

CITY PLANNING COMMISSION AGENDA
July 16, 2020

STAFF: GABY SERRANO

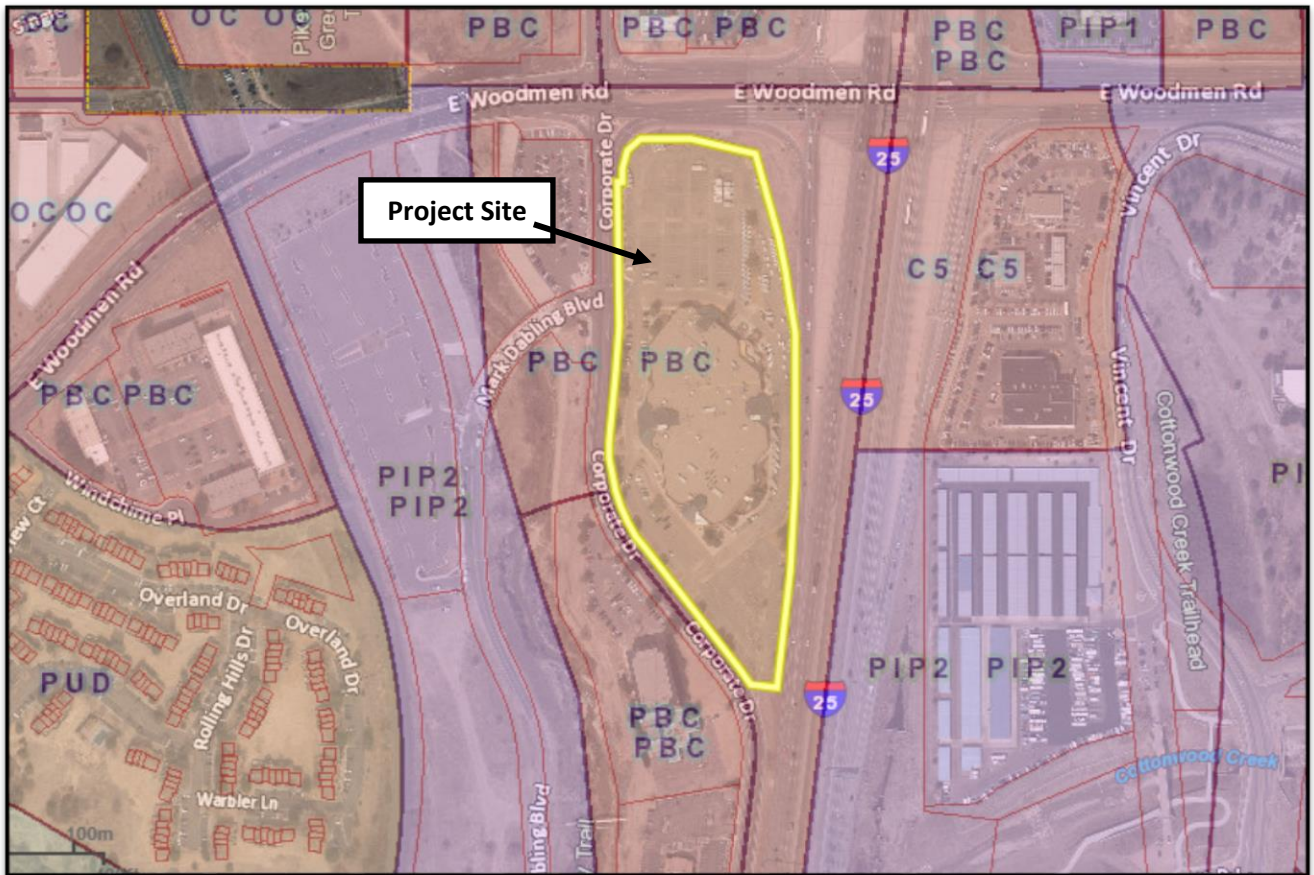
FILE NO(S):
CPC UV 19-00145 – QUASI-JUDICIAL
PD DP 81-306-A7MN19 – QUASI-JUDICIAL

PROJECT: U-HAUL AT TIFFANY SQUARE

OWNER: 6805 CORPORATE EAT LLC

DEVELOPER: U-HAUL

CONSULTANT: U-HAUL



PROJECT SUMMARY:

Project Description: The project includes concurrent applications for a use variance and minor development plan amendment for 10.16 acres of land located at 6805 Corporate Drive. The project is herein referred to as “U-Haul at Tiffany Square”. The use variance request proposes to allow an equipment rental use with a maximum of six (6) rental vehicles of 15,001 pounds or more in association with the self-storage and vehicle rental uses that are already established on-site, and in addition to a new self-storage building. The minor development plan amendment is for construction of a new 8,245 square foot self-storage building and ancillary site improvements (see “**Development Plan**” attachment).

1. Applicant’s Project Statement: (see “**Project Statement**” attachment)
2. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the applications as proposed.

BACKGROUND:

1. Site Address: The project site is addressed as 6805 Corporate Drive.
2. Existing Zoning/Land Use: The subject property is currently zoned PBC/CR/HS (Planned Business Center with Conditions of Record and Hillside Overlay) and is commercially developed.
3. Surrounding Zoning/Land Use: North: PBC/HS (Planned Business Center and Hillside Overlay) and is developed with commercial.
East: PIP-2/C5/P (Planned Industrial Park and Intermediate Business with Conditions of Record) and is developed with a segment of Interstate Highway 25 and commercial uses.
South: PBC/HS/SS (Planned Business Center Hillside and Streamside Overlays) and is developed with commercial.
West: PBC/HS/SS (Planned Business Center with Hillside and Streamside Overlays) and is a public parking lot.
4. PlanCOS Vision: According to the PlanCOS Vision Map (see “**PlanCOS Vision Map**” attachment), the project site is identified as an Established Suburban Neighborhood, which is also adjacent to an Intercity Corridor and a portion of the Ring the Springs loop.
5. Annexation: The property was annexed into the City under the Golden Cycle Addition #1 annexation plat. (April 1966; the book 2269 page 928)
6. Master Plan/Designated Master Plan Land Use: The project site is part of the Rockrimmon Master Plan, a privately initiated master plan. The master planned land use designation is PBC.
7. Subdivision: The property was platted as Lot 2 of Corporate Center Filing Number 1.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is commercially developed and gradually slopes to the southwest towards Monument Creek.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 81 property owners on two occasions; during the internal review stage and prior to the City Planning Commission hearing. The site was also posted during the two occasions noted above. Staff did not receive public comments concerning the applications.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City

Traffic, City Fire Prevention, City Stormwater Enterprise, City Parks & Recreation, Council of Neighborhood Organizations (CONO), Police, United States Air Force Academy and E-911. City Planning staff notes that the following review agencies provided project specific comments:

- City SWENT- Based on revisions made to the final drainage report, the project's stormwater improvement were found to comply with the City's Drainage Control Manual and the Final Drainage Report has been approved.
- United States Air Force Academy (USAFA) – USAFA asks the City to request future developers to file for an avigation easement.

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

1. Review Criteria / Design & Development Issues:

a. Applications Summaries:

i. Use Variance and Minor Development Plan Amendment

The requested minor development plan amendment for Tiffany Square development project (see **“Development Plan” attachment**) consists of a new 8,245 square foot building at a 42'6" building height for self-storage. The plan also depicts ancillary site improvements. The new building will store “u-boxes”, which are similar to storage containers. There will be 480 “u-boxes” stored in the building. The applicant has indicated that no storage boxes will be stored or displayed outside the building. To ensure there is no project creep, City Planning staff has requested that a note to be added the plans indicating that “No “U-Boxes” or similar storage devices will be stored or displayed outside the building.”

The use variance establishes an equipment rental use. More specifically, the use variance will allow a maximum of six (6) rental vehicles with weights of 15,001 pounds or more on the property accessory to the existing vehicle rental and self-storage uses. The applicant's justification for this use variance request can be found in the project statement (see **“Project Statement” attachment**). The plan also depicts six (6) parking spaces dedicated for the display and rental of the oversized vehicles. The proposed on-site improvements consist of additional landscape plantings such as deciduous trees and shrubs to minimize the visibility of the vehicle and equipment parking area. The vehicle rental of equipment under 15,000 pounds is already occurring on the property as a permitted use in the PBC zone district. There are 50 parking spaces dedicated for trailer rentals and automotive rentals under 15,000 pounds. These designated parking spaces are located directly west of Interstate 25. The re-striped parking will now comply with the current dimensional and signage requirements as stipulated in City Code Section 7.4.2 *Off-Street Parking Standards*.

