

CITY PLANNING COMMISSION AGENDA

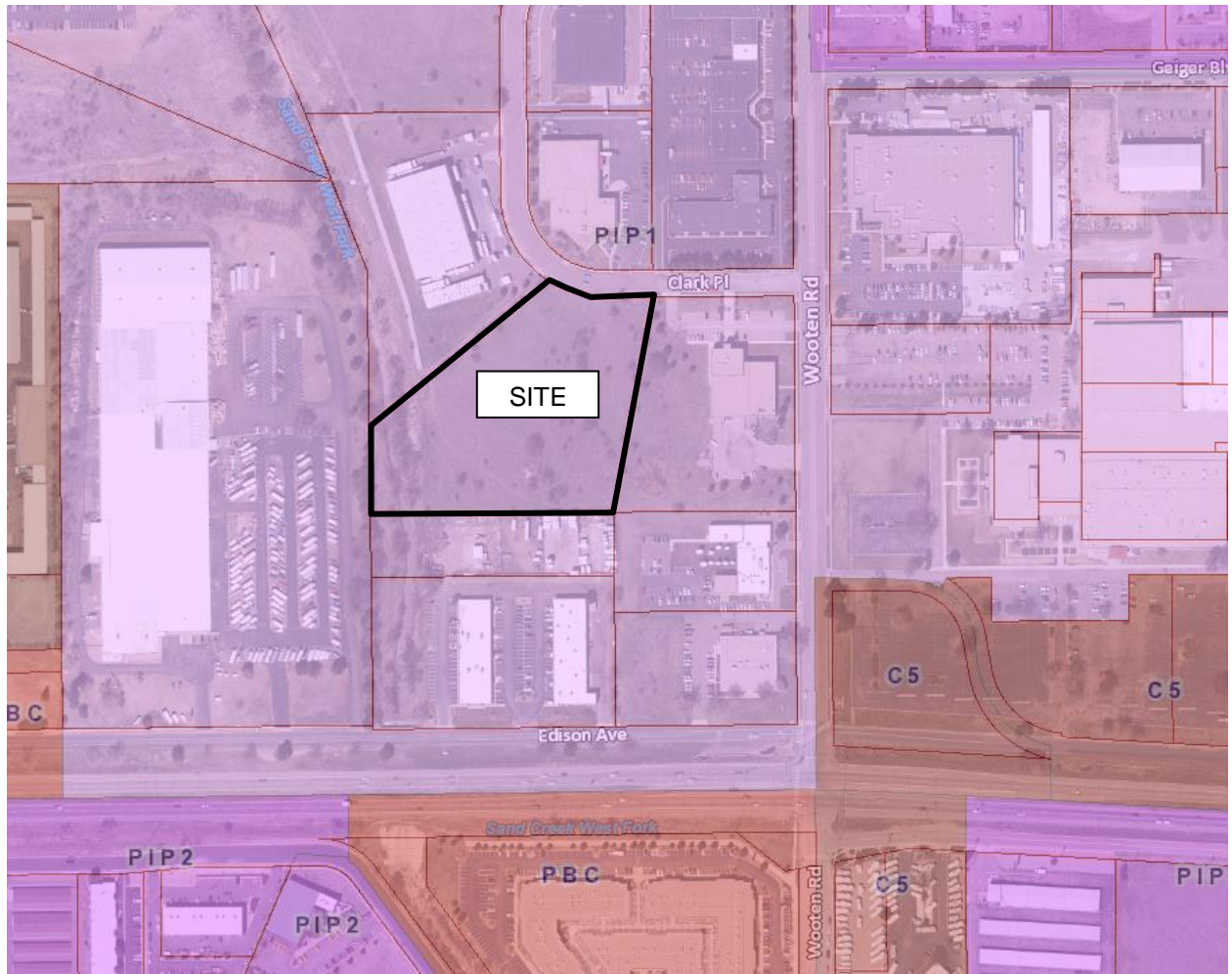
STAFF: LONNA THELEN

FILE NO(S):
CPC CU 17-00057 – QUASI-JUDICIAL

PROJECT: 712 CLARK PLACE

APPLICANT: MVE INC

OWNER: 712 CLARK PLACE LLC



PROJECT SUMMARY:

1. Project Description: This project is for a conditional use to allow an office/warehouse use in a streamside overlay zone. The property is located at 712 Clark Place, contains 5.26 acres and is zoned PIP1/SS/AO/APZ2 (Planned Industrial Park with Airport and Streamside Overlay within the Accident Potential Zone 2). The site layout is illustrated in the conditional use development plan (**FIGURE 1**).
2. Applicant's Project Statement: (**FIGURE 2**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the application, subject to modifications to the conditional use development plan.

