



CITY OF RIFLE PLANNING COMMISSION REGULAR MEETING PUBLIC HEARING

March 28, 2017
Rifle City Hall – Council Chambers

6:00 PM Workshop ~ Comprehensive Plan and General Planning Updates

Regular Meeting

7:00 PM Convene Regular Planning Commission Meeting

7:01 PM Roll Call

7:02 PM Approve February 28, 2017 Regular Planning Commission Meeting Minutes

7:03 PM Conditional Use Permit 2017-5. 2090 Whiteriver Avenue (Public Hearing)

Consider approval of a Conditional Use Permit for modular office and classroom

7:30 PM Member Comments and Adjournment

*The order and times of agenda items listed above are approximate and intended as a guideline
for the Planning Commissioners.*

Next Regular Planning Commission Meeting: April 25, 2017



CITY OF RIFLE
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DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

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STAFF REPORT

TO: City of Rifle Planning and Zoning Commission
FROM: Nathan Lindquist, Planning Director
DATE: March 23, 2017
CASE: CONDITIONAL USE PERMIT 2017-5
SUBJECT: Manufactured classroom building at 2090 Whiteriver Avenue
APPLICANT: Fellowship of the Rockies/New Life Church

I. REQUEST

The applicant requests approval of a Conditional Use Permit for a manufactured building in a Medium Density Residential (MDR) zoning district for the purpose of classroom space for the church. Manufactured buildings for classroom uses are an unlisted use in residential zones, thus triggering this Conditional Use Permit process.

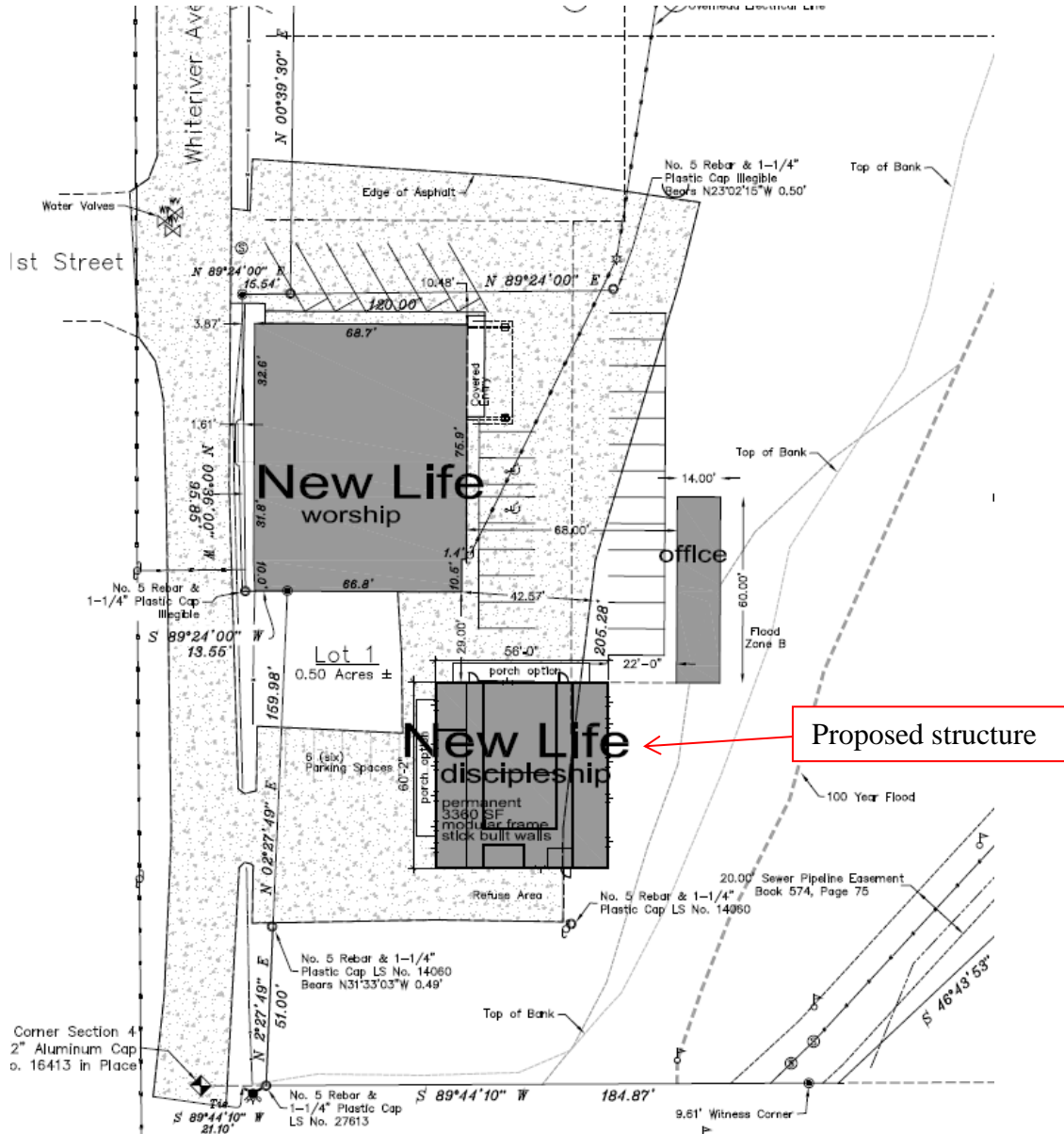
The building is a 9,000 square-foot structure that was originally a temporary construction office. It would be shipped to Rifle in four pieces. The applicant proposes to place the structure on a permanent foundation, remove the steel exterior, and construct new walls that come closer to meeting the City's architectural standards for commercial zone districts.

