



Request for Comments

Case Name: Washington Street Billboard CUP
Case Number: RCU2020-00016

June 24, 2020

The Adams County Planning Commission is requesting comments on the following application:
Conditional Use Permit for a billboard in the I-1 zone district, visible from I-76. This request is located at 6711 WASHINGTON ST. The Assessor's Parcel Number is 0182503401012.

Applicant Information: STREET MEDIA GROUP LLC
GARY YOUNG
161 SATURN DRIVE
UNIT 5A
FT. COLLINS, CO 80525

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 07/16/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to MBarringer@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Maggie Barringer
Planner I

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APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL
FOR OFF-PREMISE ADVERTISING DEVICE (BILLBOARD)

Applicant: StreetMedia Group, LLC

Location: 6711 North Washington Street

WRITTEN EXPLANATION OF THE PROJECT

StreetMedia Group proposes to conduct an off-premise advertising device (billboard) at the south side of I-76 and west side of N. Washington Street, which is commonly known as 6711 N. Washington Street ("SUBJECT PROPERTY") (PIN 0182503401012) in the location shown on the enclosed site plan. The Subject Property is 2.54 acres in area and is zoned I-1 ("DISTRICT"). The existing use of the Subject Property is Paul's Canvas production for boat covers at 6711 N. Washington Street, a permitted use in the District.

Billboards are allowed in the District with an approved Conditional Use Permit ("CUP"). CUPs are subject to the approval criteria set out in Section 2-02-09-06, Adams County Development Standards and Regulations ("ADCO STANDARDS"). Billboard performance standards are set out in ADCO Standards § 4-15. No other ADCO Standards apply during the conditional use permit process.

The proposed billboard complies with all applicable CUP and performance standards, as follows:

CUP STANDARD #1. THE CONDITIONAL USE IS PERMITTED IN THE APPLICABLE ZONE DISTRICT. Billboards are allowed as a conditional use in the District.

CUP STANDARD #2. THE CONDITIONAL USE IS CONSISTENT WITH THE PURPOSES OF [THE ADCO STANDARDS].

The proposed billboard is allowed as a conditional use in the District. The proposed billboard meets all applicable performance standards. As such, it is consistent with the purposes of the ADCO Standards.

CUP STANDARD #3. THE CONDITIONAL USE WILL COMPLY WITH THE REQUIREMENTS OF [THE ADCO STANDARDS], INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE PERFORMANCE STANDARDS.

The proposed billboard complies with the requirements of ADCO Standards § 4-15, which set out the performance standards for billboards, as follows:

STANDARD	COMPLIANCE STATEMENT
4-15-03	The Subject Property will contain only one billboard with not more than two faces.
4-15-04	The area of each sign face will not exceed 300 square feet.
4-15-05	The height of the sign does not exceed 40 feet, measured as provided in ADCO Standards § 4-14-05.
4-15-06-02	An electronic sign face is not proposed at this location. As such, this standard does not apply.

STANDARD	COMPLIANCE STATEMENT
4-15-07 #1	The sign is separated from off-premises signs on the same side of the highway a distance that exceeds the 2,000 foot minimum spacing set out in Section 4-15-07 #1, ADCO Standards.
4-15-07 #2	The leading edge of the pole of the proposed billboard is set back a distance equal to the height of the billboard. A variation in the standard setback requirement of, ADCO Standards § 4-15-07 #2 is not requested with this application.
4-15-07 #3	Acknowledged
4-15-07 #4	Acknowledged
4-15-07 #5	This item is a restatement of requirements in ADCO Standards § 4-15-06-02. See response provided to said standards, above.
4-15-07 #6	<p>As shown on the attached site plan, the sign faces will be aligned back to back, and spaced not more than 3.5 feet from each other. The applicant understands that the County is currently processing amendments to the ADCO Standards that may allow for a “V-shaped” configuration of sign faces. The applicant respectfully requests that the following note be added to the conditional use permit should this application be approved by the Board of County Commissioners:</p> <p>All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request. The applicant may submit an alternative design that can be approved through a Minor Amendment to this Conditional Use Permit by staff, as long as the design complies with the Adams County Development Standards and Regulations at the time of building permit application.</p>
4-15-07 #7	Acknowledged

