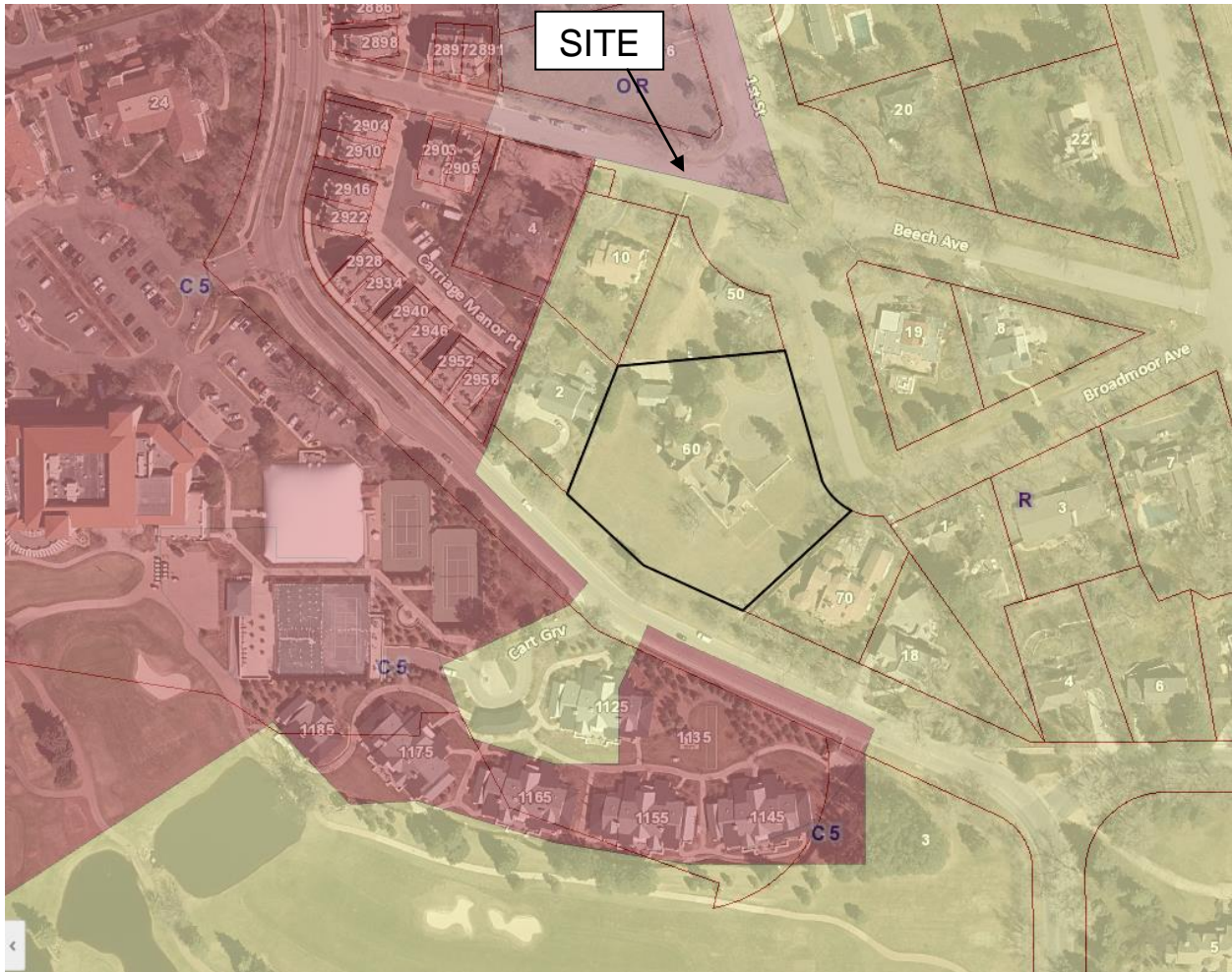


CITY PLANNING COMMISSION AGENDA

STAFF: LONNA THELEN

FILE NO(S):
CPC UV 16-00009 – QUASI-JUDICIAL

PROJECT: 60 FIRST STREET
APPLICANT: URBAN STRATEGIES INC.
OWNER: BROADMOOR HOTEL INC.



