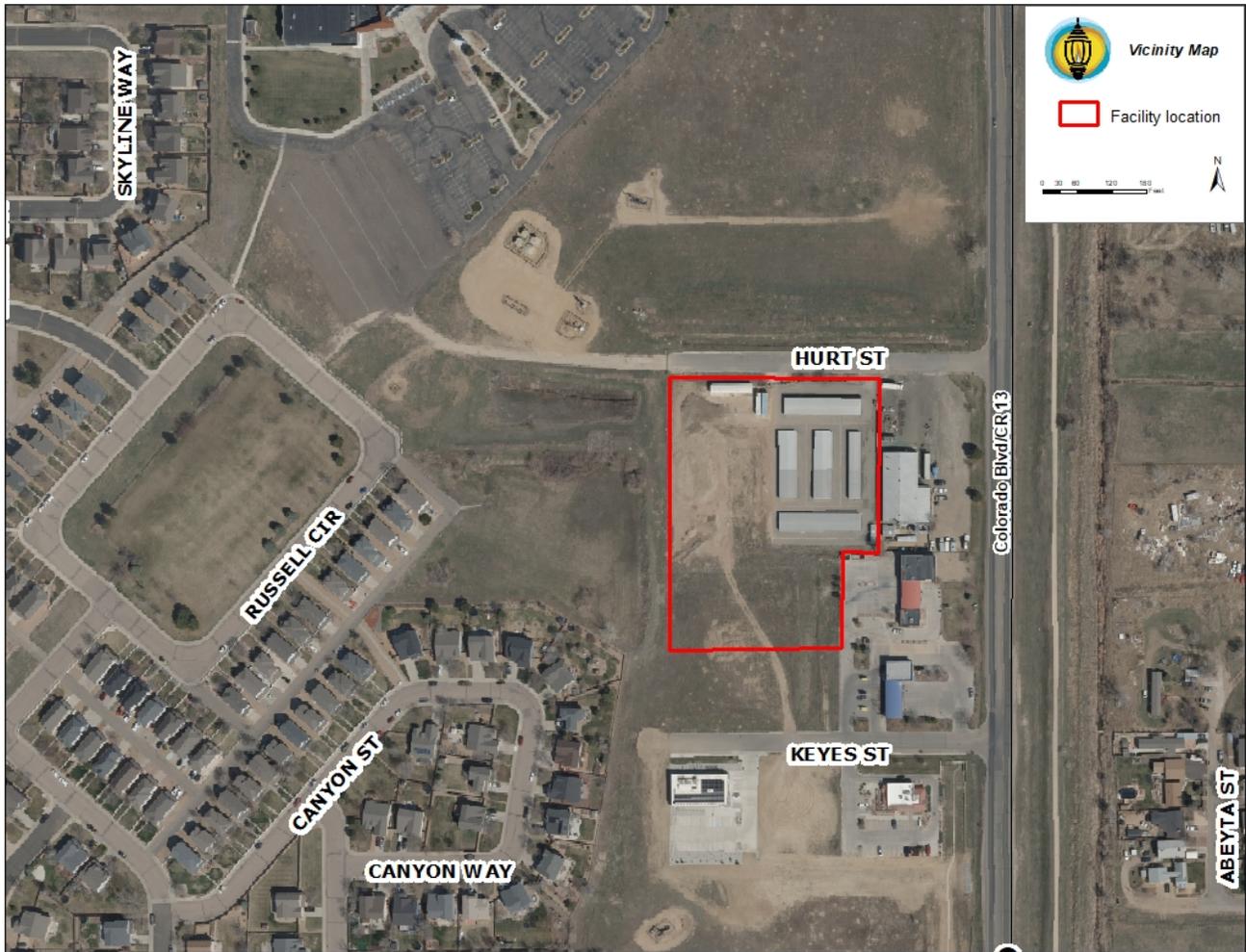
Applicant: Wolfram Kasemir

Owner: CBMRE LLC

Location and Zoning: The existing facility is located at 5970 Hurt Street. Expansion is proposed to the west and south. The property is zoned C-C (Community Commercial).

