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**RE: Lot 3 Voyager Business Park filing No. 2
Use Variance (7.5.803)**

This submittal is for approval of a Use Variance for 11671 Voyager Parkway. The 1.91 acre site is located southeast of the Voyager Pkwy. and Ridgeline Dr. intersection. The included parcel TSN # 6217407027 is zoned PIP-1 and is currently vacant.

This parcel is shown within the master plan (CPC MPA 05-00278-A4MN17) as Office-Industrial Park / Research & Development and also Neighborhood commercial all shown on the Concept Plan (CPC CP 07-00189-A1MN15) that this parcel is part of. The history of this site shows that it has been in fluctuation since it was conceived. As the area has grown with residential occupants, the need for retail and other service businesses has expanded, especially along the frontage of Voyager. At this particular site, there have been several lots removed from the original concept plan and rezoned to PBC (Planned Business Center) to allow for more neighborhood commercial businesses in this corner parcel. The hurdle for the remaining portions of this area is that the PIP1 designation can't be broken up any further or it will fall below the 10 acre threshold, while at the same time rezoning the PIP1 portion would burden the two existing phases that are occupied with businesses, so this puts this last remaining portion in a very difficult position.

We are proposing to allow Timberview Animal Hospital, a small animal veterinary clinic, to operate in the building on this property. This business, typically not allowed within the PIP1 designation, would be the first tenant in the last phase for this area. This variance would allow for the tenant to move and expand her existing business from across the intersection into this area. Without having access to near-by land, Timberview will not be able to grow and therefore will hinder the economic well-being of the business and the service opportunity to the neighborhood. We feel that this is a good addition to the business park, as this last section will be difficult to attract business without an existing anchor tenant. This opportunity will allow this area to be built out and provide the surrounding neighborhood with services that they may not have prior.

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FIGURE 2

Voyager Business Park
Wednesday, February 12, 2020
Page #2

The building shown on the approved Development Plan (AR DP 18-00713) is shown as 25,313 square feet, we don't anticipate a building that large. The new proposed building shall be approximately 15,000-20,000 square feet. However, the purchaser requests approval of a two phase building plan that would begin with a portion of the total design to be built first and the second half at a later date. The proposed building would provide for three to four future tenants along with the veterinary clinic. Timberview would enhance its services to provide indoor only boarding for their clients. There would be an outdoor area provided for patient elimination located on the east side of the building. Pets would be taken to this area one to two at a time; and they would not be without supervision, being outside for only short periods.

Timberview operates now across the intersection within the Shops at Voyager retail center. The neighborhood is familiar with the business, and this variance would allow them to expand the business and provide a wider range of services to the neighborhood. With the neighborhood already familiar with the existing business, we feel that this variance shall not have any detrimental effects, and indeed be welcomed at the new location.

The Use Variance shall be shown and noted on the existing Development Plan (AR DP 18-00713), where the application shall be heard by Planning Commission. Once this Use Variance is approved the lot owner shall provide an updated Development Plan to be reviewed and approved by the planning department and shall replace the existing Development Plan. If a new plan is not provided, the existing approved Development Plan shall be reinstated without the Use Variance. A note shall be added to the Use Variance plan that lays this out. The future Development Plan shall be designed and laid out to comply with all of the pertaining codes.

This application presents an opportunity for the business owner to provide a better experience and the neighborhood to use this improved location and business opportunity. Overall, we feel that this Use Variance application should be approved based on the extenuating circumstances placed on this land and the opportunity it brings to the property to move forward.

Should you require any additional information, please contact me at 719.475.8133.
Respectfully yours,



Brad Nichols, Planning Associate
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