CUP STANDARD #4. THE CONDITIONAL USE IS COMPATIBLE WITH THE SURROUNDING AREA, HARMONIOUS WITH THE CHARACTER OF THE NEIGHBORHOOD, NOT DETRIMENTAL TO THE IMMEDIATE AREA, NOT DETRIMENTAL TO THE FUTURE DEVELOPMENT OF THE AREA, AND NOT DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE INHABITANTS OF THE AREA AND THE COUNTY. IN MAKING THIS DETERMINATION, THE PLANNING COMMISSION AND THE BOARD OF COUNTY COMMISSIONERS SHALL FIND, AT A MINIMUM, THAT THE CONDITIONAL USE WILL NOT RESULT IN EXCESSIVE TRAFFIC GENERATION, NOISE, VIBRATION, DUST, GLARE, HEAT, SMOKE, FUMES, GAS, ODORS, OR INAPPROPRIATE HOURS OF OPERATION.

The proposed billboard is consistent with the industrial character of the area in which it is located. The sign will allow for not only advertising space for businesses in the area, but also for

“help wanted” and public service messages. As such, it advances the health, safety, and welfare of the inhabitants of the area, the County, and the region.

The sign will produce no additional traffic, noise, vibration, heat, smoke, fumes, gas, or odors. Light emissions from the sign during nighttime hours will be in compliance with Colorado Department of Transportation (“CDOT”) and Adams County standards.

CUP STANDARD #5. THE CONDITIONAL USE PERMIT HAS ADDRESSED ALL OFF-SITE IMPACTS.

The sign will comply with all applicable lighting requirements of the County and CDOT, and will be constructed to building code requirements. The sign is located outside of sight distance triangles. As such, it does not create off-site impacts.

CUP STANDARD #6. THE SITE IS SUITABLE FOR THE CONDITIONAL USE INCLUDING ADEQUATE USABLE SPACE, ADEQUATE ACCESS, AND ABSENCE OF ENVIRONMENTAL CONSTRAINTS.

The Subject Property is suitable for the proposed billboard. The existing use of the Subject Property is boat canvas production. There is room on the Subject Property to include the proposed billboard without interference with the existing use. There are no environmental constraints on the Subject Property that would interfere with the proposed billboard.

CUP STANDARD #7. THE SITE PLAN FOR THE PROPOSED CONDITIONAL USE WILL PROVIDE THE MOST CONVENIENT AND FUNCTIONAL USE OF THE LOT INCLUDING THE PARKING SCHEME, TRAFFIC CIRCULATION, OPEN SPACE, FENCING, SCREENING, LANDSCAPING, SIGNAGE, AND LIGHTING.

The attached site plan shows the sign placed in a location that provides for the most functional use of the lot in terms of parking, circulation, open space, fencing, screening, landscaping, signage, and lighting. The sign does not interfere with the principal use, and is optimized for safe view angles from the adjacent highway.

CUP STANDARD #8. SEWER, WATER, STORM WATER DRAINAGE, FIRE PROTECTION, POLICE PROTECTION, AND ROADS ARE TO BE AVAILABLE AND ADEQUATE TO SERVE THE NEEDS OF THE CONDITIONAL USE AS DESIGNED AND PROPOSED.

The listed services are currently available to the Subject Property to serve the principal use, and there will be no perceptible increase in demand for any of the listed services as a result of the installation of a billboard.

