

# 40 W Las Vegas Self Storage

FBZN-22-0003

ADRF-23-0004

Downtown Review Board  
Public Hearing

February 7, 2023

Ann Odom, Planner II



# Background



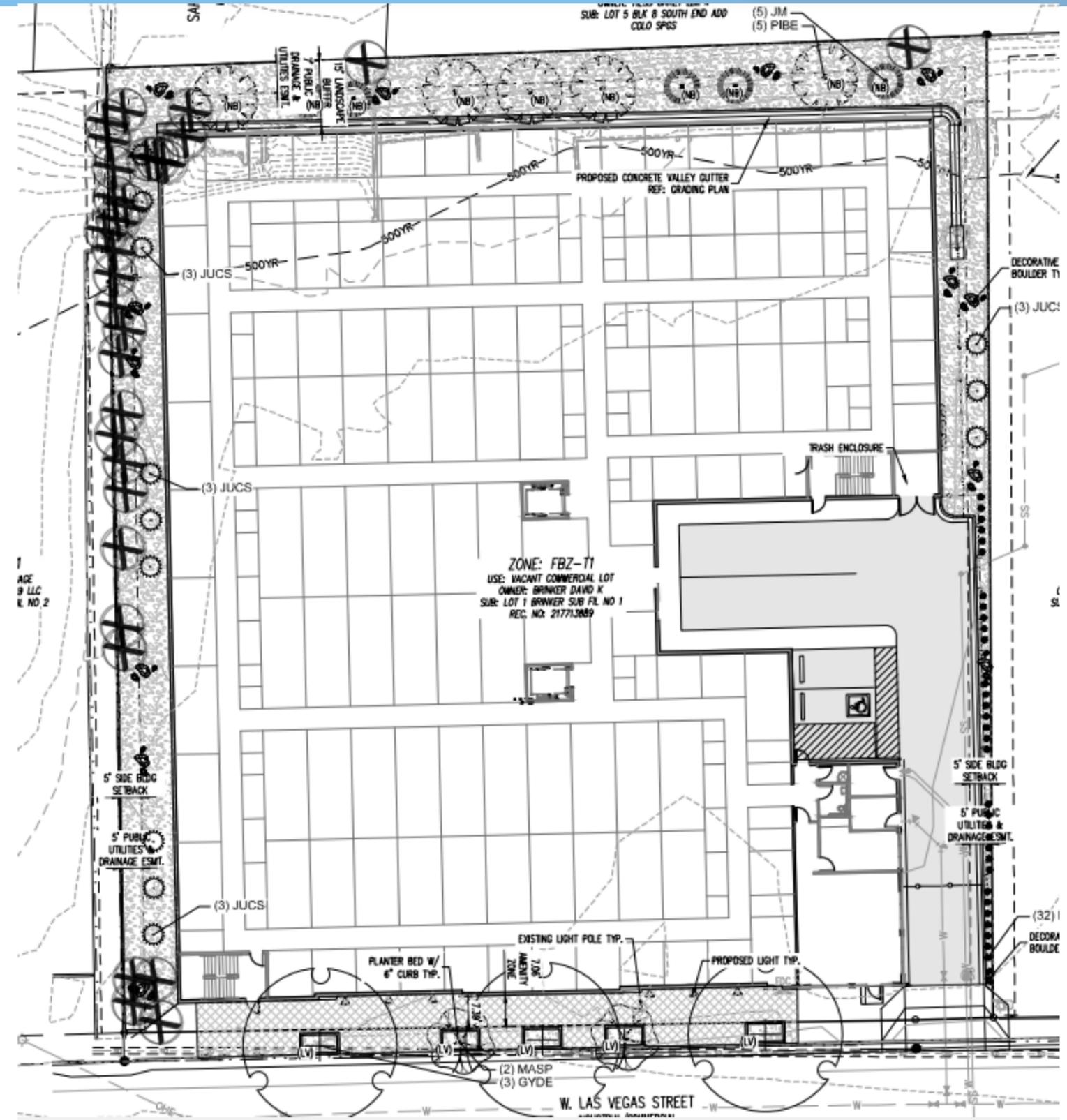
- Site located on W Las Vegas St, about 800' west of S Tejon St
- 1-acre site
- Zoned FBZ-T1
- Currently used as an automotive storage yard



