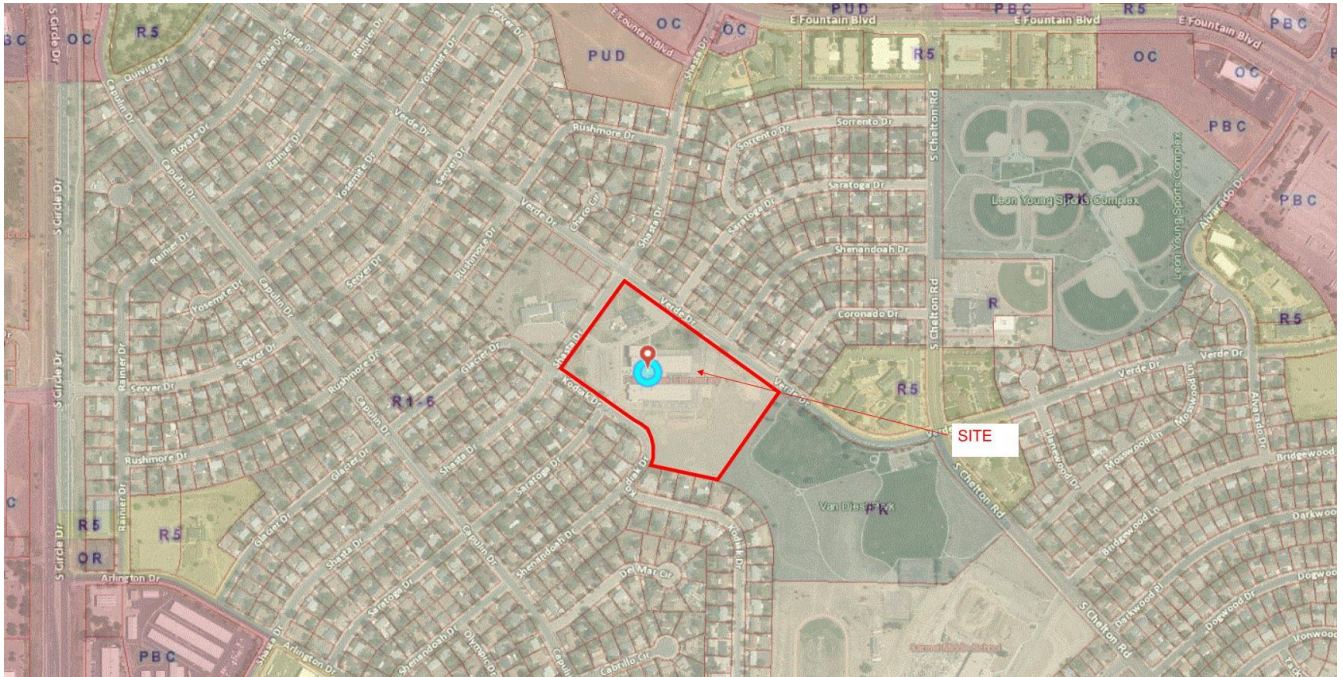


**CITY PLANNING COMMISSION AGENDA  
SEPTEMBER 14, 2022**

**STAFF: GABE SEVIGNY**

**FILE NO(S):  
CPC UV 22-00132 – QUASI-JUDICIAL**

**PROJECT:** PIKES PEAK UNITED WAY FAMILY SUCCESS CENTER  
**OWNER:** HARRISON SCHOOL DISTRICT NO. 2  
**DEVELOPER:** PIKES PEAK UNITED WAY  
**CONSULTANT:** BRIAN RISLEY



**PROJECT SUMMARY**

1. Project Description: This project includes an application for a Use Variance of 10.02 acres in an existing school building for Personal Improvement Services, a Proprietary School, and a Social Service Center offering job readiness, training, health and wellness education, health clinic, food and basic need resources, personal and professional development, and support groups all located within the existing school building (**see attachments “Site Plan”**). The site is zoned R-1 6000 (Single-Family Residential) and is located at 1520 Verde Drive.
2. Applicant’s Project Statement: (**see attachment ‘Project Statement’**)
3. Planning and Development Team’s Recommendation: Staff recommends approval of the application.

**BACKGROUND**

1. Site Address: 1520 Verde Drive

2. Existing Zoning/Land Use: R-1 6000(Single-family Residential)/school building
3. Surrounding Zoning/Land Use:  
 North: R-1 6000 (Single-family Residential)/religious institution  
 South: R-1 6000 (Single-family Residential) and PK (Public Parks)/single-family residential/City Park  
 West: R-1 6000 (Single-family Residential)/single-family residential  
 East: R-1 6000 (Single-family Residential) and R5 (Multi-Family Residential)/single-family residential/multi-family residential
4. Annexation: The property was annexed in 1963 as part of the Pikes Peak Park Addition #5
5. Master Plan/Designated Master Plan Land Use: No master plan exists for this site.
6. Subdivision: Pikes Peak Park Subdivision Number 7
7. Zoning Enforcement Action: None
8. Physical Characteristics: The site contains an existing school and associated parking and landscaping.

### **STAKEHOLDER PROCESS AND INVOLVEMENT**

Public notice was provided to 387 property owners within a 1000-foot buffer of the site on three (3) separate occasions; notification for a neighborhood meeting held on July 26, 2022, a notification at time of submittal and notification for the public hearing scheduling. The site was also posted with these notifications. Two (2) comments were received during the review of the project but were resolved, and one (1) comment letter was received for the public hearing (**see attached “Neighbor Comment”**). The letter is not opposed to the non-use variance, but rather wanted it to be know they ‘expect united Way, the District, and the City to be aware of the need to keep the proposed operations and programming afloat and thus accommodate success in as many ways as possible and for as long as possible’.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater Engineering, City Traffic, City Landscape, City Fire Department, School District 2, Floodplain and Enumerations, Police, and E-911. The site is not within the buffer distance for the airport overlay; therefore, the Airport Advisory Committee did not review.

