

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: February 28, 2024

BCC Hearing Date: April 30, 2024 (Continued from March 26, 2024)

23-108064RZ

Rezoning

Case Name: Gerdes Storage II Official Development Plan

Owner/Applicant: Gerald Pickelo Nunez

Location: 8870 Indiana Street, Arvada
Section 19, Township 2 South, Range 69 West

Approximate Area: 5.00 Acres

Purpose: Rezone from Agricultural - Two (A-2) to Planned Development (PD) to allow for outdoor storage of recreational vehicles, campers, boats, trailers, and one single family residence.

Today's Action: To inform the Board of County Commissioners, and the public, that the case has been withdrawn.

Case Manager: Sara Hutchinson

Representative: Jorge Eguiarte, EG Studio, LLC

Interested Parties:

- None

Level of Community Interest: Low

General Location: Southeast of the intersection of Candelas Parkway/W 90th Avenue and Indiana Street.

Case Manager Information: Phone: 303-271-8732 e-mail: shutchin@jeffco.us

PC RESOLUTION

It was moved by Commissioner **Spencer** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO

February 28, 2024

RESOLUTION

<u>23-108064RZ</u>	Rezoning
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Owner/Applicant:	Gerald Pickelo Nunez
Location:	8870 Indiana Street, Arvada Section 19, Township 2 South, Range 69 West
Approximate Area:	5.00 Acres
Purpose:	Rezone from Agricultural - Two (A-2) to Planned Development (PD) to allow for outdoor storage of recreational vehicles, campers, boats, trailers, and one single family residence.
Case Manager:	Sara Hutchinson

The Jefferson County Planning Commission hereby recommends **DENIAL**, of the above application, on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
 - A. The Rezoning proposal to allow for outdoor storage is not compatible with the existing and allowable single- and multi-family residential, commercial, and industrial land uses in the surrounding area, including because development standards to increase compatibility by mitigating negative impacts have not been incorporated into the proposed Official Development Plan (ODP).
 - B. The proposal is not in conformance with the Comprehensive Master Plan (Plan). It does not meet the Plan's land use recommendation for low-density residential uses, and the applicant has not adequately addressed the three factors to be met for proposals out of conformance with the Plan. The Plan goals and policies for Physical Constraints and Community Resources are also not met.
 - C. The ability to mitigate the negative impacts of the proposed land

use upon the surrounding area has been considered and found to not be addressed through development standards in the ODP. Negative visual, noise and odor impacts have not been adequately mitigated using appropriate development standards for setbacks, landscaping, and fencing.

- D. The subject property is served by the Arvada Fire Protection District and the Jefferson County Sheriff's Office. Water and wastewater services will be provided by individual well and septic systems. Existing infrastructure and services are available and adequate to serve the proposed land use at the property.
- E. The proposed land use may result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Commissioner **Duncan** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	Rogers	aye
Commissioner	Spencer	aye
Commissioner	Duncan	aye
Commissioner	Bolin	nay
Commissioner	Liles	aye
Commissioner	Messner	nay
Commissioner	Carpenter	nay

The Resolution was adopted by **majority** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, February 28, 2024.



Kimi Schillinger
Executive Secretary