

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 44
Series 2012

TITLE: A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW RECONSTRUCTION OF A QUASI-PUBLIC FACILITY AND A MAJOR HAUL OPERATION WITH VARIANCES IN A RESIDENTIAL-ONE (R-1) ZONE DISTRICT LOCATED AT 2901 FENTON STREET (CASE NO. SUP-12-03/ASHLAND RESERVOIR)

WHEREAS, Chapter 26, Article I of the Wheat Ridge Code of Laws establishes 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 Denver Water to allow reconstruction of the Ashland Reservoir on property located at 2901 Fenton Street in an R-1 zone district; and,

WHEREAS, such construction will take three years to complete and is considered a major haul operation; and,

WHEREAS, there are variances requested related to several sections of the Zoning and Development code; and,

WHEREAS, the request for Special Use Permit began as an administrative process which registered written comments/objections during the 10-day posting and notification period triggering a City Council public hearing; and,

WHEREAS, all required publishing, posting and notification requirements for a September 10, 2012 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 TO ALLOW RECONSTRUCTION OF A QUASI-PUBLIC FACILITY AND A MAJOR HAUL OPERATION WITH VARIANCES IN A RESIDENTIAL-ONE (R-1) ZONE DISTRICT IS HEREBY APPROVED FOR THE FOLLOWING REASONS:

1. There will be a public benefit as a result of the reconstruction.
2. The proposed SUP will not contribute to blight in the neighborhood.
3. There will be benefits due to increased landscaping and pedestrian connections.
4. There will be no negative impact to utilities, parks, schools or other public facilities and services.

5. The criteria used to evaluate a Special Use Permit support the request.

With the following conditions:

1. All representations made during public hearing testimony and as detailed in the case file shall be adhered to.
2. Denver Water will keep citizens apprised of the project status through a regularly mailed newsletter.
3. Project status meetings will be held with City office personnel as needed.
4. The monitoring station be redesigned to emulate some of the features of the existing well house on the property including but not limited to some façade features, materials used, and glazing or the well house be rebuilt somewhere else on the site.
5. Perimeter fencing be modified to have enlarged steel pillars with decorative finials every 100' as existing at the Ashland Decentralization Station.
6. Additional plantings be shown on the western side of the access drive from W. 29th Avenue.

DONE AND RESOLVED by the City Council this 10th day of September, 2012.



ATTEST:

Bruce Boone
Janelle Shaver, City Clerk

By:

Jerry DiTullio
Jerry DiTullio, Mayor