Surrounding Land Uses and Zoning:

North	Land use: Vacant land and religious facility Zoning: C-C (Community Commercial)
South	Land use: vacant Zoning: C-C (Community Commercial)
West	Land use: Detention ponds Zoning: C-C (Community Commercial) and R-1 Residential Low Density
East	Land use: light industrial/manufacturing uses and retail Zoning: C-C (Community Commercial)



Background Information:

The storage facility at 5970 Hurt Street was constructed from 1994 - 1996. It was built as and has been used as a storage facility. There is currently vacant land to the west and south of the existing facility where the expansion is proposed.

Request:

The request is to allow expansion of the existing storage facility.

Review Criteria

Conditional Use Review Criteria:

Section 4.9.4 of the Town of Frederick Land Use Code, sets forth the following review criteria for the proposed planning action.

1. The conditional use will satisfy all applicable provisions of this Code and subdivision regulations unless a variance is being requested.

Staff Comment: The expansion of the existing storage facility will satisfy all applicable provision of the Land Use Code. No variances are being requested.

2. The conditional use will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan.

Staff Comment: Staff does not believe there are any specific goals or objectives found within the Comprehensive Plan that are being met with this project.

3. The conditional use will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.

Staff Comment: All the public utilities, services and facilities have been reviewed and are adequate for the expanded facility.

4. The conditional use will not substantially alter the basic character of the district in which it is located or jeopardize the development or redevelopment potential of the district.

Staff Comment: This site is severely impacted by the lack of transportation facilities able to serve it. While it is just a short distance off Colorado Boulevard, visibility from Colorado Boulevard is limited and, in the future, access to and from Colorado Boulevard will likely be limited to a right-in/right-out. Given these limitations, retail developers are hesitant to select the location. The new facilities will meet current architectural requirements for the Community Commercial zoning district and will not alter the character of the district.

5. The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

Staff Comment: Given the traffic limitations mentioned above, this use has designed their project to maintain traffic on Hurt Street. Customers with rental agreements will be able to access their facility throughout the day, spreading visitation out to beyond “normal business hours.” This will not have an adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site. Had the property been developed as retail commercial, the trip generation would have been 294 trips per day higher than with the site being developed as an extension of the existing storage facility.

6. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:

- (a) Traffic; and
- (b) Activity levels

Staff Comment: As stated earlier, this site will decrease the number of daily trips by 294 compared with typical retail commercial use. There will be very little outdoor activity on the site.

- (c) Light

Staff Comment: The proposed building lighting meets the existing Land Use Code requirements. All lighting is downward facing with full cut-off fixtures.

- (d) Noise
- (e) Odor

Staff Comment: There is very little noise associated with a storage facility and no odors will be created by the facility. All storage is within the proposed buildings.

- (f) Building type, style and scale

Staff Comment: The proposed building architecture has been reviewed and complies with the existing Land Use requirements.

- (f) Hours of operation

Staff Comment: Staff for the facility will be available to meet customers between 8:00 am and 5:00 pm Monday through Friday and by appointment. Customers will be able to access the facility 24 hours a day.

- (g) Dust
- (h) Erosion control.

Staff Comment: The site will be fully developed. There are no dust or erosion control concerns.

Public Notice: This project was properly noticed according to the requirements of Section 4.5 of the Frederick Land Use Code. Staff received no comments on the project.