# Proposal



- Self-storage building
- 3-story, 31,242 SF building
- 2 off-street parking spaces and 2 loading areas



# Applications



- FBZ Development Plan
- Warrants for:
  - Building Envelope – 6' front setback where 0' is required
  - Glazing – 3% where 60% is required
- Administrative Relief for:
  - Reduced drive aisle width – 18' where 20' is required

# Warrant Criteria



- Warrants necessary for building envelope and glazing
- Warrants require consideration of five criteria:
  - Is the requested Warrant consistent with the intent of the Form-Based Code?
  - Is the requested Warrant, as well as the project as a whole, consistent with Section 4 – Design Guidelines of the form-based code?
  - Is the requested Warrant reasonable due to the proposed project's exceptional civic or environmental design?
  - Is the requested Warrant consistent with the Downtown Master Plan?
  - Is the requested Warrant consistent with the City's Comprehensive Plan?

# Administrative Relief Criteria



- Administrative Relief require consideration of four criteria:
  - The strict application of the regulation in question is unreasonable given the development proposal or the measures proposed by the applicant or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district and such conditions will not allow a reasonable use of the property in its current zone in the absence of relief.
  - The intent of this Zoning Code and the specific regulation in question is preserved.
  - The granting of the administrative relief will not result in an adverse impact on surrounding properties.
  - The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel. Administrative relief shall not be used to create or modify lots to the extent that they no longer meet the minimum lot size for the zone district in which they are located.

# Stakeholder Notice



- Formal Public notice at:
  - Application Submittal
  - Prior to DRB
- Notices sent to roughly 170 properties
- No public comments were received
- All standard City Agencies have reviewed and support the application

# Analysis



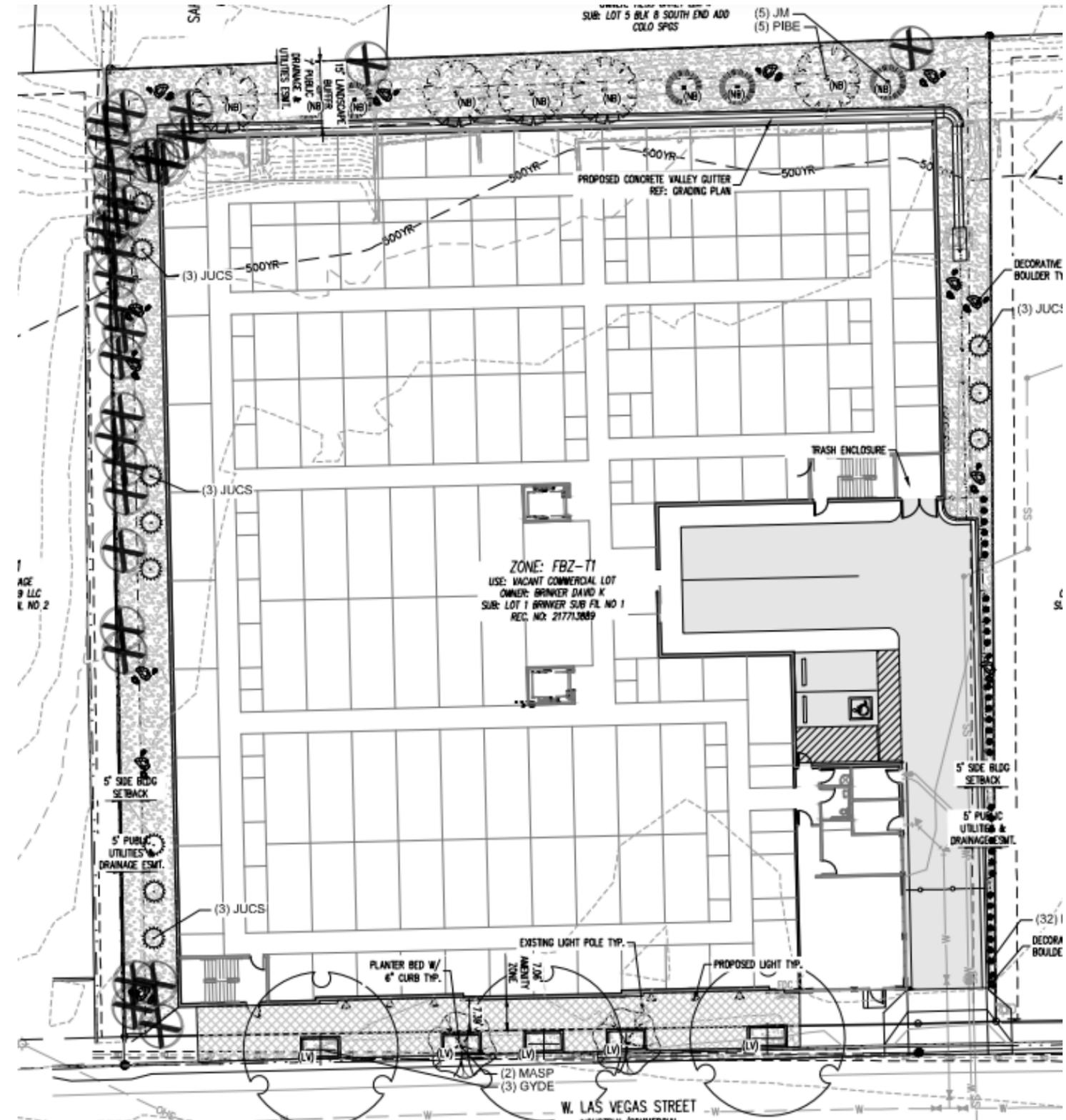
- Project located near the southern edge of downtown
  - Part of the Mill St Neighborhood
  - Near the Pikes Peak Greenway trail



