

CITY PLANNING COMMISSION AGENDA
August 15, 2019

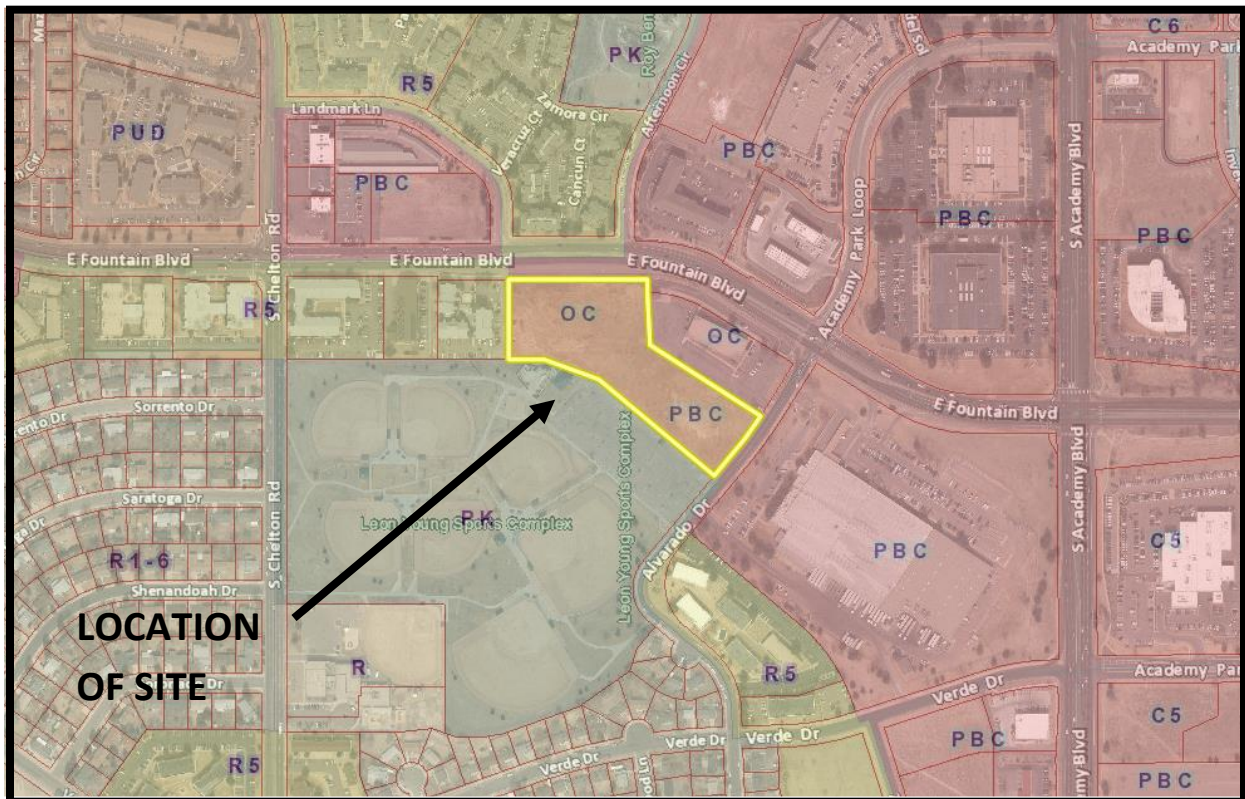
STAFF: RACHEL TEIXEIRA

FILE NO:
CPC ZC 18-00083 – QUASI-JUDICIAL
CPC DP 18-00084 – QUASI-JUDICIAL

PROJECT: FOUNTAIN SELF STORAGE

APPLICANT/OWNER: VALK PROPERTIES IV LLC

CONSULTANT REPRESENTATIVE: JEHN ENGINEERING



PROJECT SUMMARY

1. Project Description: This project includes concurrent applications for a zone change and a development plan for the construction of a self-storage facility on 4.77 acres located at 3455 East Fountain Boulevard. The proposal will rezone 4.77 acres from OC/PBC/cr/AO (Office Complex and Planned Business Center with conditions of record and Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay). The development plan will allow construction of mini-warehouses with all appropriate site-specific water quality, access and landscaping per City Code.
2. Applicant's Project Statement: (Refer to FIGURE 1)
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications with technical modifications.

