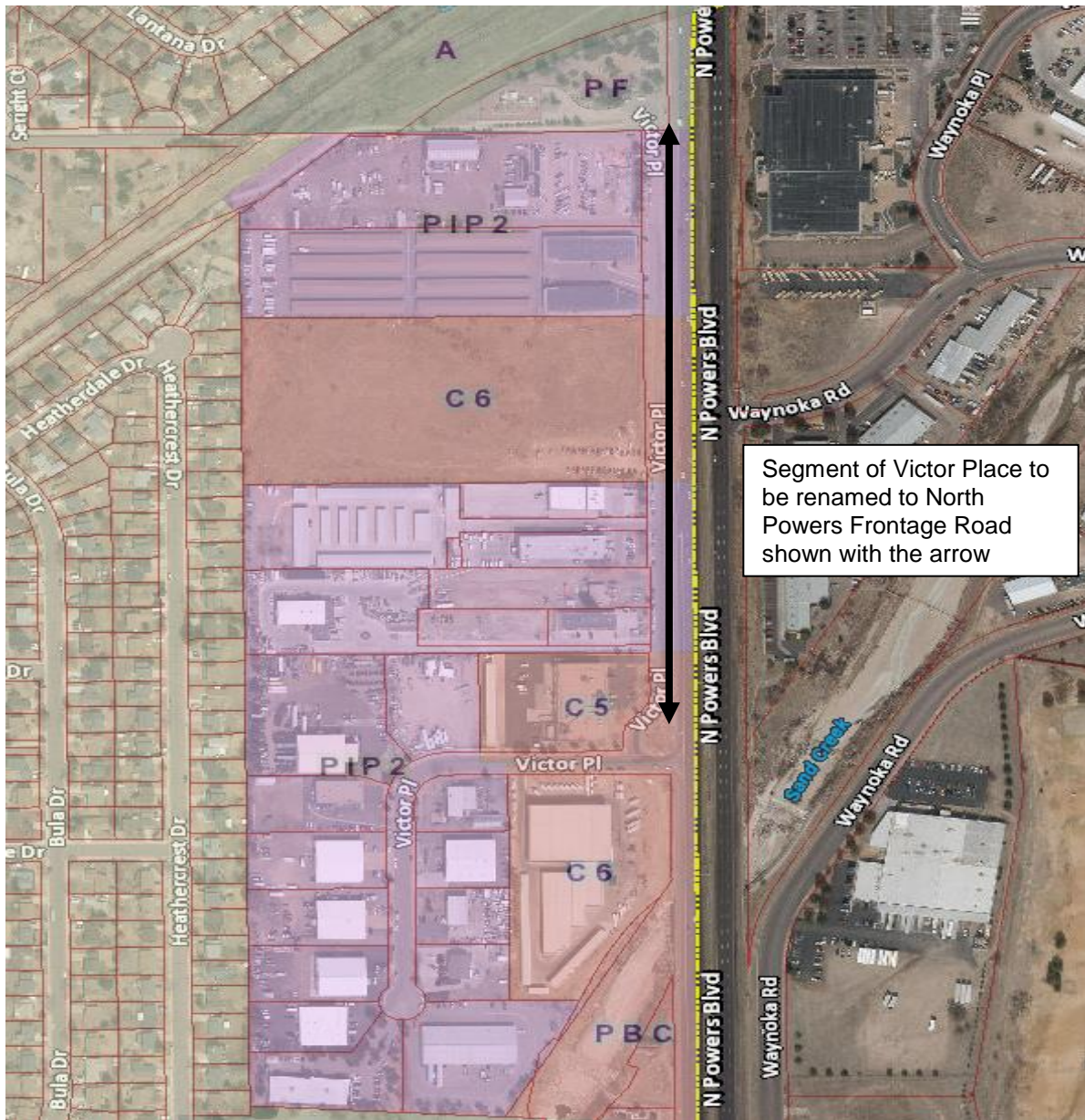


CITY PLANNING COMMISSION AGENDA  
August 15, 2019

STAFF: MEGGAN HERINGTON

ASSOCIATED FILES:  
CPC SN 19-00083 – QUASI-JUDICIAL

PROJECT: VICTOR PLACE STREET NAME CHANGE  
OWNER/APPLICANT: MICHAEL REGG/REGG BUILDING, LLC  
CONSULTANT REPRESENTATIVE: MICHAEL REGG/REGG BUILDING, LLC



## **PROJECT SUMMARY**

1. Project Description: This project is a street name change for a section of roadway adjacent to North Powers Boulevard changing the name from Victor Place to North Powers Frontage Road. Victor Place currently intersects with Powers Boulevard and splits to continue north and adjacent to Powers Boulevard and curves south to serve an industrial area. This name change will rename the portion of Victor Place adjacent and parallel to Powers Boulevard to North Powers Frontage Road and facilitate the re-addressing of all properties along this section to North Powers Frontage Road addresses. Currently, addressing is not consistent with properties addressed as Victor Place and as North Powers Boulevard.
2. Applicant's Project Statement: **(Refer to FIGURE 1)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

## **BACKGROUND**

1. Site Address: The street begins at an intersection off of Powers Boulevard and curves north and parallel to Powers Boulevard.
2. Existing Zoning/Land Use: N/A
3. Surrounding Zoning/Land Use:
  - North: PF (Public Facilities) and industrial/warehouse uses
  - South: C5, C6 and PIP2 zone improved as light industrial and warehouse
  - East: East of Powers Boulevard is unincorporated El Paso County light industrial and warehouse uses
  - West: C5, C6 and PIP2 zone improved as light industrial and warehouse
4. Annexation: The property was annexed in 1963 as part of the Smarts Addition #9.
5. Master Plan/Designated Master Plan Land Use: N/A
6. Subdivision: N/A
7. Zoning Enforcement Action: None
8. Physical Characteristics: Victor Place is an improved, public roadway that dead-ends to the north and serves as access to the industrial and commercial properties west of Powers Boulevard.

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

The process began with two of the property owners reaching out to staff to ask for a street name change. The owners are concerned that they are addressed as Victor Place when other neighboring properties are addressed as North Powers Boulevard. The owners are concerned that Victor Place is an unknown roadway that is difficult to locate and properties are inconsistently addressed.

When the applicant approached the City to discuss the street name change, they were advised to reach out to all owners along Victor Place to discuss the street name change and what it means to the properties moving forward. The applicant talked to all owners and all have signed as party to the application (**FIGURE 2**). The properties are also graphically depicted on the area map attached as **FIGURE 3**.

The City provided notice of the street name change request to neighbors by placing a poster for the project and sending postcards to 312 property owners within 1000-feet of this segment of Victor Place. This did include notification to all of the property owners with access off of Victor Place. One comment in support was received.

The application was sent to the standard internal and external agencies for review and comment. There were no agency comments and all are in agreement that the street name change promotes the health, safety and welfare of the properties with direct access. Review agencies for this project included Engineering, Colorado Springs Police Department, Enumerations, United States Postal Service, Streets Division, Traffic.

## ANALYSIS OF REVIEW AND CONFORMANCE WITH CITY COMPREHENSIVE PLANNING

### 1. Review Criteria/Design & Development

#### Background:

All requests for street name changes must meet City Code 7.7.704.D.7 and be reviewed by City review agencies including City Engineering, Colorado Springs Police Department, Enumerations, United States Postal Service, the Street Division, and City Traffic Engineering.

In order to clearly show that the criteria of a street name changes was met, the street name change criteria and the street naming regulations are listed and justified.

#### **7.7.704. D.7. Street Name Changes:**

*All applications for street name changes, for both public and private streets, and rights of way, shall be submitted to the Community Development Department in accord with the requirements of the Community Development Department and are subject to the jurisdiction of the Planning Commission.*

*In reviewing an application for a street name change, the Planning Commission shall grant the street name change only upon determination that all of the following criteria are met:*

*a. No Adverse Impact: That the efficient, timely and convenient delivery of services and goods, public and private, to the people and their property will not be adversely affected.*

Review by City Engineering, Colorado Springs Police Department, Enumerations, United States Postal Service, Street Division, City Traffic Engineering and Land Use Review was completed. All agencies are in favor of the street name change request from an addressing and public safety improvement perspective. As mentioned in the Stakeholder section of this report, addressing along this segment of Victor Place is not consistent based on when the properties were developed. Businesses in existence prior to the mid-1990's are addressed as North Powers Boulevard while newer business and newly platted lots are being given the address of Victor Place. **Figure 3** shows the properties and the differing addresses. While this street name change will require all owners to update their addresses to North Powers Frontage Road, all are in agreement with the change and agree that it will improve efficient, timely and convenient delivery of services and goods for all involved.

*b. Requirements Of This Section: That the requirements of this section have been met.*

Staff has reviewed this section (7.7.704.D) to ensure that all the requirements are met. These requirements include:

1- *Approval of the name by Community Development Department (Land Use Review), Traffic Engineering, Colorado Springs Police Department, and Enumerations.*

*As noted previously, approval is recommended*

2- *Meeting the street name regulations for renamed streets*

*The name of North Powers Frontage Road is the agreed upon name by City Staff. The owners had originally requested to all be addressed as North Powers Boulevard. From a safety perspective, however, direct addressing from Powers Boulevard was not the preferred solution as there is no direct access to Powers Boulevard. The Owners and Staff agree that this segment of roadway functions as a frontage road and addressing as such is appropriate.*

3- *Meeting the Public Street Name Designation*

*North Powers Frontage Road is an acceptable street name.*

*c. Purpose Of Part: That the street name change comes within the purpose of this part, that is, to promote the health, safety, convenience and general welfare of the citizens.*

Staff has determined that the street name change meets the purpose of this part of City Code. The street name change will facilitate the re-addressing of the 12 owners along the roadway with

their consent. Addressing all properties off of North Powers Frontage Road promotes the health safety and convenience of the citizens and allows easier access and finding of the properties.

Staff finds that the request for the street name change is in conformance with the City Code standards and criteria for a street name change.

2. Conformance with the City Comprehensive Plan

PlanCOS, the City's Comprehensive Plan, is a high level and visionary document and does not specifically address street naming or give any specific goals or strategies related to street naming or re-naming. This request most closely aligns with goals centering on public safety and thriving economy. The re-naming will clean up addressing and provide a better provision of public safety services as well as give the properties a well-known and easily identifiable street name. Therefore, it is the finding of the Planning and Development Department that the Street Name Change application substantially conforms to the PlanCOS goals and objectives.

3. Conformance with the Area's Master Plan

There is no Master Plan for this location.

**STAFF RECOMMENDATION**

**CPC SN 19-00083 – Street Name Change**

**Approve** the street name change for Victor Place to North Powers Frontage Road, based upon the finding that the street name change complies with the review criteria in City Code Section 7.7.704.D.7.