
NEW BUSINESS

CITY PLANNING COMMISSION AGENDA

ITEM NO: _____

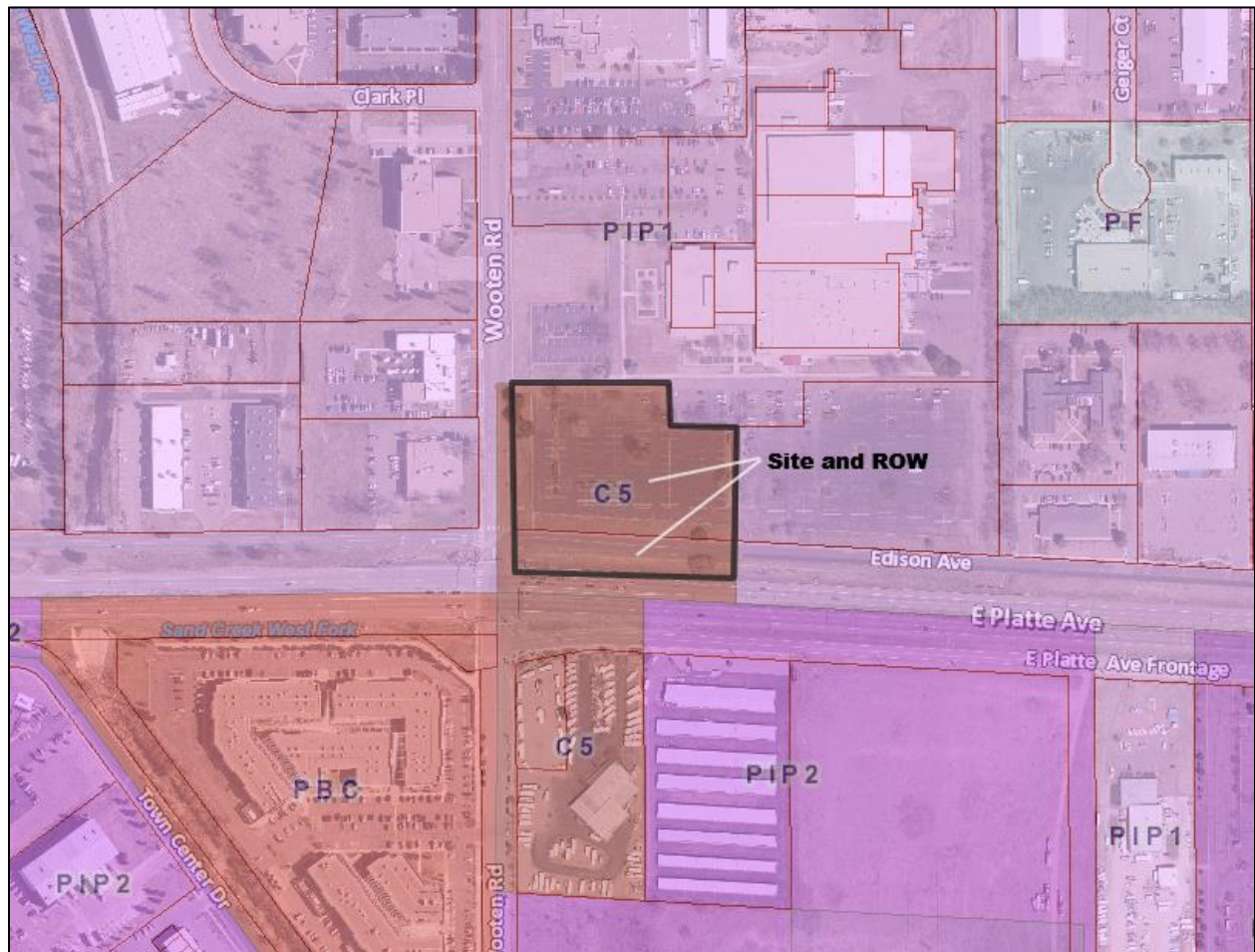
STAFF: MIKE SCHULTZ _____

FILE NO(S):
CPC V 15-00106 – LEGISLATIVE
CPC DP 15-00104 – QUASI-JUDICIAL

PROJECT: EAST PLATTE & WOOTEN KUM & GO

APPLICANT: OLSSON ASSOCIATES

OWNER: FN, LLC



PROJECT SUMMARY:

1. Project Description: This proposal is to vacate a portion of Edison Avenue and realign the roadway to the north along Wooten Road. Accompanying the vacation request is a development plan for a convenience/fuel sales use comprised of a 2.47-acre site. The property is located at the northeast corner of Platte Avenue and Wooten Road.

The applicant is requesting a vacation of right-of-way of .384 acres and approval of a development plan that illustrates the proposed realignment of Edison Avenue to the north connecting at Wooten Road. The development plan for the property includes a 6,217 square foot convenience store and fueling area with 10 fuel pumps. **(FIGURE 1)**

A subdivision plat is being processed administratively.

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Staff recommends approval of the applications, subject to the listed modifications.

BACKGROUND:

1. Site Address: 4810 Edison Avenue
2. Existing Zoning/Land Use: C-5/Vacant parking lot
3. Surrounding Zoning/Land Use: North: PIP-1/Mix of Commercial/Industrial
South: C-5/RV Sales and PIP-2/Mini-storage
East: PIP-1/Vacant Parking Lot (proposed for rezone)
West: PIP-1/Office
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: Platte Business Center Filing No. 2
8. Zoning Enforcement Action: No enforcement cases are active.
9. Physical Characteristics: The site is mostly paved, being a portion of a parking lot and the Edison Avenue frontage.