BACKGROUND

1. Site Address: 3455 East Fountain Boulevard
2. Existing Zoning/Land Use: OC/CR/AO & PBC/CR/AO (Office Complex with conditions of record and Airport Overlay, and Planned Business Center with conditions of record and Airport Overlay)/vacant property
3. Surrounding Zoning/Land Use:
North (of East Fountain Boulevard): R5 & PBC/Apartment Buildings, Motel & Convenience Store
West: R5/Apartment Building
East: OC/Offices
East (of Alvarado Drive): PBC/Post Office
South: PK/Leon Young Sports Complex
4. Annexation: Pikes Peak Park Addition #6 December 1964
5. Master Plan: No master Plan
6. Zoning: OC & PBC zone districts with Airport Overlay. There is a condition of record for both zones that was established per Ordinances 81-188 and 81-189 restricting the access to Alvarado Drive.
7. Subdivision: Resub of Lot 2 Pikes Peak Park Subdivision Filing No. 21
8. Zoning Enforcement Action: None
9. Physical Characteristics: The 4.77-acre property is currently undeveloped platted lot, and relatively flat with native vegetation.

STAKEHOLDER PROCESS AND INVOLVEMENT

City Planning Staff noticed 66 property owners within a 1,000 foot buffer distance. There was no written communication in response to the postcard mailing and the property posting.

Staff sent the plans to the standard internal reviewing agencies for comments. Those commenting agencies included Colorado Springs Utilities, Traffic Engineering, City Engineering Development Review, Landscape Architect, City Surveyor, Enumerations, Water Resources, and Fire. All city agency comments have been addressed and the final drainage report for this project has been approved by Water Resources.

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

1. Review Criteria/Design & Development Issues

Zone Change:

The property consists of two zones; the northern area adjacent to East Fountain Boulevard is OC and the southern area adjacent to Alvarado Drive is PBC. The request is to rezone the entire 4.77 acres to a new PBC (Planned Business Center) zone in order to consolidate the property into one zoning classification and one zoning ordinance removing the existing condition of record. **(FIGURE 2)**

In 1981, the site was rezoned with the OC/cr and PBC/cr zone district classification. The condition of record that was attached with the two zone districts states "subject to access restricted to Alvarado Drive." per Ordinances 81-188 and 81-189. The condition of record was implemented at that time because there was a possibility that Colorado Department of Transportation (CDOT) might proceed in planning the expansion of U.S. 24 by-pass road (East Fountain Boulevard). This would eliminate the curb cuts and the existing frontage road along Fountain Boulevard. However, the corridor is heavily developed with properties to the west having direct access to Fountain Boulevard and the property to the east accessing from a frontage road – which will now be shared with this development.

The plans were sent to City Traffic Engineering and CDOT for review and comments related to the access as planned through the development of the site; access off of the Fountain Boulevard Frontage Road and access to Alvarado Drive. Traffic Engineering had no concerns with utilizing the existing access from the Fountain Boulevard frontage road. After several attempts to contact CDOT, no comments were received from the agency and no response to staff inquiries related to the plans for U.S. 24 expansion. If, in the future, CDOT determines expansion of U.S. 24 necessary, the access

to the Fountain Boulevard frontage road can be re-configured or closed and the self-storage facility would have adequate access from Alvarado Drive as this use is a low traffic generator.

Staff finds that the rezone request is in conformance with the City Code standards per the zone change review criteria as set forth in Section 7.5.603.B.