2090 Whiteriver Avenue Vicinity Map:





II. SITE PLAN – 2090 WHITERIVER AVENUE



The site currently consists of one main building (“New Life worship”) and one mobile classroom unit that was approved by Planning Commission in 2014 and permitted to be used for five years, expiring in 2019. The proposed structure in question would be placed on the south side of the property, blocking the southern drive access so that most vehicles use the north parking lot.

III. ARCHITECTURE

The proposed structure is 56’ by 60’. The steel exterior walls will be replaced with a more attractive exterior that matches the improvements that have been made to the worship building.

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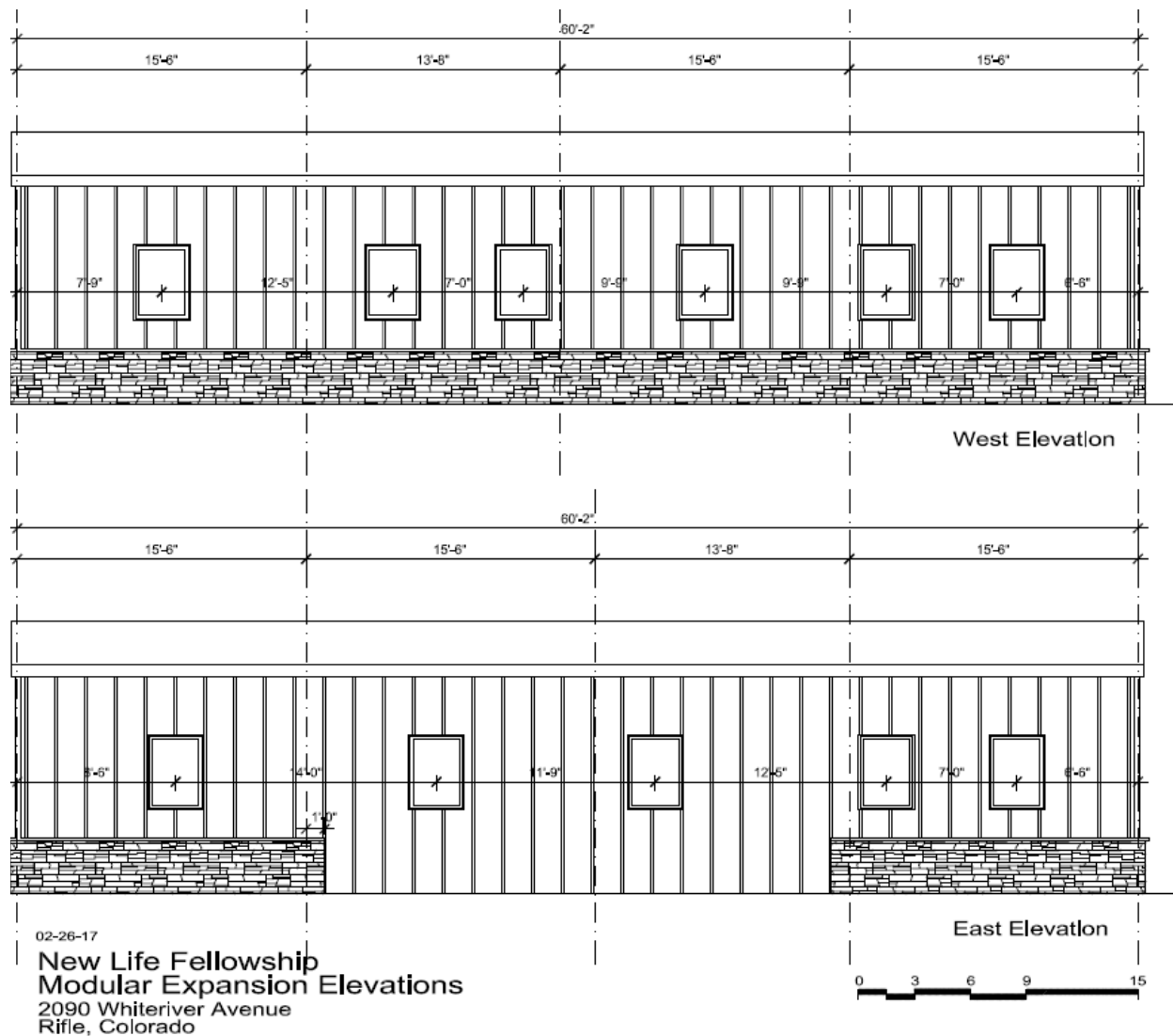
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The exterior walls will be composed of batten boards with a stone wainscoting at the base of the building. A pitched roof would be added. The gable area would be composed of a corrugated metal exterior. The west elevation facing the street will have six windows.