BACKGROUND:

1. Site Address: 712 Clark Place
2. Existing Zoning/Land Use: PIP-1/SS/AO/APZ2/vacant
3. Surrounding Zoning/Land Use: North: PIP-1/office/warehouse
South: PIP-1/vacant
East: PIP-1/office/warehouse
West: PIP-1/office/warehouse
4. Comprehensive Plan/Designated 2020 Land Use: Employment Center
5. Annexation: Smartt's Addition #9/1963
6. Master Plan/Designated Master Plan Land Use: There is no master plan for this site.
7. Subdivision: Rustic Hills Subdivision Number 6 Filing Number 2
8. Zoning Enforcement Action: There are no current enforcement actions on this site.
9. Physical Characteristics: The site is relatively flat with very little vegetation. There are no structures on the site.

STAKEHOLDER PROCESS AND INVOLVEMENT: The public process involved with the review of the application included posting the site and sending postcards to 36 property owners within 1000 feet with the internal review and prior to the City Planning Commission hearing.

Staff input is outlined in the following sections of this report. Staff sent plans to the standard internal and external review agencies for comment. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Police, Enumerations, Floodplain, Real Estate Services, City Landscape, Comcast, School District 11 and E-911. This site is within the Airport Overlay and was reviewed by the Airport Advisory Committee with a no objection report.

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

1. Review Criteria / Design & Development Issues:
The project includes a proposal to build two 24,000 square foot office/warehouse buildings in an existing planned industrial park. The site will include parking for employees and visitors at the front of each building and distribution and unloading areas at the rear of the buildings. The buildings have been located on the site so the unloading areas are facing each other in the middle of the site.

The site is adjacent to Sand Creek West Fork and is located within the streamside overlay. The office/warehouse use in the streamside overlay requires a conditional use approval. All of the properties surrounding this portion of Sand Creek West Fork are zoned PIP-1 and developed with office/warehouse or light industrial uses. Staff believes the office/warehouse use at this location is appropriate as it meets the comprehensive plan and existing zoning on the site. The office/warehouse use is a permitted use in the PIP-1 zone district and the comprehensive plan calls out this location as an employment center. The buildings on the site have been designed to face the side elevations toward the creek. The side elevation is 80 feet in width versus the front elevation that is 300 feet in width. Staff strongly encouraged the side elevations to face the creek

and not the rear elevations due to the overhead doors that are included in that elevation. These elevations are less impactful to the creek and include an upgraded elevation material of smooth faced concrete block. The owner will also dedicate a trail easement and construct the trail to City Parks, Recreation and Cultural Services standards to allow for the connection of the trail along Sand Creek. The trail is currently installed on the property to the north, but no other properties between Platte Avenue and Galley Road have the trail. This connection is a missing link that will begin to finalize the trail corridor in this area.

Access to the site will be gained via two access points onto Clark Place. The site has existing curb and gutter, and sidewalk will be installed with this development.

Detention and Water Quality

A full spectrum detention basin is to be located on the western side of the site. This full spectrum detention basin is designed to: collect all site runoff, reduce site discharges from the site to historic levels, and provide water quality. The drainage report was returned to the engineer for revision as there is additional design detail needed; however, there should be no major changes to the final drainage design as Water Resources Engineering (WRE) works toward approval with the design engineer.

Staff finds that the conditional use development plan has adequately addressed comments noted by the internal review agencies and meets the review criteria as set forth in City Code.

1. Conformance with the City Comprehensive Plan:

The 2020 Comprehensive Plan calls out this area as "Employment Center", which is a designation that allows for a mix of uses to meet the needs of employees and visitors. This site is an infill lot in the middle an existing planned industrial park that will provide employment for the surrounding community. The site utilizes the existing infrastructure and makes efficient use of land and financial resources.

Objective LU 2: Develop A Land Use Pattern That Preserves the City's Natural Environment, Livability, And Sense of Community

A focused pattern of development makes more efficient use of land and natural and financial resources than scattered, "leap frog" development. In contrast to dispersed patterns of development, a consolidated pattern helps to decrease traffic congestion and facilitates the ability of the City to provide needed services and public facilities, such as street maintenance, public transit, police and fire protection, and emergency services.

A more focused land use pattern should be planned to better protect open spaces and natural resources, deliver public facilities and services more effectively, provide a greater range of options for housing in neighborhoods, preserve the unique character of the community, and make available a greater range of choices in modes of transportation.

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

It is the finding of the Planning and Community Development Department that the conditional use development plan will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

2. Conformance with the Area's Master Plan:

No master plan exists for this site.

STAFF RECOMMENDATION:

Approve the conditional use development plan for 712 Clark Place, based upon the finding that the conditional use development plan complies with the review criteria in City Code Section 7.5.502.E and 7.5.704, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Preliminary Plat:

1. Prior to approval of the conditional use, a 16 foot easement must be granted to the City Parks Department.
2. Include a note on the plans that the property owner will construct the 12 foot trail adjacent to the creek.
3. Receive approval of the drainage report from City Water Resources Engineering.
4. A 10 foot minimum separation is required between the water main and the wastewater service lines. Ensure a 10 foot separation from outside of pipe to outside of pipe. Additionally, ensure 15 foot separation from all permanent structures and the water main.