Currently, the Tiffany Square development has several different uses operating on the property. As such, City Planning staff applied the parking calculation based on the square footage of each use illustrated on the site plan; 307 parking spaces have been provided on-site where 251 parking spaces are required. The proposed site plan also brings Corporate Drive in compliance with City Code Section 7.4.3 *Landscape Standards*. The Applicant is proposing new plantings and ground cover along Corporate Drive. The Applicant has requested alternate compliance for the landscaping setback along Interstate Highway 25 and Woodmen Road. The alternate compliance consists of a 11.5-foot landscape setback along Interstate Highway 25 and Woodmen Road where 25 feet is required per City Code Section 7.4.3 *Landscape Standards*. However, all required trees are being provided along these two roads. The request for the reductions of the landscape setback widths has been approved due to the existing site conditions. Additionally, the applicant has submitted the proposed elevations and façades for the new building which will be consistent the existing office building. The applicant has incorporated a brick façade in all four elevations to match the existing building.

To simplify the illustration of the proposed changes on the site, City Planning staff has allowed the applicant to consolidate the use variance development plan and minor amendment development plan changes on one plan set. The subsequent motions that staff has provided have been structured so that action may be taken on each application independently of the other (i.e. If the use variance were to be denied, the amendment application, which includes site changes and a new building, can still move forward on its own.).

City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for establishing a development plan, as set forth in City Code Section 7.5.502(A). Staff finds that the proposed use is consistent with the purpose of granting relief in the form of a use variance development plan per City Code Section 7.5.801. Based on staff's analysis of the proposal and surrounding land use pattern, which consists of commercial uses, the proposed equipment rental use is well-suited for the area. **(See "Context Map")**

b. Traffic:

The project did not warrant the preparation of a traffic impact study, the City's Traffic Engineering Division of Public Works (herein referenced as "Traffic") has reviewed the amended development plan. City Planning and Traffic will monitor the build-out of this project to determine if additional roadway or intersection improvements are necessary.

c. Drainage:

The City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT") has reviewed the amended development plan and accompanying final drainage report, prepared by Kiowa Engineering Corporation. SWENT has accepted the analysis and recommendations set forth in the report. Stormwater from the proposed project will be captured at existing inlets on site. No other on-site treatment or detention facilities are required at this time.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as an Established Suburban Neighborhood. **(see "PlanCOS Vision Map" attachment)** Economic diversity is a core principle of PlanCOS and the foundation of supporting a thriving local economy. In Thriving Economies, Chapter 4 of PlanCOS, the project aligns with the "Critical Support" **(see "PlanCOS Thriving Economy")** the main goal of this typology is "to ensure fundamental needs to residents and businesses are reliably met every day." The self-storage will provide a service to the residents within this still developing portion of the City.

City planning staff finds the project in questioned and its associated application to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The project is located within the Rockrimmon Master Planned area. The master planned land use designation for the project site is PBC. The Rockrimmon Master Plan has been deemed "Implemented", according to City Code Section 7.5.402(B)(2) *Implemented Master Plan*. A determination of "Implemented" occurs when the area covered by a master plan is 85% or more built out. Based on the surrounding land use pattern, which contains a mix of uses, staff finds the project to be complimentary and supportive of the immediate area.

STAFF RECOMMENDATION:

CPC UV 19-00145 – Use Variance Development Plan

Approve the use variance development plan for an equipment rental use with a maximum of six (6) rental vehicles of 15,001 pounds accessory to the existing U-Haul, based upon the findings that the request meets the review criteria for granting a use variance, as set forth in City Code Section 7.5.803(B), and a development plan, as set forth in City Section 7.5.502(E).

PD DP 81-306-A7MN19 – Minor Development Plan Amendment

Approve the minor development plan amendment for U-Haul at Tiffany Square, based upon the findings that the request meets the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E).