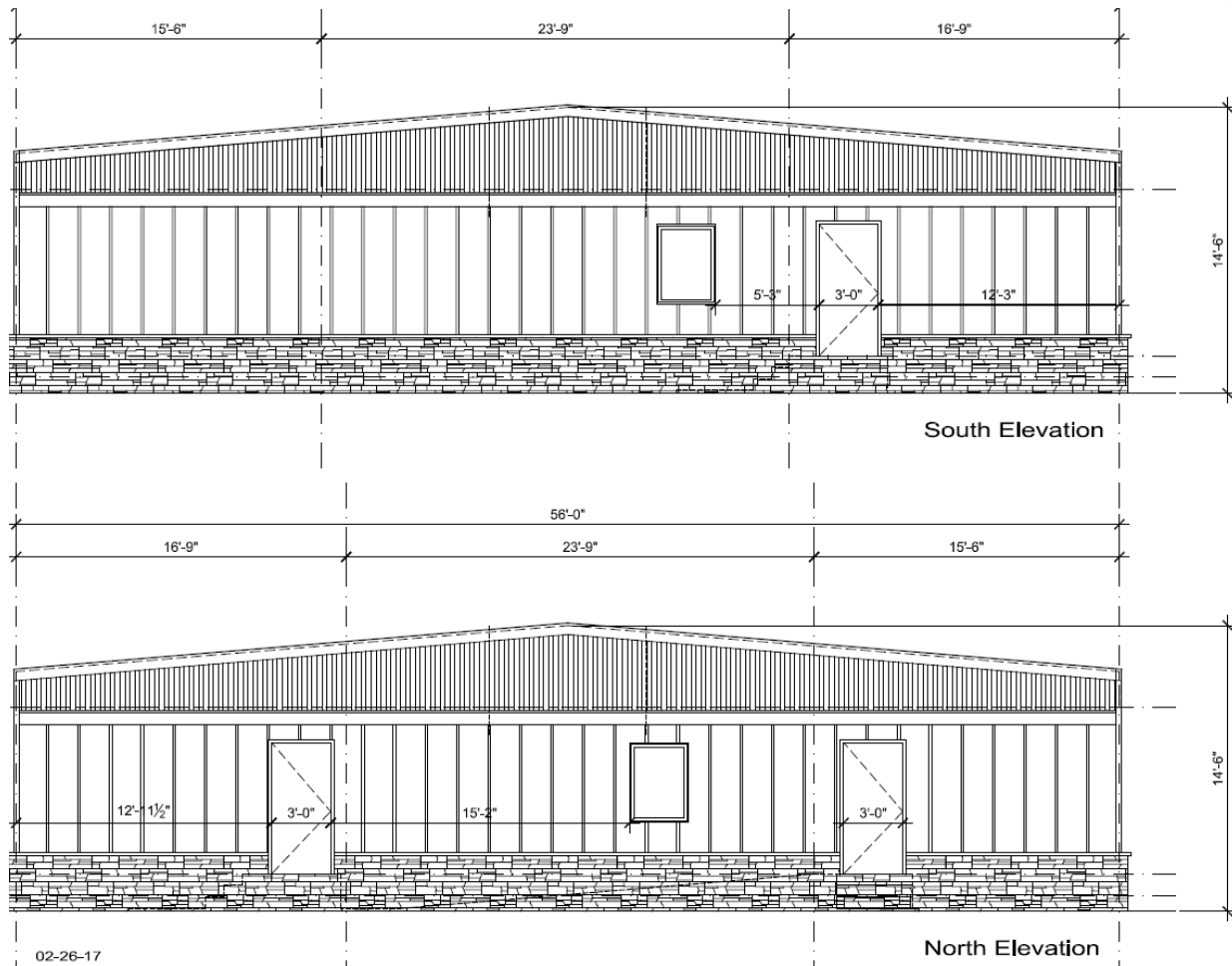
The property in question is in a residential zone district (MDR) that does not have architectural standards in the Rifle Municipal Code. Office/classroom buildings are usually in commercial zoning districts that have architectural requirements, including a minimum 20% window/door coverage on walls facing a street, and an offset every 40' in walls facing a street in order to provide architectural relief. The structure in question is not necessarily required to meet these standards unless Planning Commission desires that it should given that it is a reconfigured construction office. The window coverage on the west elevation of this structure appears to be approximately 15%. The side of the structure that faces the street is 60' long with no offsets.



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IV. RECOMMENDATION

If Planning Commission decides to grant approval to Conditional Use Permit 2017-5, the following conditions may be considered:

1. The roof shall be non-reflective metal or other non-reflective material.
2. Exteriors shall be constructed as proposed herein.
3. Site Plan approval shall be obtained within one year, or this approval shall be void.

V. FINDINGS

Pursuant to Section 16-5-360, the Commission shall consider the following criteria before approving a Conditional Use Permit (***staff comments shown in bold italics***):

1. Conformance of the proposal with the City of Rifle Municipal Code;

The proposal conforms to the Rifle Municipal Code by going through the Conditional Use Permit process.

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2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;

The work done on the building can be considered to improve it to the general standard of surrounding structures, although not quite up to the architectural standards for commercial buildings in Rifle. Because this is a residential zoning district, full compliance with commercial architectural standards is not required but may be considered.

3. The desirability for the proposed use in the specific area of the City;

This area of the City is appropriate for religious uses.

4. The potential for adverse environmental effects that might result from the proposed use;

None.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

The use is compatible with the Comprehensive Plan.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area; and

The impact on property values should not be major in either direction.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

Not applicable.