

**CITY OF WOODLAND PARK
ORDINANCE NO. 1464, SERIES 2023**

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT WITH A SITE PLAN REVIEW FOR THE PURPOSE OF ALLOWING AN AUTOMOTIVE VEHICLE REPAIR AND MAINTENANCE SHOP ON LOT 2, L CLIFFORD FILING NO. 2, (902 W. MIDLAND AVENUE) IN THE SERVICE COMMERCIAL (SC) ZONE

WHEREAS, the City of Woodland Park has received a request for a Conditional Use Permit with Site Plan Review for the purpose of allowing for an automotive vehicle repair and maintenance shop (with a legal description of Lot 2, L Clifford Addition Filing No. 2 at 902 W. Midland Avenue) within the Service Commercial (SC) Zone District; and

WHEREAS, an application to establish said conditional use has been accepted and considered pursuant to Municipal Code Chapter 18.57; and

WHEREAS, pursuant to Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7.b.1, a notice of the public hearings was published, a sign was posted, letters were mailed to adjacent property owners; and

WHEREAS, the Woodland Park Planning Commission considered the request on October 12, 2023 and recommended approval based on evidence contained in the staff report and presented at public hearing; and

WHEREAS, City Council considered the request, the Planning Commission recommendation, the staff recommendation, and after holding a public hearing on November 16, 2023, hereby finds that based on evidence contained in the staff report and presented at the public hearing, the request meets the standards for granting a Conditional Use Permit; and

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS:

Section 1. Approval. The Conditional Use Permit for the purpose of allowing an automotive vehicle repair and maintenance shop on Lot 2 of the L Clifford Addition Filing No 2 is hereby approved subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit for and receive approval of a:
 - a. Final Site Plan for a permitted use including landscaping, drainage, architectural elevations, access, etc.;
 - b. Infrastructure Zoning Development Permit
 - c. ZDP's and Building Permits for all new construction, including:
 - i. All Civil/Construction drawings
 - ii. Final Drainage Report
 - iii. Final Landscaping Plan

- iv. Final Site Plan
 - v. Final Floor Plans and Elevations
 - vi. Final Grading, Sediment and Erosion Control Plan (with BMP's)
 - vii. Final Utility Plan (water, sewer, power, etc.)
 - viii. Final Photometric Plan
 - ix. CO Stormwater Permit/Stormwater Management Plan
2. A final updated site plan, resolving all issues identified on the redlined plans must be approved by the City before any Zoning Development Permit (ZDP) will be issued.
 3. All development impact fees must be paid prior to any ZDP issuance including but not limited to tap fees, stormwater capital improvement fees, transportation capital fees, etc. Fees shall be calculated concurrent with the ZDP review.
 4. The applicant must install two fire hydrants per the recommendation of the Chief of North East Teller County Fire Protection district.
 5. The applicant shall amend the proposed building facade to better harmonize with the Woodland Park "mountain western" aesthetic.
 6. The applicant must submit for and gain approval of an Access Permit with a striping plan from COOT.
 7. The applicant must submit an updated preliminary site plan designating the western portion of the property as a "Natural buffer area".

Section 2. Recitals. The recitals contained in this Ordinance constitute the findings of City Council and are incorporated herein by reference.

PASSED BY CITY COUNCIL ON SECOND READING FOLLOWING
 PUBLIC HEARING THIS DAY OF _____ 2023.



 The Honorable Mayor Hilary LaBarre

ATTEST: 

 City Clerk Suzanne Leclercq