PROJECT SUMMARY:

1. Project Description: This project is an application for a use variance to allow a bed and breakfast in a R (Estate Residential) Zone District. The site is 1.7 acres and is located at 60 First Street. **(FIGURE 1)**
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: 60 First Street
2. Existing Zoning/Land Use: R / Single-Family Residential
3. Surrounding Zoning/Land Use: North: R / Single-Family Residential
South: C-5 / Broadmoor Hotel
East: R / Single-Family Residential
West: R / Single-Family Residential
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Re-annexation of the Southwest Annexation Area, 1980
6. Master Plan/Designated Master Plan Land Use: There is not a master plan for this site.
7. Subdivision: Fox Hollow Subdivision
8. Zoning Enforcement Action: No enforcement cases are active.
9. Physical Characteristics: The site has an existing 11,562 square foot single-family home built in 1930.

STAKEHOLDER PROCESS AND INVOLVEMENT: The Broadmoor Hotel held an initial neighborhood meeting to discuss the proposal with the neighbors on January 14, 2016. There were 38 people in attendance at the neighborhood meeting. Concerns about parking, use of the structure, and outdoor venues were voiced by the neighborhood.

After a submittal was received, the public process included posting of the site and sending postcards to 24 property owners to invite them to a neighborhood meeting sponsored by the City on February 18, 2016. There were 9 people that attended the neighborhood meeting. The only concern raised at that time was on street parking regulations. City Traffic was present at the meeting and provided an option for limiting on street parking in the future and will continue to work with the neighborhood on this concern as a separate project. Eleven public comments in support of the project were received. No public comments in opposition to the project were received. **(FIGURE 3)** The site was posted and postcards were sent for the City Planning Commission meeting.

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 property at 60 First Street was originally built in 1930 as a single-family home. The Broadmoor Hotel purchased the property in 2015 and is proposing to use the site as an extension of the Broadmoor accommodations. This site will be used to serve family and corporate guests that seek a luxurious and more private environment. Typical ancillary uses would include, but are not limited to: indoor function (such as cocktail parties, dinners, meetings and dances) and outdoor activities (such as croquet, garden parties, receptions, dinners or weddings.) The site will be rented as a whole unit for a nightly rate.

The Broadmoor is not proposing any structural additions to the site, but is proposing to add landscaping, a sidewalk connection to Pourtales Road, a croquet area, and remodel the existing structure.

The discussions at the neighborhood meeting addressed parking and access to the site, outdoor events, and restrictions on outdoor music. The neighbors stressed that they had some existing concerns about parking in the neighborhood by citizens not living in the neighborhood and wanted to ensure that the proposed use for 60 First Street did not cause additional on street parking. The applicant has added a note to the plans that ensures that parking for the use will be accommodated on site or at the Broadmoor Hotel. If users of the facility park at the Broadmoor, they will be either shuttled to the site or would be able to walk to the site via Pourtales Road and access the property from the south entrance.

The users of the site would be allowed to have outdoor events to utilize the large outdoor space on the east and south sides of the property. Outdoor events would be allowed only in conjunction with the rental of the facility as a whole. If there are outdoor events and music is involved, the outdoor music must end at 10 pm.

A use variance has been proposed instead of a zone change and development plan because staff wanted to ensure the character of the neighborhood was not changed and that future use of the property would be restricted to the Bed and Breakfast use or resort back to a single-family home as allowed by the R zone district. The use variance criteria, listed below, have been met. The neighbors to the property have provided support of the project and believe it will be a welcome upgrade to the existing structure. The site is located directly across the street from the Broadmoor Hotel and is a logical extension of the hotel use. The Broadmoor Hotel has been careful to respect the existing single-family homes and rent this as a whole unit. The check-in process and potential shuttling will be handled by the Broadmoor Hotel main location, which will allow this site to primarily function as a single-family home that may have private events.

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

Staff has reviewed the use variance and development plan and has found that the application is consistent with the review criteria and standards of City Code.

4. 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.

The 60 First Street project is an infill and redevelopment project that takes an existing home and broadens the use while still being compatible with the surrounding single-family uses. This project is in compliance with and supports the comprehensive plan.

5. Conformance with the Area's Master Plan:
This property is not part of a master plan.

STAFF RECOMMENDATION:

CPC UV 16-00009 – USE VARIANCE DEVELOPMENT PLAN

Approve the 60 First Street Use Variance Development Plan, 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, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Development Plan:

1. Receive approval of the Final Landscape Plan.