STAKEHOLDER PROCESS AND INVOLVEMENT: The public process included posting of the site and sending postcards to 13 property owners within 500 feet during the internal review and prior to the City Planning Commission meeting. No public comments in opposition were received. Calvary Chapel Eastside (5090 Edison Avenue) sent an e-mail in support of the project.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Landscape, Police and E-911.

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

1. Review Criteria / Design & Development Issues:
The Kum & Go project proposes to vacate .384 acres of the Edison Avenue frontage road **(FIGURE 3)** and realign Edison Avenue to the north and away from the Platte Avenue intersection. The development plan proposes a 6,217 square foot convenience store and fueling area with 10 covered fuel pumps on the 2.47 acre property. The purpose of realigning the frontage road is two-fold: the intersection design now is unsafe for motorists due to the proximity of the Platte Avenue intersection and secondly, realignment provides the applicant a "hard corner" for identification purposes. Removal of the roadway asphalt will be the responsibility of the developer; the area will be replaced with required site landscaping.

The realignment of Edison Avenue is also being coordinated with a separate, but concurrent, application for a zone change and concept plan for the property immediately to the east of the site. That project will be considered as part of the same February CPC agenda and proposes a

small shopping center building. The anticipated combination of commercial traffic for both uses triggered the need to redesign the easterly frontage road from Wooten Road to reduce risks of vehicle turning conflicts at the intersection. The City plans to monitor the intersection to determine if or when other traffic improvements may be warranted. Those improvements could include a center lane median or a potential realignment of the west leg of Edison Avenue away from the Platte Avenue intersection.

Access points into the commercial/industrial site to the north will be reconfigured and will continue to allow vehicular access off the realigned frontage road. City Traffic has also agreed to allow a new access from Platte Avenue onto the Edison Avenue frontage road. Attached is an aerial photo providing an overall layout of the proposed street realignment (with access locations), the Kum & Go station along with the adjacent concept plan. (**FIGURE 4**)

Staff is processing a concurrent subdivision plat that dedicates the realigned frontage road right-of-way. The vacation is being processed as a vacation plat which will require signatures by various departments and the Mayor. The subdivision plat and vacation plat will be recorded concurrently.

Staff has reviewed the vacation of right-of-way and development plan and has found that the applications are consistent with the review criteria and standards of City Code.

2. Conformance with the City Comprehensive Plan:

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

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.

Objective LU 7: Develop Shopping and Service Areas to be Convenient to Use and Compatible with Their Surroundings

Colorado Springs has numerous commercial areas that provide the necessary goods and services for visitors and regional, community, and neighborhood residents. The location and design of these areas not only has a profound effect on the financial success of commercial businesses, but also on the quality of life for the residents. Regardless of whether a commercial development is intended to serve neighborhood, community, citywide, or regional functions, it must be located and designed to balance pedestrian, bicycle, automobile, and, in many cases, transit access. In addition, the location and design of commercial uses must be integrated into surrounding areas, rather than altering the character of surrounding land uses and neighborhoods. Incorporating a mix of uses will increase the diversity and vitality of commercial areas.

The Kum & Go project will provide a commercial use within an area that is void of these services east of Murray Boulevard. This infill project will help reinvigorate a stretch of Platte Avenue that is underserved for convenience store and retail uses. Staff anticipates additional commercial interest could eventually occur on the south side of Platte Avenue near the existing flea market.

3. Conformance with the Area's Master Plan:

This property is not part of a master plan.

STAFF RECOMMENDATION:

Item No: CPC V 15-00106 – VACATION OF RIGHT-OF-WAY

Approve the vacation of right-of-way, based upon the finding that the vacation request complies with the vacation of right-of-way review criteria in City Code Section 7.7.402.C, contingent upon the following technical and/or informational modifications to the plat:

1. Change verbiage in the title from “sketch” to “plat”.
2. On vicinity map, identify the location of the right-of-way to be vacated in lieu of the entire property.

Item No: CPC DP 15-00104 – DEVELOPMENT PLAN

Approve the Kum & Go Development Plan, based upon the finding that development plan complies with the development plan review criteria in City Code Section 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Development Plan:

1. Continue coordination with City and Traffic Engineering to ensure all points of access issues have been resolved.
2. Continue coordination with City and Traffic Engineering regarding turn/stacking lane on west bound Platte as part of proposed access.
3. Please add the following note to the development site plan: "In lieu of constructing the median in Wooten Road, the developer/owner is required to escrow \$17,600.00 to City Traffic Engineering prior to issuing the building permit."
4. The proposed public utility easement must allow 15' on the north side of the water line. If this cannot be achieved, the water main can be relocated within the new Edison Avenue alignment.
5. No trees/structures shall be located within any utility easements and/or within 15' of any Colorado Springs Utilities' wastewater and water mainlines. Modify the Landscape/Development Plan to reflect this requirement. The proposed trees located within the utility easement cannot be installed as proposed and cannot be installed in the easement or within 15' of the water main.
6. The proposed porous detention cannot be located within the PUE or over the existing water and electric facilities.