

CITY PLANNING COMMISSION AGENDA
APRIL 12, 2023

STAFF: JOHNNY MALPICA, AICP Candidate

FILE NO(S):

A. – CUDP-22-0011 – QUIASI-JUDICIAL

B. – NVAR-22-0039 – QUIASI-JUDICIAL

C. – NVAR-22-0050 – QUIASI-JUDICIAL

PROJECT: 2508 Gunnison St – Conditional Use Development Plan

OWNER/APPLICANT: Diana Olais Chavez

2508 Gunnison St – Vicinity Map (See attachment #1 “1. 2508 Gunnison St - Vicinity Map”)



PROJECT SUMMARY:

1. Project Description:

This project includes a conditional use development plan application as well as two nonuse variances. If approved, the proposed application would allow for the conversion of an existing single-story 1,374 sq. ft. building, previously used as a commercial warehouse/storage space to a single-family residential home. While the proposal does not request to change the footprint of the structure, currently the structure does not meet minimum side yard setbacks of 5', which are required with the conversion to

residential use. As such, the conditional use development plan is accompanied by two nonuse variance applications to section 7.3.104, to allow for 3'-6" setback along the west side yard and a 2' setback along the east side yard of the property where 5' is required.

2. Applicant's Project Statement: (See Attachment 2. "2508 Gunnison St - Applicant Project Statement)
3. Planning and Development Team's Recommendation:

Staff recommends approval of this application. The basis for this recommendation to approve is premised on the proposal's conformity with surrounding neighborhood characteristics, and if approved, the proposed use of the site represents a deintensification of the previous land use, one that is more harmonious with existing surrounding land uses.

BACKGROUND:

1. Site Address: The project site is address at 2508 Gunnison St.
2. Existing Zoning/Land Use: The subject property is zoned C-6 (General Business) WAREHOUSE/STORAGE
3. Surrounding Zoning/Land Use: (Land Use Map: See attachment 3." 508 Gunnison St – Surrounding Land Uses 1"=100')
North: C-6 (General Business) / Warehouse/Wholesale
South: C-6 (General Business) / General Commercial
East: C-6 (General Business) / Residential
West: C-6 (General Business) / Warehouse/Wholesale
4. PlanCOS Vision: According to the PlanCOS Vision Map (see 5. "PLAN COS VISION MAP - site location") the project site falls within a mature/redeveloping activity center, is within an established traditional neighborhood, as well as is near the E. Platte Ave City Priority Corridor.
5. Annexation: The subject property, addressed as 2508 Gunnison St. was annexed into the city of Colorado Springs in 1967 under the name Knob Hill Addition #7 Plat (on January 11, 1967).
6. Master Plan/Designated Master Plan Land Use: The project site is within the Knob Hill Neighborhood Redevelopment Plan.
7. Subdivision: The property was platted as Lots 27, 28 Block H, Platte Acres.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property has been previously used as a warehouse storage facility yet resembles characteristics of a one-story single-family home. To the east of the property all properties are being used as residences. As such, the neighborhood characteristics resemble an established and mature neighborhood that is transitioning.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process for the associated application consisted of providing notice to all neighboring property owners within a 1000-ft buffer distance of the project site, amounting to 225 addresses. Additionally, a poster was placed on the project site for a 10-day posting period. There were no public

comments were received for this project. The project site will be posted, again, prior to the Planning Commission public hearing.

This application was routed to the standard internal and external agencies for review and comment. Only a few minor review comments were received, which have since been addressed. Review agencies for this project include all of the following agencies: Colorado Springs Police Department, Comcast, Century Link, Enumerations, El Paso County Health Department, Engineering Development Review, Fire Districts, Flood Plain, Mountain Metro, Parks, School District 11, Storm Water Enterprise, Traffic Engineering, Colorado Springs Utilities, and USPS.