Development Plan:

The Fountain Self-Storage Development Plan (**FIGURE 3**) illustrates the location of the one multi-story structure (three floors) with interior vehicular access and seven single-story drive-up storage buildings intended for mini-warehouse use. Parking is being provided for the site along the southern side of the three-story self-storage building which includes eleven standard parking spaces and one handicapped accessible parking space. Located to the north of the proposed three-story self-storage building and along East Fountain Boulevard is the private, full spectrum detention basin which was approved by Water Resources. The drive lanes for the site are paved and the remaining open areas are landscaped and utilized for water quality and on-site detention

The main access into the development is off Alvarado Drive, and another ingress/egress is provided from the existing frontage road along East Fountain Boulevard. The plans were sent to City Traffic Engineering and CDOT for review and comments related to the access as planned through the development of the site; access off of the Fountain Boulevard Frontage Road and access to Alvarado Drive. Traffic Engineering had no concerns with utilizing the existing access from the Fountain Boulevard frontage road. After several attempts to contact CDOT, no comments were received from the agency and no response to staff inquiries related to the plans for U.S. 24 expansion. If, in the future, CDOT determines expansion of U.S. 24 necessary, the access to the Fountain Boulevard frontage road can be re-configured or closed and the self-storage facility would have adequate access from Alvarado Drive as this use is a low traffic generator.

Staff finds that the request for the development plan is in conformance with the City Code standards per the development plan review criteria as set forth in Section 7.5.502E.

2. Conformance with the PlanCOS

PlanCOS, the City's adopted Comprehensive Plan, is a high level and visionary document as a theme based approach to alignment of development intentions for the City. The self-storage mini-warehouse facility development project application is consistent with the envisioned land use pattern for the subject parcel as it relates to the Thriving Economy theme in PlanCOS (**FIGURE 4**).

Thriving Economy

The approval of the Fountain Self-Storage Facility project meets the goal pertaining to the Life and Style by meeting the daily needs of residents and businesses with high quality, varied, and easily accessible options. The development allows both residential and commercial customers to access and connect within the adjacent mix of complementary land uses in the neighborhood. The mini-warehouse use is a low traffic generator, and serves as a good transition between the multi-family to the west and the office and commercial uses to the east. (**FIGURE 5**)

In addition, the proposal will support the nearby residential housing, encourage activated and vibrant spaces, and encourage business opportunities. This is an opportunity for additional economic development and investment, particularly tied to fiscally sustainable job growth within this neighborhood. Goal TE-2 supports the diversification in the local economy by attracting and contributing to local jobs in the city.

It is the finding of the Planning and Development Department that the Fountain Self-Storage Facility application substantially conforms to the PlanCOS Thriving Economy vision.

3. Conformance with the Master Plan

This project site is not part of any Master Plan.

STAFF RECOMMENDATION:

CPC ZC 18-00083 – ZONE CHANGE

Recommend approval to City Council the zone change of 4.77 acres from OC/PBC/cr/AO (Office Complex and Planned Business Center with conditions of record and Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B), subject to compliance with the following technical modification to the zoning exhibit:

1. Update the text on the plan to reflect the zone change to PBC and elimination of the condition of record

CPC DP 18-00084 – DEVELOPMENT PLAN

Recommend approval to City Council the Fountain Self-Storage Development Plan, based upon the findings that the development plan complies with the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E), subject to compliance with the following technical modifications:

Technical and Informational Modifications to the Development Plan:

1. Add the text under application(s) under review on Cover Sheet – Sheet 1 of 5: “THE PROPERTY OWNER/APPLICANT IS ON NOTICE: THERE IS A POSSIBILITY OF CDOT EXPANDING FOUNTAIN BOULEVARD IN THE FUTURE. THIS WOULD RESULT IN THE CLOSURE OF THE FOUNTAIN BOULEVARD FRONTAGE ROAD ACCESS ENTRANCE, LEAVING ALVARADO DRIVE AS THE ONLY PRIMARY ACCESS FOR THE ENTIRE SITE.”
2. Modify the text from “TO PBC/CR/AO (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY)” to “TO PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY).”
3. Remove the conditional use language from Cover Sheet – Sheet 1 of 5: