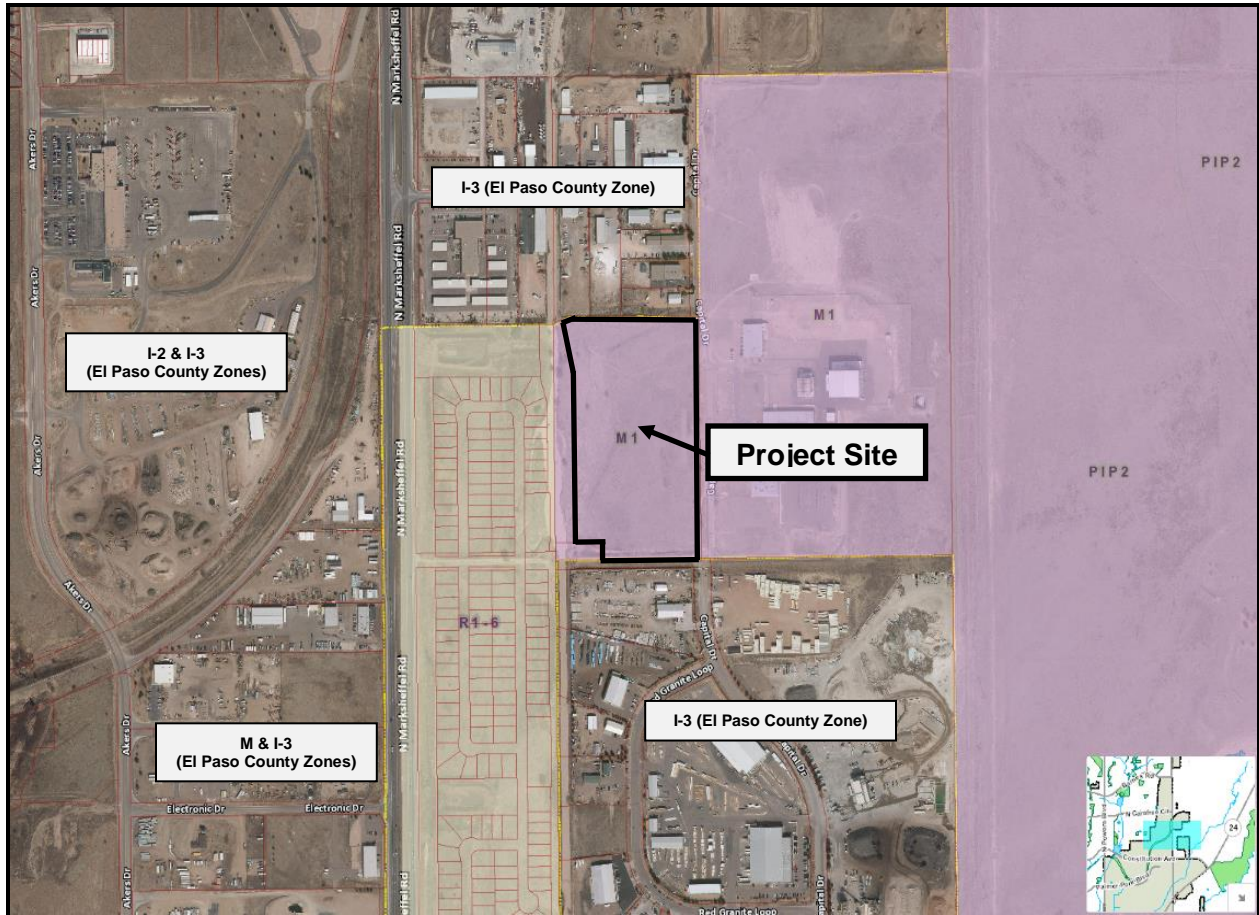


CITY PLANNING COMMISSION AGENDA  
April 30, 2020

STAFF: DANIEL SEXTON

FILE NO:  
CPC CP 20-00064 – QUASI-JUDICIAL  
CPC CU 20-00065 – QUASI-JUDICIAL

PROJECT: SANDS INDUSTRIAL  
OWNER: THE LANDHUIS COMPANY  
DEVELOPER: THE LANDHUIS COMPANY  
CONSULTANT: M&S CIVIL CONSULTANTS, INC.