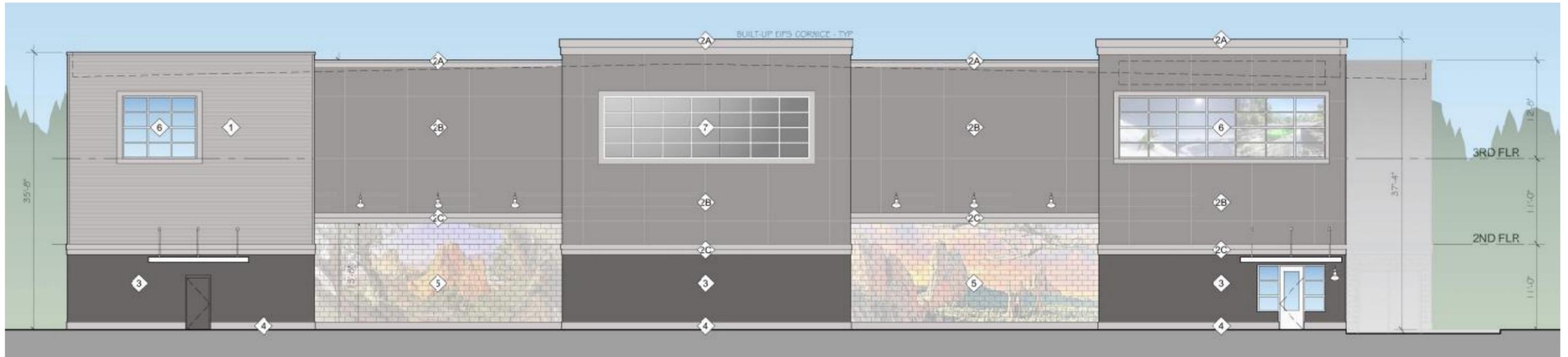
# Analysis



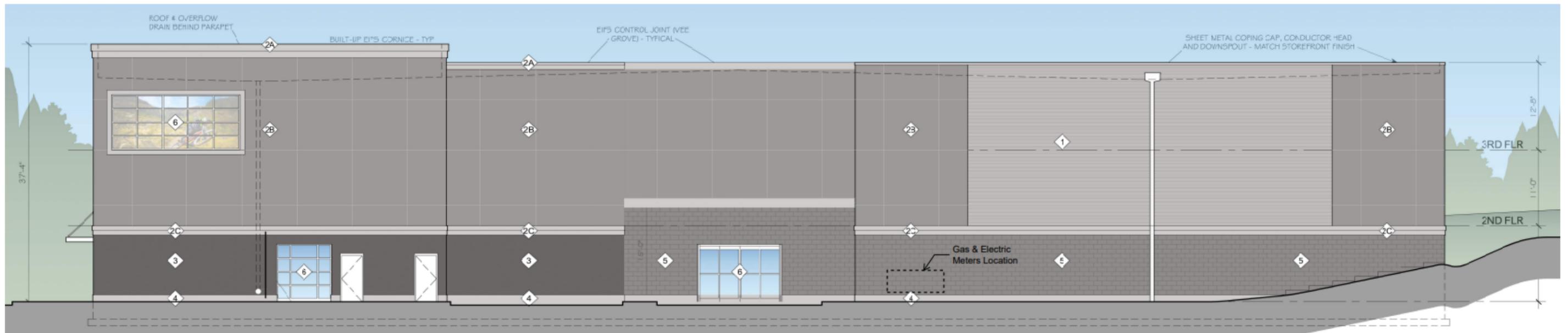
- Upgraded pedestrian way and amenity zone proposed
- Proposing 2 murals on the southern façade to be reviewed and approved by staff prior to installation.
- Low-traffic generating use
- Landscaping on east, west, and north sides of proposed building



