

## **RESOLUTION NO. PC2020-10**

### **A RESOLUTION RECOMMENDING APPROVAL OF A USE BY SPECIAL REVIEW PERMIT FOR A RESIDENTIAL STRUCTURE TO BE USED IN CONNECTION WITH A VEHICLE TOWING AND RECOVERY BUSINESS IN THE LIGHT INDUSTRIAL (LI) ZONE DISTRICT**

**WHEREAS**, there has been submitted to the Planning Commission of the Town of Keenesburg a request by property owner Katharine Oliver for approval of a Use by Special Review (“USR”) permit for a residential structure to be used in connection with a vehicle towing and recovery business on the property located at 8053 CR 51, Keenesburg, CO 80643, which property was annexed to the Town as the Oliver Annexation No. 1 and No. 2; and

**WHEREAS**, all materials related to the proposed USR permit request have been reviewed by Town staff and found with conditions to be in compliance with the Town of Keenesburg zoning ordinances and related Town ordinances, regulations, and policies; and

**WHEREAS**, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning Commission finds the USR permit request should be approved, subject to certain conditions.

### **NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF KEENESBURG, COLORADO:**

Subject to the following conditions, the Planning Commission hereby recommends approval of the application by property owner Katharine Oliver for a Use by Special Review (“USR”) permit for a residential structure to be used in connection with a vehicle towing and recovery business:

1. The applicant shall adequately address the comments of the Town Engineer.
2. The applicant shall adequately address any staff and/or referral comments received.
3. The USR map shall be amended to show the proposed gate located as to allow for a vehicle to pull into the access drive without encroaching into CR 51.
4. The proposed screening fence shall be completed.
5. The following notes shall be placed on the USR map:
  - A. The site shall maintain compliance with the Weld County Health Department.

- B. Dead and/or dying trees and shrubs shall be removed from the property. Landscaping shall be maintained and replaced as necessary.
  - C. The site shall maintain compliance with the Division of Water Resources requirements concerning the well.
  - D. The site shall maintain compliance with Southeast Weld County Fire Department requirements.
  - E. The uses of the proposed office and storage building shall be consistent with the uses as described in the USR permit submittal.
  - F. Building permits shall be required to be submitted prior to the construction and/or placement of the future storage building and the office building.
- 6. The applicant shall address any redlines provided by staff for the USR map.
  - 7. Prior to submitting the mylar of the USR map, the applicant shall provide a pdf for staff review.

**INTRODUCED, READ, and ADOPTED** this 3<sup>rd</sup> day of September, 2020.

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Chair Howell

ATTEST:

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Teri Smith, Secretary