## **PROJECT SUMMARY:**

1. **Project Description:** The project includes concurrent applications for a concept plan and conditional use development plan for a 15-acre lot to be developed with industrial uses (herein referred as “Sands Industrial”). The property associated with this project is located west of Capital Drive. The concept plan establishes the envisioned land use pattern and lot configuration for the overall Sands Industrial project. **(FIGURE 1)** The conditional use development plan is for Lot 6 of the Sands Industrial project and outlines the development parameters for an equipment storage use and public and private ancillary improvements. **(FIGURE 2)**

A concurrent final subdivision plat application is being reviewed administratively under The Sands Industrial Park Filing Number 1 (AR FP 19-00754).

2. **Applicant’s Project Statement:** **(FIGURE 3)**
3. **Planning and Development Team’s Recommendation:** Staff recommends approval of the applications.

## **BACKGROUND:**

1. **Site Address:** The project site is not platted and no address has been assigned. Generally, the project site is located west of Capital Drive between Industry Road and Constitution Avenue.
2. **Existing Zoning/Land Use:** The subject property is currently zoned M-1/SS/AO (Light Industrial with Streamside and Airport Overlays), and is vacant.
3. **Surrounding Zoning/Land Use:** North: I-3 (Heavy Industrial (El Paso County Zone)) and is industrially developed.  
East: M-1/AO (Light Industrial with Airport Overlay) and is industrially developed.  
South: I-3 (Heavy Industrial (El Paso County Zone)) and is industrially developed.  
West: R1-6000 (Residential Single-Family) and is being residentially developed.
4. **PlanCOS Vision:** According to the PlanCOS Vision Map, the project site is within an identified Established Suburban Neighborhood. **(FIGURE 4)**
5. **Annexation:** The subject property was annexed into the City in July 10, 2018 under The Sands Addition Number 1 Annexation Plat (Ord. 18-58).
6. **Master Plan/Designated Master Plan Land Use:** The property is part of The Sands Master Planned area, and identified for Industrial uses.
7. **Subdivision:** The property has not been platted. A concurrent final subdivision plat application is being reviewed administratively under The Sands Industrial Park Filing Number 1.
8. **Zoning Enforcement Action:** None.
9. **Physical Characteristics:** The site is currently vacant, gradually slopes to the west towards a subtributary of the East Fork of Sand Creek.

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public notification process consisted of providing notice to adjacent property owners with 1,000 feet of the site, which included the mailing of postcards to 25 property owners, on two occasions: during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above as well. City staff received one correspondence objecting to the project with concerns regarding traffic and the timing for roadway improvements. **(FIGURE 5)**

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included

Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, City Parks & Recreation, CONO, Police and E-911, El Paso County, Enumerations, Peterson Air Force Base, Colorado Springs Airport, and the City's Stormwater Enterprise. The City's Airport did not have any issues with the project, but did request that an avigation easement be established at time of platting.

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

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

##### **a. Concept Plan**

The proposed concept plan for the Sands Industrial project establishes the envisioned land use pattern and lot configuration for the 15-acre industrial development. **(FIGURE 1)** The envisioned land use pattern consist of those uses set forth in City Code Section 7.3.203 *Permitted, Conditional and Accessory Uses*, which outlines land uses that are permitted and conditionally permitted within the M-1 zone district. The proposed parcel layout includes six lots, one tract, right-of-way for the extension of Capital Drive, and the alignments for a future private roadway to be named Iron Tower Court. With this proposal, the applicant has also accounted for development constraints or limitations that may be imposed on proposed Lots 1 and 5 regarding City Code Section 7.3.508 SS – *Streamside Overlay Zone*, which sets forth development criteria and requirements for developing in the Streamside Overlay zone. More specifically, the overlay zone imposes channel improvement and landscape requirements, use limitations, and more robust review standards.

##### **b. Conditional Use Development Plan**

The proposed conditional use development plan for Lot 6 of the Sand Industrial project will establish an equipment storage use and ancillary site improvements. **(FIGURE 2)** The applicant has proposed an equipment storage use consisting of a 5,630 square foot office/warehouse building, surface storage yard for construction equipment exceeding 15,000 GVW, and a surface parking lot with 20 on-site parking spaces. As this industrial site is proximate to future residential uses and a tributary of the East Fork of Sand Creek, the project includes a tailored approach for landscaping and screening. **(FIGURE 6)** To afford adequate buffering of the site, the parameter of the industrial development will be fenced in with a six-foot chainlink fence with chainlink fabric and PVC slats. Where visibility may be possible from the adjacent future residential development (along the western edge of the site), a mixture of deciduous and conifer trees will be planted. Where proposed plantings backed up to the East Fork of Sand Creek, a tree mix of cottonwoods and willows has been strategically selected to comply with the City's streamside planting requirements. The combination of the screen fence and plantings will provide an adequate buffer of the industrial site, while complying with the applicable sections of City Code for landscaping and streamside improvements.

In addition to all the on-site improvements discussed above, the applicant has also proposed to install off-site public improvements in accordance with The Sands Addition No. 1 Annexation agreement and The Sands Master Plan. Per these documents, the applicant will be extending Capital Drive along the eastern edge of the project site. Due to unforeseen challenges, that the applicant and City staff encountered engaging the abutting property owner to the east, the alignment of Capital Drive has been shifted westward onto the Sands Industrial development and this roadway has been allowed to be constructed in an interim state. More specifically, the interim roadway will consist of a temporary rolled curb along the eastern edge, 28-foot road mat, curb/gutter, and an attached 6-foot sidewalk. At such time when the abutting parcel to the east is redeveloped or further developed, further roadway improvements along Capital Drive will be required.

Staff finds that the proposed industrial development envisioned under the concept plan is consistent with the purpose for granting a concept plan, as set forth in City Code Section 7.5.501.

In terms of the conditional use development plan application, staff finds that the proposed equipment storage use and accompanying plan are consistent with the purpose for granting a conditional use, as set forth in City Code Section 7.5.701.

2. Conformance with the City Comprehensive Plan

Staff has evaluated the proposed applications 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 on the PlanCOS Vision Map as an Established Suburban Neighborhood. **(FIGURE 3)** In the Thriving Economy Chapter 4 of PlanCOS, the project aligns with the "Big Idea" entitled "Brand As the Best" and its policy TE-1.C, which states:

*"Leverage the city's livability as a workforce and economic driver."*

In order to support the economic changes and growth of our community, projects such as this must be considered to ensure meet the needs of the community's workforce and the orderly development of certain areas, such as Banning Lewis Ranch and around the City's Airport. Adaptive and responsive land use change is one of the core values of PlanCOS, and is on balance with staff's support for this proposal.

City staff finds this proposal to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan

The project site is part of The Sands Master Planned area, which was approved in 2018. Per the master plan, the property in question is identified for Industrial land uses. Staff finds that the Sands Industrial project and proposed equipment storage use for Lot 6 of the development, which is conditionally permitted use in the M1 zone, is in general conformance with the master planned area.

**STAFF RECOMMENDATION:**

**CPC CP 20-00064 – CONCEPT PLAN**

Approve the concept plan for the Sands Industrial project, based upon the findings that the request meets the review criteria for granting a concept plan, as set forth in City Code Section 7.5.501(E).

**CPC CU 20-00065 – CONDITIONAL USE DEVELOPMENT PLAN**

Approve the conditional use development plan for Lot 6 of the Sands Industrial project, based upon the findings that the request meets the review criteria for granting a conditional use, as set forth in City Code Section 7.5.704, and a development plan, as set forth in City Code Section 7.5.502(E).