# Elevations

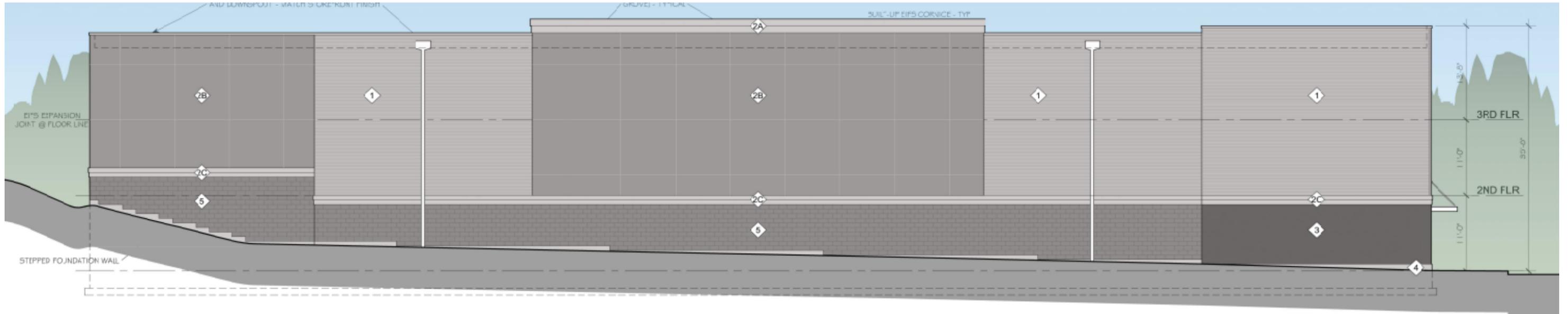


South Elevation – front

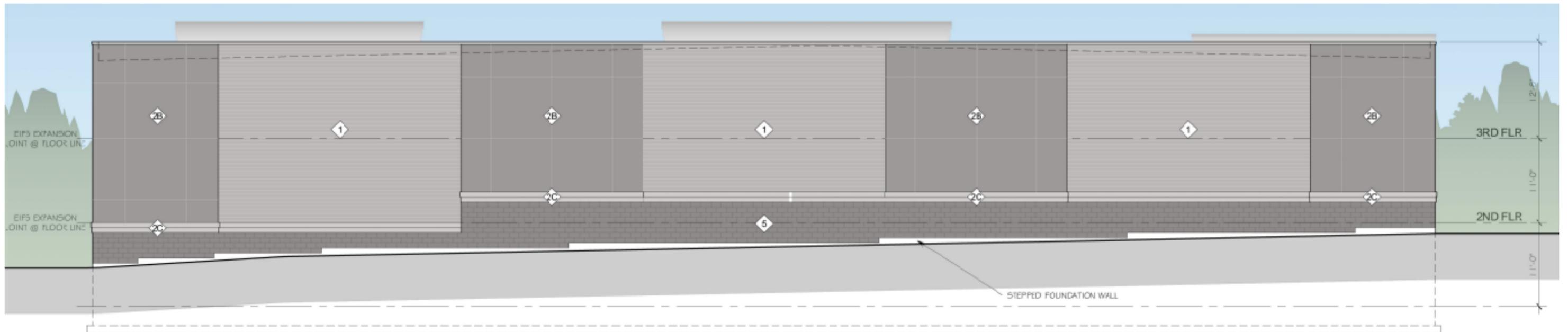


East Elevation – view from parking lot

# Elevations



West Elevation

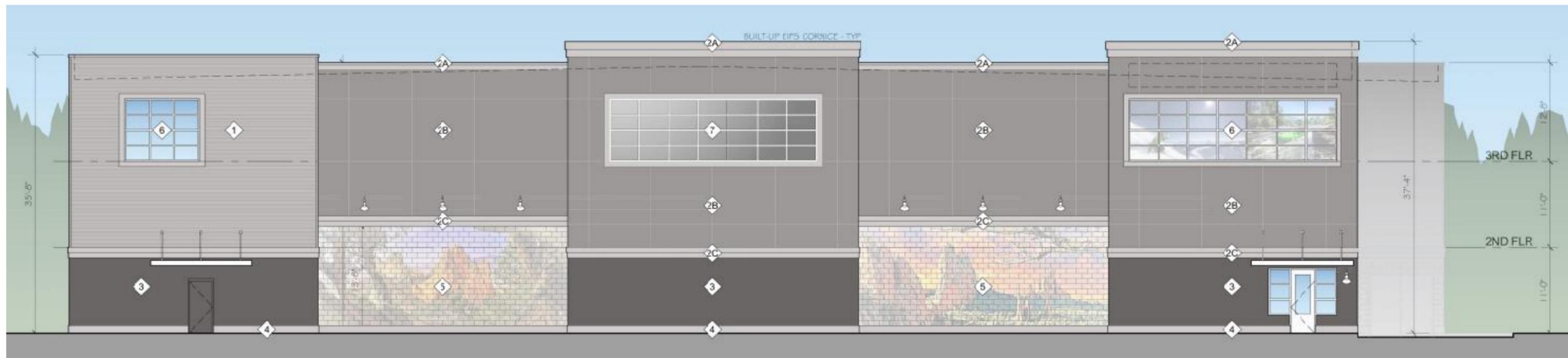


North Elevation

# Analysis, cont.



- Staff concerns:
  - Design guidelines are not being met; lack of architectural encroachments and architectural details proposed





# Recommendation



- Staff recommends that the DRB decide between the following four options regarding this application's resolution
  1. Approve as is,
  2. Approve with the requirement to work with Staff on an improved design (staff recommendation)
  3. Send the project back to staff for improvement but require future DRB review prior to final approval or,
  4. Deny the application.

# Conditions of Approval/Technical Modifications



## **Conditions of Approval on Development Plan:**

1. SWENT approval of drainage report
2. Colorado Springs Utilities and SWENT acceptance of utility plan.
3. Update the building architecture to better comply with form-based design guidelines which may include;
  - a. Add more awnings to increase depth
  - b. Increase glazing to 25%
  - c. Modulate the façade to create depth and articulation up through the second story

## **Technical and Informational Modifications to the Development Plan:**

1. Gain approval of a revocable permit for all private encroachments into the public right-of-way
2. Provide clarifying information regarding site drainage and sidewalk connectivity
3. Provide modifications to alleviate any utility and easement conflicts with landscaping.
4. Update site data information to reflect code requirements.



**QUESTIONS?**