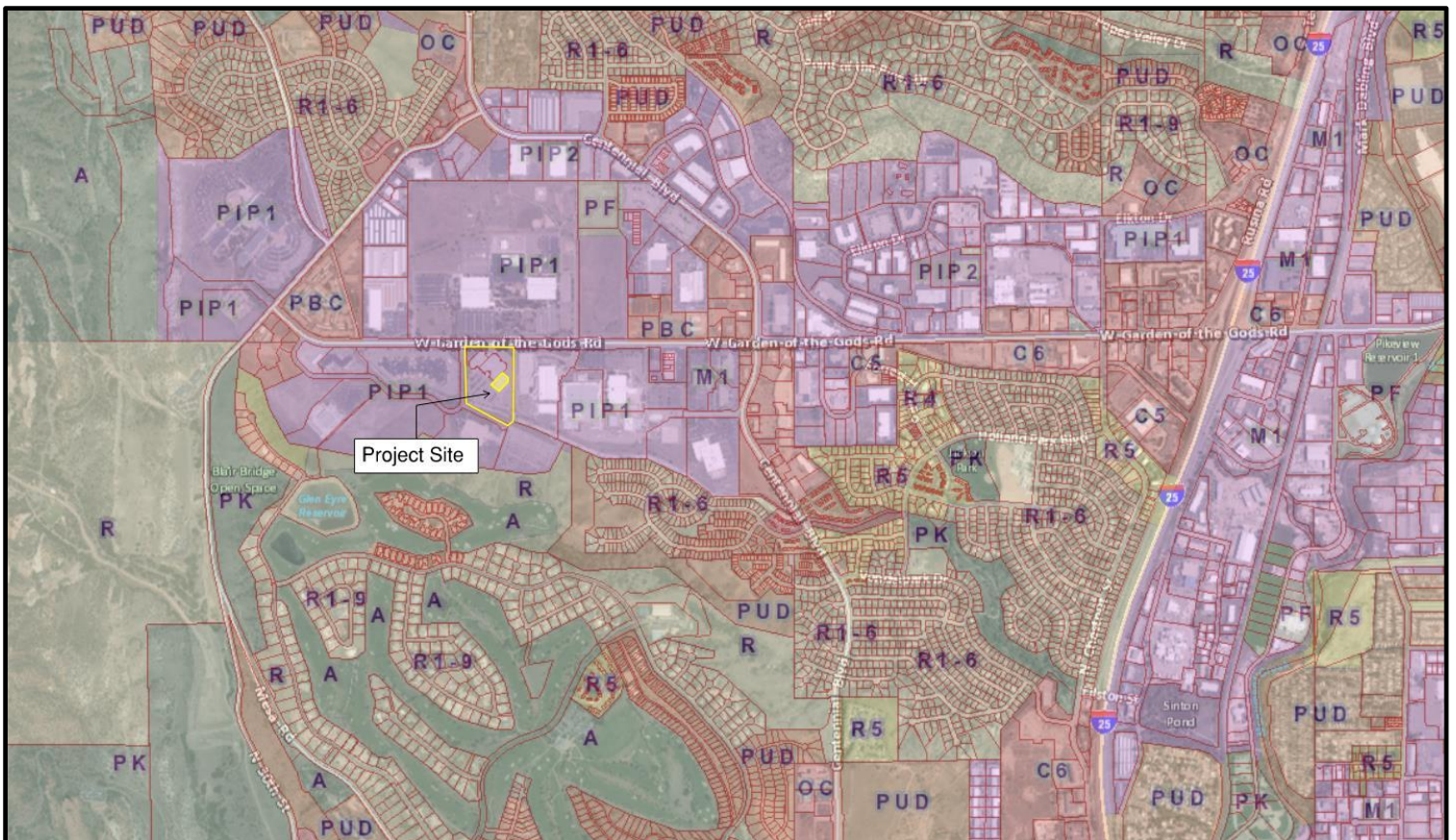


CITY PLANNING COMMISSION AGENDA
May 20, 2021

STAFF: WILLIAM GRAY

FILE NO(S):
CPC CU 21-000135 – QUASI-JUDICIAL

PROJECT: ARROWSWEST EVANGELICAL FREE CHURCH
OWNER: GRAPEVINE INVESTMENTS, LLC
DEVELOPER: AUSTIN BLUFFS EVANGELICAL FREE CHURCH
CONSULTANT: YOW ARCHITECTS, PC



PROJECT SUMMARY:

1. Project Description: The project includes an application for a conditional use development plan consisting of 11.45 acres located at 4455 Arrowswest Drive. The project is herein referred to as

“Arrowswest EV Church”. The conditional use request would allow for a religious institution in the PIP-1 (Planned Industrial Park) zone district. **(see “Conditional Use Development Plan” attachment)**. The proposed conditional use development plan illustrates the layout for the use and how it is being integrated into the property and the existing three (3) unit building.

2. Applicant’s Project Statement: **(see “Project Statement” attachment)**
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the application as proposed.