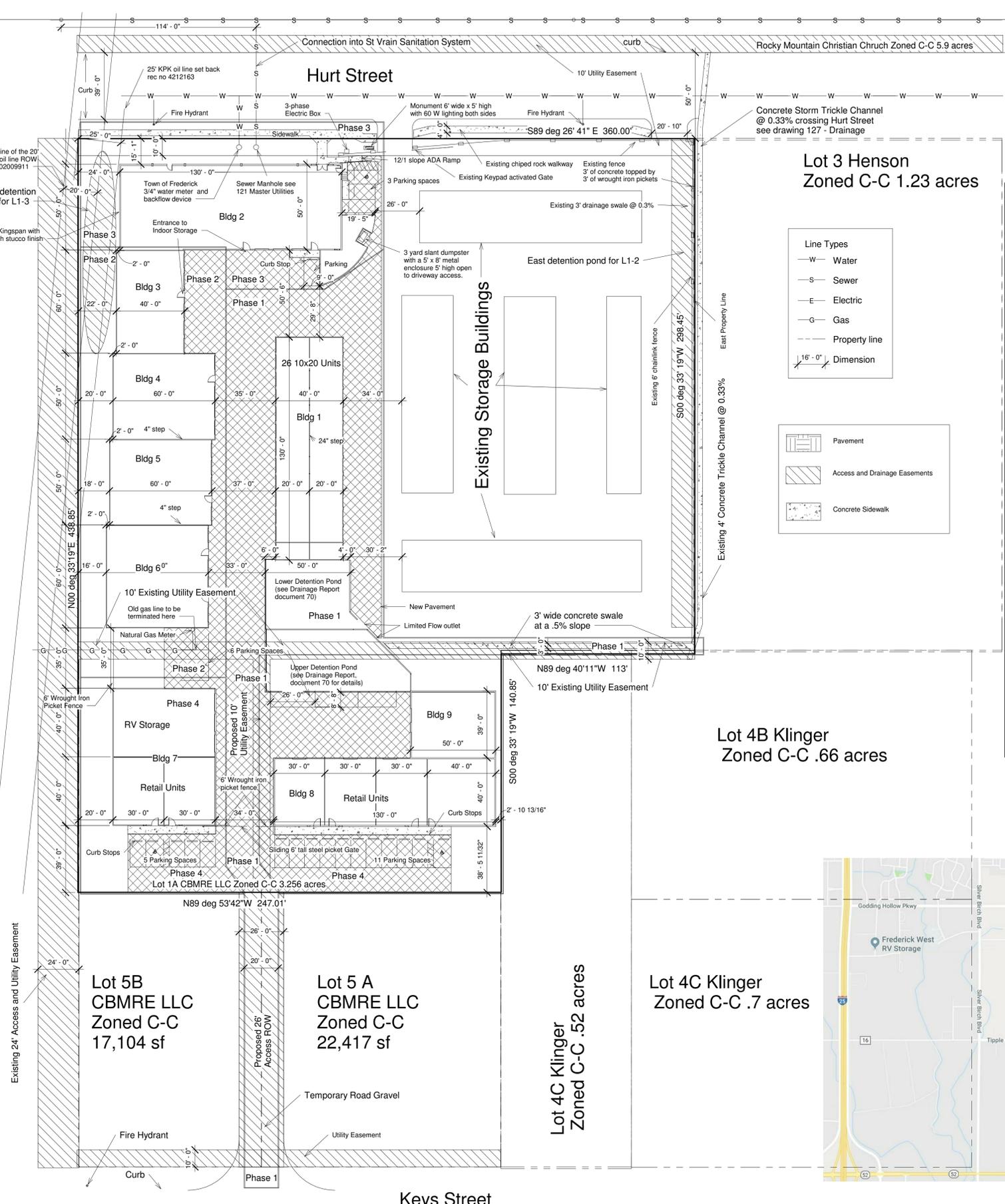
Legal/Political Considerations: The application has been reviewed by the Town Attorney, whose comments have been incorporated accordingly.

Alternatives/Options: Planning Commission may recommend approval of the request, denial of the request, or approval of the request with conditions.

Staff Recommendation: Staff requests that the Planning Commission approval the request with PCR-20-09A.

