

September 17, 2024 Planning Commission Meeting

Sharon McCarthy Presenter

I ask that you bear with me as I try to understand the amendment process and its lingo at the same time bringing my concerns to your attention.

On the west side of town, there are 2 RV storage lots located in unincorporated Jeffco within the outer city limits. There is a 3rd parcel on 72 that is zoned IL. A handful of RVs are parked in the back but it's clear that the primary use is self-storage, not RV storage.

On the east side of town, there are three RV storage lots all zoned IG and are clearly located in industrial and not residential areas.

This is important because the LDC treats the defined area differently.

To be specific, Section 5-1-6-3.B.2. provides that "Outdoor storage areas shall not be located within 300 feet of a RA or RN zoning district, except within the area south of 60th Avenue and east of Lamar Street."

Commissioners, if you refer to page 4 of the staff report, please note the zoning and land use for this proposed project and the surrounding area. As you can see, the triangular property is zoned IL. The tan/gray areas to the north, west, and south of this site are all single family residential with some small businesses, like the Colorado Taphouse.

We question #2 and #7 of the LDC approval criteria:

#2 “.....is compatible with surrounding area.....”

- Our fundamental concern is that an RV lot adjoining significant, growing residential areas impacts the environment and all neighborhood residents. The triangular shaped property is surrounded on two sides by land that is mostly residential. There is limited open space and commercial areas near the landfill. GEOS has a very small amount of commercial space but is essentially residential. The open space to the south and west is a very narrow strip of land where the canal runs.

#7 “.....promote the public welfare and be consistent with the goals and policies of the comprehensive plan....”

- LDC 1-1-2-1. states “...provisions of this Code shall be considered the minimum requirements....”
- Approving a zoning amendment is inconsistent with at least four "general LDC requirements" defined in Section 1-1-1-2.
- An amendment to the Comprehensive Plan DOES NOT:
 3. Promote the public healthand general welfare;
 4. Promote the creation of safe, unique, interesting, inclusive, ...places;
 12. Provide protection fromhazards.
 5. Protect the quality and character of stable residential neighborhoods;

Perhaps we should pause and consider “the right business” in the "right place" at the “right time”.