### **ANALYSIS OF REVIEW CRITERIA/ MAJOR ISSUES/ MASTER PLAN CONFORMANCE/ & PlanCOS**

#### **1. Review Criteria / Design & Development Issues**

##### **a. Conditional Use**

This proposal includes a Use Variance for a 10.02-acre site with an existing school building for Personal Improvement Services, Proprietary School, and Social Service Center offering job readiness, training, health and wellness education, health clinic, food and basic need resources, personal and professional development, and support groups all located within the existing school building in an R-1 6000 (Single-Family Residential) zone district.

The current structure was built in 1965 as a use for public school education. As public school education requires approval of a conditional use within the R-1 6000 zone district, staff had determined the use to be legal non-conforming. Per City Code Section 7.5.1203.H – Non-conforming Uses and Conditional Uses:

*“A preexisting, legal nonconforming use which would require the approval of a conditional sue in its zone district shall be presumed to have the required conditional use approval. Modifications to the structure or site shall be processed as either a minor or major amendment or modification to a conditional use development plan.”*

If the school district had proposed a change to the structure while continuing the use of a public school education and if Pikes Peak United Way could be determined to be an accessory use to the primary use, then the application would have been an amendment

to a conditional use development plan. However, Pikes Peak United Way will be operating in its own capacity partnering with the school district, for uses including Personal Improvement Services, a Proprietary School, and Social Service Center.

The City Zoning Code defines the following uses:

- i. Personal Improvement Services: Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include driving school, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.
- ii. Proprietary School: Schools such as art schools, language schools, business collages, trade schools, secretarial colleges, gymnastic schools and dance schools
- iii. Social Service Center: an establishment which provides services such as medical, dental or psychological care, distribution of food or clothing, hot meals or some recreational activities (but not overnight lodging) to persons in need due to poor economic circumstances, age or social disability.

While the above uses, proposed by Pikes Peak United Way, are not permitted within the R-1 6000 zone district, staff had advised the applicant to seek out a use variance that would encompass the specifics of the proposal. The alternative would be a request for a zone change, but based on the area mostly being single-family residential, staff advised that zoning to a commercial use would not be supported by City Staff.

The site is surrounded by existing single-family residential uses, there is a religious institution northwest and a public park southeast of the subject site. The use variance is being proposed within the existing school, and no additional structures are proposed at this time. Harrison School District No. 2 will continue to be the owner of the subject property and will be operating at some capacity along with Pikes Peak United Way.

This site is located between South Chelton Road and Capulin Drive, which are both a bus route. The subject site is located with a diverse community of single-family residential, multi-family residential, and public parks, and is within the vicinity of several public schools.

The applicant is a non-profit organization that proposes to support the surrounding neighborhood and area through different programs such as job readiness and training classes, GED/ESL adult education classes, financial empowerment workshops and on-on-one credit counseling, health and wellness education opportunities, and resources to assist with personal and professional development. The applicant also proposes accessory uses for a health clinic and services of behavioral health counselors, and food and basic need resources including a food pantry. These accessory uses are available to the same users who benefit from the primary uses and services provided at this location.

Staff finds that the proposed plan meets the review criteria for a use variance as set forth in City Code Section 7.5.803(B).

b. Drainage Report

As there is no new development or structures proposed, a final drainage report was not required with this submittal.

b. Traffic

City Traffic Engineering did not require a traffic impact study as there is not an anticipated increase to traffic from existing use.

2. Conformance with PlanCOS

Staff has evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"). According to PlanCOS, the project site is identified on the Vision Map and on the Unique Places Framework Map (**see attachments "PlanCOS Vision Map" and "PlanCOS Unique Places Framework Map"**) as Reinvestment Area & Community Hub. The site is also located within a Changing Neighborhood (**see attachment "PlanCOS Vibrant Neighborhoods Framework Map"**). PlanCOS identifies policies related to the proposed use variance. Several themes support the proposal and are discussed below.

*Community Asset Attributes and Recommendations: Provide lifelong learning opportunities, increase connections with surrounding neighborhoods, offer space for creative expression, serves as focal point of Unique Places, and encourage community engagement.*

*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. The proposed use that is often found in urban areas, is being proposed in an area with a great opportunity for the neighborhood to access these types of services without the addition of vehicular travel and unnecessary trips further from home.

*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. This project is a repurposing of an existing school structure allowing a for proposed use that is compatible with and supporting of the neighborhood.

*Policy RC-6.A: Reinforce the City's Defining Institutions and Community Assets as hubs of educational activity.*

*Policy RC-6.B: Support a network of public resources, schools, community centers and other Community Assets that address the city's educational and training need and also function as places for community activity.*

The Pikes Peak United Way Family Success Center is a repurpose and development project that takes a previous school building and promotes different educational and training needs within mixed-use neighborhood. Reduce automobile trips as the site is within walking distance of the neighborhood it serves by providing alternative educational and training and offers health and food options at a low or no cost to the patron, thus supporting a Unique Place. This project is in compliance with and supports the comprehensive plan.

3. Conformance with the Area's Master Plan: This site is not within a master planned area.

**STAFF RECOMMENDATION**

**CPC UV 22-00132 – Use Variance Development Plan**

Approve the Pikes Peak United Way Use Variance Development Plan allowing Personal Improvement Services, a Proprietary School, and a Social Service Center in the R-1 6000 (Single-Family Residential) zone district, based upon the finding that development plan complies with the use variance and development plan review criteria in City Code Section 7.5.803.B and 7.5.502.E.