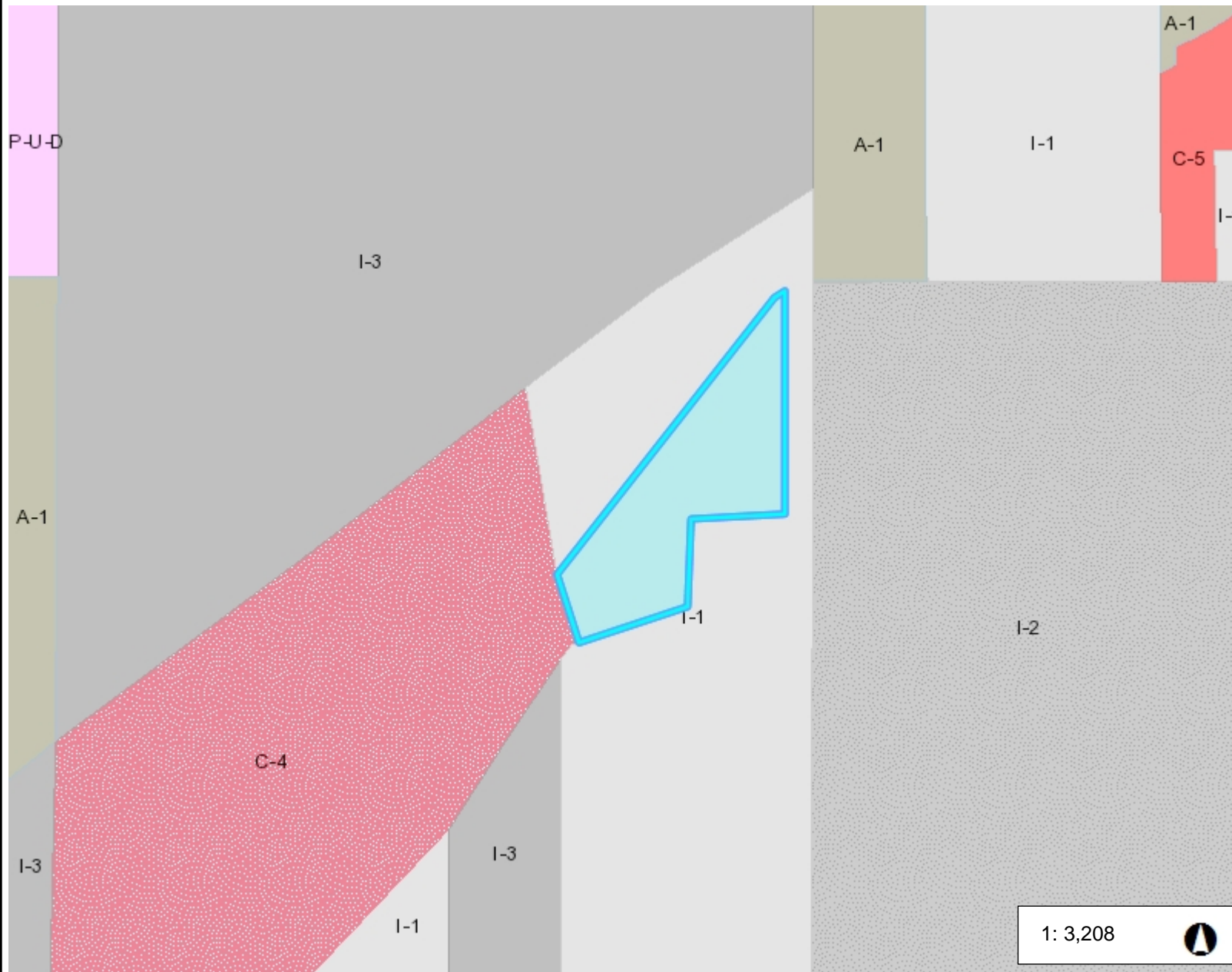




SITE PLAN
I-76 & WASHINGTON ST

StreetMediaGroup
161 Saturn Dr., Ste 5 | Fort Collins, CO 80525

Adams County Map



Legend

Zoning

- Municipality
- A-1
- A-2
- A-3
- AV
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- CO
- DIA
- I-1
- I-2
- I-3
- M-H
- P-U-D
- P-U-D(P)
- PL
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- R-E

0.1 0 0.05 0.1 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes