



UVAR-24-0001 | Optical Engines Use Variance

CITY PLANNING COMMISSION
FORMAL MEETING – August 14, 2024



OPICAL ENGINES USE VARIANCE

QUICK FACTS

Address:

2732 W. Colorado Ave.

Location:

Southeast of the W. Colorado Ave. and S. 28th St.

Intersection

Zoning and Overlays

Current: MX-L UV

Site Area

10,916 sq. ft.

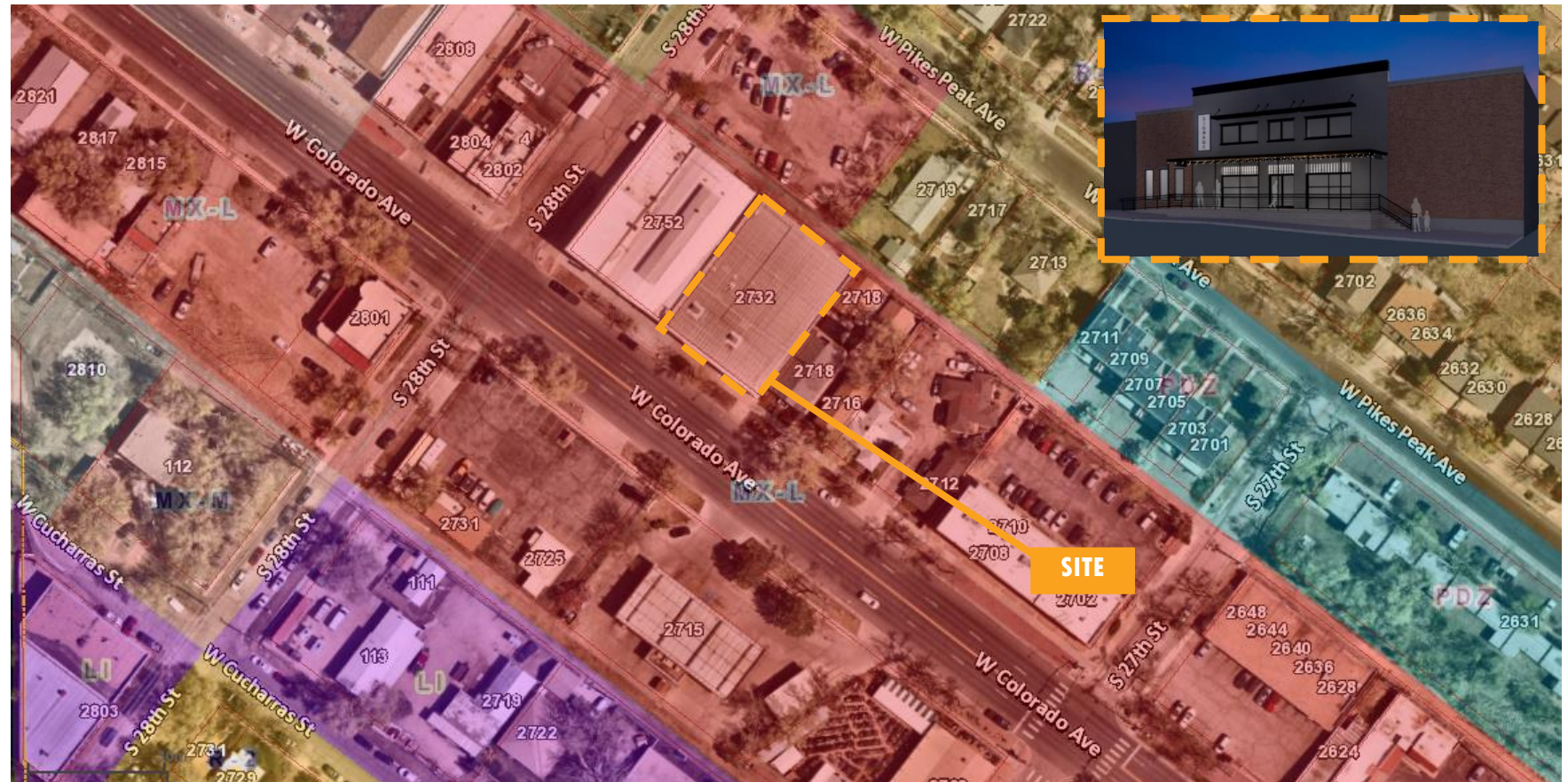
Proposed Land Use

Light Industrial

APPLICATIONS

Use Variance – Unified Development Code (UDC)

VICINITY MAP



OPTICAL ENGINES USE VARINCE



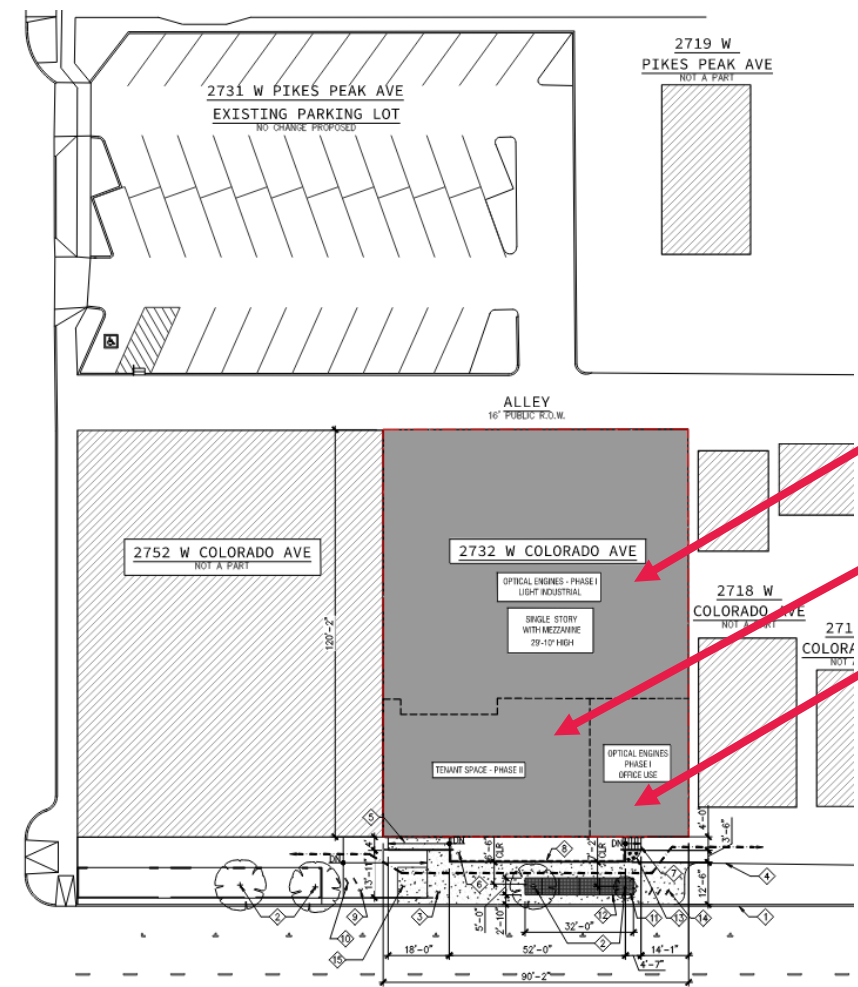
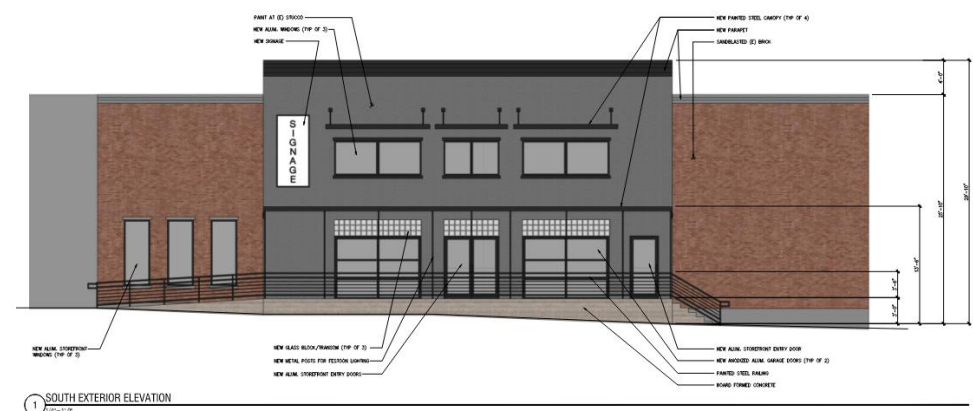
PROJECT SUMMARY

File #:
UVAR-24-0001

Project Proposal:

Use Variance to allow a Light Industrial land use (laser and photonic technology manufacturing with street-fronting office and commercial tenant space) within the MX-L Zone District.

SITE PLAN



- LIGHT INDUSTRIAL**
- FUTURE COMMERCIAL TENANT SPACE**
- OFFICE USE**

OPTICAL ENGINES USE VARIANCE



HISTORY

- Property was purchased in April of 2022, previously used as a retail establishment.
- Building permit submitted in September of 2023 proposing a light industrial land use within the MX-L Zone District (denied)
- Use Variance application submitted on June 18, 2024

EXISTING CONDITIONS | PROPOSED UPDATES



BUILDING PROGRAM

Light Industrial: 6,680 GFA (rear of building)

Office: 4,057 GFA (street fronting)

Commercial Tenant Space: 2,625 GFA (street fronting)



TIMELINE OF REVIEW



Initial Submittal Date

June 18, 2024

Number of Review Cycles

2

Item(s) Ready for Agenda

August 14, 2024

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	2 Posters posted on the site and postcards at time of application submittal and prior to City Planning Commission public hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	266 Postcards
Number of Comments Received	2 Comments Received

PUBLIC ENGAGEMENT

- Two public comments were received by email asking for clarification regarding parking, noise impact, and traffic impact. Responses were provided by city staff based on the application site plan and project statement and no further inquiries were received.

AGENCY REVIEW



Traffic Engineering

TIS is not required.

SWENT

No comments received during review.

Engineering Development Review

No comments received during review.

Colorado Springs Utilities

No comments received during review.

Fire

No comments received during review.

School District (#)

No comments received during review.

Planning Landscape

Comments received and addressed during review.

Parks

No comments received during review.

Enumerations

No comments received during review.

Overlay District(s)

No comments received during review.

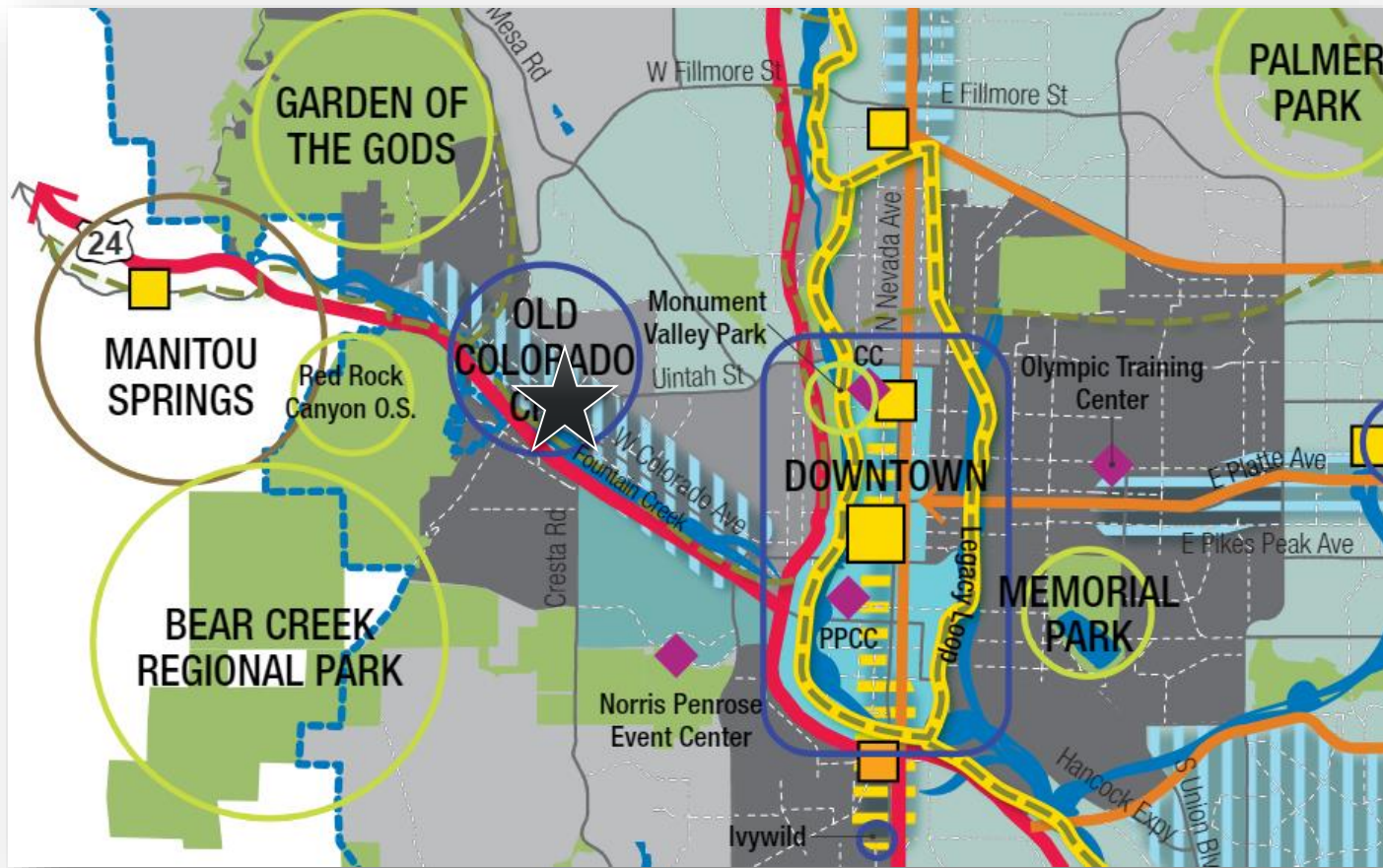
Airport

No comments received during review.

PlanCOS COMPLIANCE



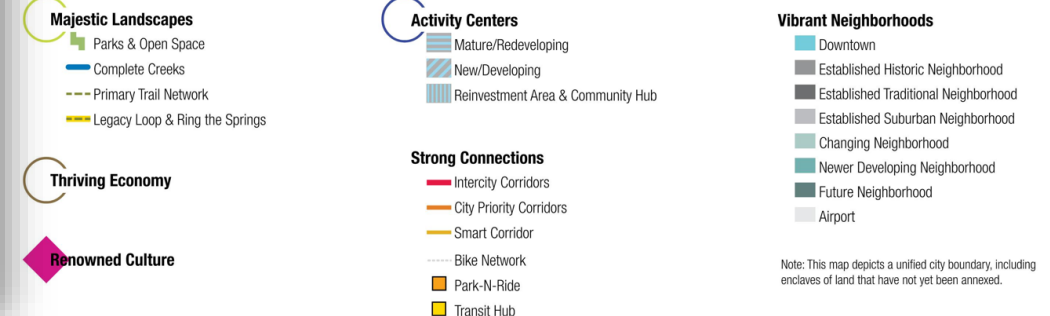
PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION



APPLICATION REVIEW CRITERIA



7.5.527.E. - Use Variance Criteria

Criteria for Approval

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 Use Variance would result in undue property loss and not solely a mere inconvenience or financial disadvantage;
2. That the Use Variance is necessary for the preservation and enjoyment of a property right of the and if not approved, the property or structure cannot yield any beneficial use;
3. That the Use Variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property;
4. That the hardship is not the result of the applicant's own actions;
5. That because of these conditions, the application of the UDC prohibition on the requested use on the subject property would effectively prohibit or unreasonably restrict the use of the property; and
6. That the Use Variance is not being requested primarily to avoid the time or expense of complying with UDC standards generally applicable to similar properties and development.

Statement of Compliance

UVAR-24-0001

After evaluation of the Optical Engines Use Variance staff find that the application meets the review criteria .

PLANNING COMMISSION OPTIONAL MOTIONS



Optional Motions

UVAR-24-0001 – Optical Engines Use Variance

Motion to Approve

Recommend to City Council approval of UVAR-24-0001, with the conditions described below, based on the findings that the required Use Variance Criteria found in Section 7.5.5027.E. are met.

- Approval of this Use Variance permits a low intensity, light industrial land use to operate on the property addressed as 2732 W. Colorado Ave in accord with the approved site plan and project statement. This approval does not permit any other light industrial uses. Any future changes, or intensification of the use, will require submittal of a modification to the Use Variance development plan.

Motion to Deny

Recommend to City Council denial of UVAR-24-0001 based on the findings that the required Use Variance Criteria found in Section 7.5.5027.E. are not met.



Questions?