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

1. Review Criteria/Design and Development

a. Background

The subject parcel was annexed into the city with the Knob Hill Addition #7 in 1967 and zoned C6 (General Business). The applicant is proposing conversion of an existing single-story out building to a single-family residence. This proposal will require a conditional use and two nonuse variances for the side yard setbacks on the east and west side of the property.

b. Conditional Use:

The subject property is 6,550 sq. ft. (0.15 Acres) consisting of two platted lots that meet the legal lot of record definition and is zoned C-6 (General Business). Staff has determined that the proposed land use of Single-Family detached dwelling unit on an individual lot is a supportable as the surrounding neighborhood land uses represent a mix of primarily residential uses, as well as some commercial and light industrial uses. As such, the proposed land use represents a deintensification of the existing land use and will therefore not have a negative impact on surrounding properties.

c. Nonuse Variances:

Accompanying the conditional use development plan application are two nonuse variance applications to allow for both the east and west side of the property to be 2' and 3'-6", respectively, where 5' is required by City Code section 7.3.104. The subject parcel is zoned C-6 (General Business). While the C-6 zoning district does not require a side yard setback, unless the property is adjacent to a residential property, city Code section 7.3.105 requires that R-5 residential standards be applied when the parcel has a residential use. As such, a 5' side yard setback is required, and two nonuse variance applications accompany the conditional use development plan to allow for the structure to be converted to a single-family residential home with no change to the existing footprint.

2. Conformance with the City Comprehensive Plan:

The existing conditions of this neighborhood consists of a mix of low-density residential uses as well as commercial and light industrial uses. Conversion of this existing building is consistent with the Comprehensive Plan's keystone indicators as it increases net residential density and improves one parcel located along a City Priority Corridor. Furthermore, PlanCOS designates this area as a mature and redeveloping neighborhood, this project, if approved will improve the neighborhood aesthetic characteristics. With this project being a building conversion, it satisfies keystone indicator #4, "Infill and Redevelopment Activity" as well as #5 "Housing Attainability." Finally, this project proposes conversion of a light industrial use located within an area zoned C-6 (General Business) to a single-family residential use. When considering that the majority of surrounding uses are low density

residential, this conversion represents a use that is more compatible with its surroundings, which assists in enhancing a changing neighborhood, as the project improves neighborhood quality, affordability, and attractiveness.

3. Conformance with the Area's Master Plan:

This neighborhood does not have an area master plan, rather has a neighborhood redevelopment plan titled, "Knob Hill Neighborhood Redevelopment Plan." The redevelopment plan encourages a mix of low density residential, commercial, and office space within subarea 3, the location with which the project site is within. Furthermore, the existing land use map in the neighborhood redevelopment plan shows the subject parcel's land use as office/commercial with surrounding land uses classified as low density residential. Finally, the redevelopment plan encourages the reuse of existing buildings. As such, the proposed conditional use development plan which requests to convert an existing structure to a single-family residential dwelling unit is consistent with the area redevelopment plan and represents a use that is not only more compatible with the vision of the neighborhood redevelopment plan but is more consistent with existing surrounding neighborhood characteristics. About the review of the conditional use development plan application and in consideration of both the review criteria as set forth in City Code Section 7.5.704, the overall impacts of the proposal are negligible, and staff finds the 2508 Gunnison St Conditional Use Development Plan to be consistent with the immediate surrounding area and of benefit to the neighborhood.

STAFF RECOMMENDATION:

Item No: CUDP-22-0011 2508 Gunnison St. – Conditional Use Development Plan

CUPD-22-0011 – Conditional Use

Approve the conditional use development plan for 2508 Gunnison St. in the C-6 (General Business) zone district, based upon the finding that the conditional use development plan request complies with the review criteria for granting a conditional use development plan as set forth in City Code Section 7.5.502.E and 7.5.704.

NVAR-22-0039 – Nonuse Variance

Approve the nonuse variance from City Code section 7.3.104 to allow for a 2' side yard setback along the eastern portion of the property where 5' is required for conversion of an existing nonconforming commercial outbuilding to a single-family residence.

NVAR-22-0050 – Nonuse Variance

Approve the nonuse variance from City Code section 7.3.104 to allow for a 3'-6" side yard setback along the western portion of the property where 5' is required for conversion of an existing nonconforming commercial outbuilding to a single-family residence.