Rocky Mountain Christian Church
Zoned C-C 18.4 acres

Countryside Subdivision
Zoned R-1 5.3 acres



Lot 3 Henson
Zoned C-C 1.23 acres

Lot 4B Klinger
Zoned C-C .66 acres

Lot 4C Klinger
Zoned C-C .7 acres

Lot 4C Klinger
Zoned C-C .52 acres

Lot 5B
CBMRE LLC
Zoned C-C
17,104 sf

Lot 5 A
CBMRE LLC
Zoned C-C
22,417 sf

Bearings are based on the assumption that the East line of the SE 1/4 of Section 25 bears N00°33'19"E

Line Types

- W - Water
- S - Sewer
- E - Electric
- G - Gas
- Property line
- Dimension

Legend

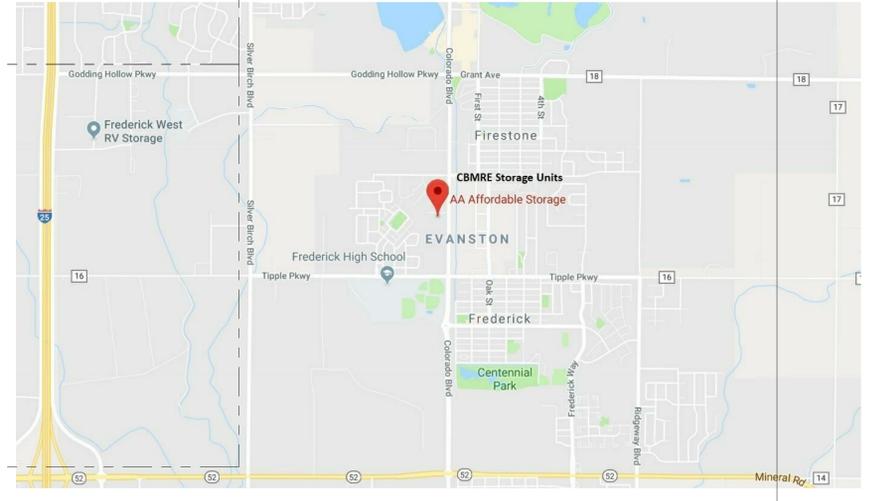
- Pavement
- Access and Drainage Easements
- Concrete Sidewalk

NOTES:

- Replanted Lot 1A Site Area 3.26 acres 141,852 SF 100%
 Existence developed area 1.23 acres 53,579 SF 38%
 to be developed 2.03 acres 88,273 SF 62%
- Building Coverage
 Phase 1 5,200 SF 4%
 Phase 2 12,000 SF 8%
 Phase 3 6,500 SF 5%
 Phase 4 12,000 SF 8%
 Total Proposed 35,700 SF 25%
- Building Specs (height at apex)
 Bldg# Area Units Dimensions Phase Elevation Setback
 1A 2600 13 20'x130'x14' 8" 1 4964' 0" W 115'
 1B 2600 13 20'x130'x12' 8" 1 4966' 3" W 135'
 2 6500 49 50'x130'x16' 5" 3 4966' 3" N 15'
 3 2400 10 40'x 60'x15' 3" 2 4966' 3" W 22'
 4 3000 11 50'x 60'x17' 9" 2 4966' 3" W 20'
 5 3000 11 50'x 60'x17' 9" 2 4966' 3" W 18'
 6 3600 15 60'x 60'x17' 9" 2 4966' 7" W 16'
 Storage total 23700 sf and 122 units + 6 in Bldg # 7 & 9
 7 4800 3 60'x 80'x19' 10" 4 4967' 3" W 16'
 8 5200 40'x130'x15' 11" 4 4967' 3" S 39'
 9 2000 3 40'x50'x16' 7" 4 4967' 3" E 2' 11"
 Storage total 4400 sf (half of Bldg# 7 all of Bldg# 9)
 Retail total 7600 sf (half of Bldg# 7 all of Bldg# 8)
 Office total 1000 sf in Bldg# 2
- All buildings are II-B Building Construction Type and have an Occupancy Classification of S1.
- EXISTING ZONEING: COMMUNITY COMMERCIAL (C-C) NEIGHBORING: C-C and R-1
- PARKING:
 Required for self-storage: 1 / 100 Units + 5 = 7 spaces
 Required for Office: 1 / 300 sf = 3
 Required for Retail: 1 / 500 sf = 15
 Provided: 26 including 3 handicap spaces, 2 required.
- DIRVEWAY 30,459 SF 21%
 Asphalt and concrete (all fenced interior area)
- SIDE WALKS: As indicated along Hurt St
- CURBS: As indicated along Hurt St and area around dumpster
- LANDSCAPING:
 Required minimum @ 15% 21,277 SF
 Irrigated: 7,525 SF
 Native seed area: 13,504 SF
 Detention Pond: 1,877 SF
 Total 22,906 SF 16%