BACKGROUND:

1. Site Address: The property associated with this project is located at 4455 Arrowswest Drive.
2. Existing Zoning/Land Use: The property is zoned PIP-1 (Planned Industrial Park) and is developed with a vacant commercial building previously containing a civic use for cultural services (Space Foundation Discovery and Educational Center).
3. Surrounding Zoning/Land Use:
North: PIP-1 (Planned Industrial Park) and is developed with both commercial and industrial uses.
South: PIP-1 (Planned Industrial Park) and is developed with industrial uses.
East: PIP-1 (Planned Industrial Park) and is developed commercially with an administrative services use (El Paso County Community Services Center).
4. PlanCOS Vision: According to the PlanCOS Vision Map **(see “PlanCOS Vision Map” attachment)**, the project site is identified as a Mature/Redeveloping Activity Center.
5. Annexation: The property was annexed into the City under the Mesa Addition No. 2 annexation plat (July 27, 1971; Ordinance No. 4275)
6. Master Plan/Designated Master Plan Land Use: N/A
7. Subdivision: The property is platted as Lot 1, Block 1, Arrowswest Filing No.1, and condominium Unit 3, Arrowswest Condominiums.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project site is developed. Improvements include an existing building, asphalt paved parking and drives, and landscaping.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 14 property owners on two occasions: during the internal review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. City Planning staff received no public comments regarding this project.

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. The review agencies for this project included, Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City SWENT, City Parks, Council of Neighborhood Organizations (CONO), and City Police. City Fire was the only agency to provide project-specific written comments. All comments received from the review agency have been addressed. Following is the review comment from City Fire:

- City Fire – Identify fire lanes and traffic calming devices locations. Check with Pikes Peak Regional Building to verify a change of occupancy.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Application Summary

i. Conditional Use Development Plan:

The submitted Conditional Use Development Plan for the Arrowswest EV Church project proposes a religious institution at a site zoned PIP-1 (Planned Industrial Park) and 11.45 acres in size (**see “Conditional Use Development Plan” attachment**). A religious institution is a conditional use in PIP-1 (Planned Industrial Park) pursuant to City Code Section 7.3.203.

The project involves locating a church within the existing building that is comprised of three (3) units. The church is planned to occupy, 41,015 square feet, Unit 3. Unit 2 at the west end of the building is occupied by Space Foundation and Unit 1, the middle unit of the existing building, is vacant. It previously was used for manufacturing and office uses.

The new church as indicated will be located in Unit 3 and can be accommodated with interior improvements that will include a new 975 seat sanctuary, office spaces, meeting and church program spaces, and updated restroom facilities. Access to the site is via Arrowswest Drive south from West Garden of the Gods Road and it is determined to be adequate for both the proposed use and existing uses. The site contains an existing surface parking lot that has a total of 509 parking spaces. Based on existing and proposed use types, the number of provided parking spaces exceeds the required number of parking spaces by 53 spaces. This accounts for the vacant manufacturing and office space in Unit 1. An overarching factor when considering the parking appropriateness for the proposed use is that its parking demand is highest on Sundays when the Space Foundation is closed. In addition, there is a surplus of parking spaces that will provide additional flexibility with parking standards when Unit 2 is occupied in the future and the parking is common use for all of the units. This site could also potentially be considered a commercial center and the number of parking spaces required for this use type is 442; there are clear options and alternatives to account for how parking on this site works now and in the future.

In the review of the proposed project the sites existing landscaping, trash enclosures, and handicap accessibility were also considered and each of these site features were determined to be consistent and meet the intent of the zoning code.

Together, the proposed use and the incorporation into the existing building and the design and layout of existing site improvements as outlined above demonstrates and reinforces why this project is compatible with the surrounding neighborhood. Furthermore, the church has the potential to be a neighborhood amenity, serving the nearby residential uses. The proposed project is also consistent with the conversion of these large, historically underutilized buildings from less industrial uses to commercial uses that are occurring in this area of the City.

City Planning staff finds that the proposed plan is in conformance with the purpose for establishing a conditional use development plan as set forth in City Code Section 7.5.704.

2. Conformance with the City Comprehensive Plan:

The project applications have been evaluated for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. According to PlanCOS, the project site is identified as a Mature/Redeveloping Activity Center. (**see “PlanCOS Vision Map” attachment**) The Arrowswest EV Church project is consistent with one of the core values of PlanCOS, which reinforces the importance of encouraging infill development proposals.

One of the “Big Ideas” in the Vibrant Neighborhood Chapter 2 of PlanCOS is entitled “Embrace Creative Infill, Adaptation and Land Use Change”, which has goal VN-3 that states:

“Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.”

To do this, PlanCOS suggests, *“New development should focus on safe connections into and within these neighborhoods”*.

A “Big Idea” from Chapter 4, entitled “Embrace Sustainability”, has Goal TE-4 that states:

“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.”

A policy for this goal further reinforces that development should *“Prioritize development within the existing City boundaries and built environment (not in the periphery).”*

Adaptive and responsive land use change is one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project's land use, location, and site design meet the overall intent of this idea.

For the reasons provided in this overall staff report, City Planning staff finds that this infill development proposal and its associated application to be in substantial conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The project site is not part of a master-planned area. City Planning staff finds the Arrowswest EV Church project to be complimentary and supportive of the surrounding area, which contains a mix of commercial, cultural, civic and administrative, and residential uses. City Planning staff analyzed the overall impact of the project through consideration of the conditional use development plan and the review criteria for authorizing a conditional use, as set forth in City Code Section 7.5.704 (**See “Context Map” attachment**).

STAFF RECOMMENDATION:

CPC CU 21-00035 – Conditional Use Development Plan

Approve the Conditional Use Development Plan for the Arrowswest Church project, based upon the findings that the Conditional Use meets the review criteria for establishing a condition use, as set forth in City Code Section 7.5.704 and Section 7.5.502.E.