The Site Plan Map shall contain on its face the following certificates:

Certificate of Ownership.
 Know all men by these presents that CBMRE LLC being the Owner, Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:
 Tops Business Park, Lot 1A, Weld County, Colorado
 Have laid out this Site Plan Map of the above described land under the name and style of CBMRE Storage Units.
 Thus described Site Plan Map contains 3.7 acres more or less, together with and subject to all easements and rights-of-way existing and/or of public record.
 Executed this _____ day of _____, 2020.
 Owner: Steven P. Vandenburg, Manager of CBMRE LLC
 State of Colorado)
) ss
 County of Boulder)
 The foregoing certificate of ownership and maintenance was acknowledged before me by Steven P. Vandenburg, acting in his capacity as Manager of CBMRE LLC, this _____ day of _____, 2020.
 Witness My Hand and Seal _____
 My commission expires _____
 Notary Public _____
 Mortgagee: Guaranty Bank and Trust Company
 Account Manager _____
 Account Manager signature _____
 Signed this _____ day of _____, 2020.
Surveying Certificate.
 I, Pete Steger, a registered (Professional Land Surveyor or Civil Engineer) in the State of Colorado, do hereby certify that the Site Plan Map shown hereon is a correct delineation of the above described parcel of land.
 I further certify that this Site Plan Map (and legal description) was prepared under my personal supervision and in accord with applicable State of Colorado requirements on this _____ day of _____, 2020.
 by _____ (SEAL)
 (reg. no.)
Staff Certificate of Approval.
 This Site Plan map of the CBMRE Storage Units is approved and accepted by the Town of Frederick Staff this _____ day of _____, 2020.
 Planning Director or Town Administrator _____



CBMRE Storage Units
5970 Hurt Street, Frederick CO
by CBMRE LLC

Project Manager:
Wolfram Kasemir
8529 N 107th Street,
Longmont CO

Site Plan

Project number	1
Date	Januaray 24 2020
Drawn by	Kasemir
Checked by	Vandenburg
Scale	1" = 30'-0"

1 **PCR-2020-09B**

2 **A Resolution of the Planning Commission**

3 **Recommending Denial of the Tops Business Park Lots 1, 2, and 5 Expansion of Storage**
4 **Facility - Conditional Use**

5
6 Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

7
8 Section 1. The Frederick Planning Commission finds that:

9 1.1 An application for the Tops Business Park Lots 1, 2, and 5 Expansion of Storage
10 Facility, Conditional Use has been submitted.

11 1.2 Said application was found to be complete through the review process.

12 1.3 Said application was considered during a public meeting held August 18, 2020.

13 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.

14 1.5 Said application conforms with the applicable requirements of Section 4.9.4 of the
15 Frederick Land Use Code.

16 Section 2. This resolution constitutes the written report, findings and decision of the Town
17 of Frederick Planning Commission.

18 Section 3. On the basis of the above, the Town of Frederick Planning Commission
19 recommends denial of the application.

20
21 This resolution approved this 18th day of August, 2020 by a vote of ___ to ___.

22
23
24 _____
25 Tracy Moe, Chairperson, Planning Commission
26
27
28
29
30

