

CITY PLANNING COMMISSION AGENDA  
February 21, 2019

**STAFF: PETER WYSOCKI**

**FILE NO(S):**  
**CPC SW 19-00002**

**PROJECT:** ENT PARKWAY SUBDIVISION WAIVER  
**OWNER:** LA PLATA COMMUNITIES  
**DEVELOPER:** LA PLATA COMMUNITIES



**PROJECT SUMMARY**

1. Project Description: This is a request by the City's Planning and Community Development Department, on behalf of La Plata Communities, to allow naming a future private street "Ent Parkway" which does not meet standards for naming streets set forth in City Code Section 7.7.704.D *Street Names*.
2. Planning and Development Team's Recommendation: Staff recommends approval of the request.

## **BACKGROUND**

Ent Credit Union recently announced plans to construct its corporate campus in the northern part of the City. The site is located directly north of Great Wolf Lodge. To facilitate the development, a new private street is being proposed extending north from the existing Federal Drive into the proposed Ent campus. Ent requested the City to allow naming the proposed private street “Ent Parkway”.

City Code Section 7.7.704.D *Street Names* establishes standards for naming private streets. The proposed street name does not meet two of the standards: standards (2.e) and (6).

Standard 2.e does not allow the use of duplicate street names regardless of the street designation, for example, Chelton Road, Chelton Loop, Chelton Circle. There is an existing Ent Avenue located on the Peterson Air Force Base. Street names are reviewed by City staff at time of platting.

Standard 6 stipulates that any private street or right-of-way shall be designated as follows: Grove, Heights, Point or View. The “Way” street designation can only be used for public streets.

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

### **Public Comments**

The public process included posting the site and sending postcards within a 1,000-foot buffer of the subject property. As of the writing of this report, no public comments have been received by staff.

### **Public Safety**

Planning staff met with representatives from Police, Fire and 911/dispatch. The primary concern to the public safety agencies is the duplicate name – “Ent”. Upon careful consideration, it was concluded that the risk of dispatching responders to the wrong “Ent” would be reduced by assigning physical address(s) to the Ent Credit Union building(s) that is substantially deviant from the existing address assigned to buildings along Ent Avenue. For example, if addresses along Ent Avenue range between 500 to 1000, the buildings within the Ent campus could be addressed with a number sequence starting with “1” Ent Parkway.

Addresses will be assigned when a development plan and final subdivision plat are approved by the City. City staff will work with the Enumerations Division – the agency within the Pikes Peak Regional Building Department responsible for addressing – to ensure proper addresses are assigned.

## **ANALYSIS OF REVIEW CRITERIA**

A waiver of the subdivision standards is authorized by City Code Chapter 7, Article 7, Part 13. Subdivision waivers are reviewed by the Planning Commission. Section 7.7.1302 sets forth standards for granting of the waiver:

### ***7.7.1302: CRITERIA FOR GRANTING WAIVER:***

*A. Procedural Requirements: A waiver, which shall be requested prior to any subdivision request, may be granted when all of the following criteria are met:*

1. *Specific application of the procedural requirements makes strict enforcement an unreasonable burden upon the property and presents a difficulty unique to the development of that property given its circumstances. An assertion or showing that compliance increases cost of development does not satisfy this test;*
  2. *The benefit to the public in waiving the requirement outweighs the harm to the property owner in strictly enforcing the requirement;*
  3. *The intent and purpose of this part are implemented and waiver from any requirement may be reasonably calculated to substantially secure the objectives of this article and the Comprehensive Plan, as well as the requirement so waived.*
- B. Design Standards: Except for MU zone districts, a waiver, which shall be requested concurrently with any subdivision request, may be granted when criteria in subsections B1 through B4 of this section are met. In an MU zone district only, the following criteria in subsections B1, B4 and B5 of this section shall be met:*
1. *The waiver will not be detrimental to the public good or to surrounding properties;*
  2. *There are exceptional topographic, soil or other surface conditions particular to the property, which are not ordinarily found in the general vicinity;*
  3. *The strict application of the requirements of this part when applied to the property with its exceptional conditions prohibits the use of the property or its reasonable physical development when compared to the opportunity to use and develop similar properties in the general vicinity;*
  4. *The waiver shall be consistent with the intent and purpose of this part, the Comprehensive Plan and State law.*
  5. *As applied in the MU zone districts only, the applicant proposes alternative compliance to the strict application of the design standard in question, such that the alternative:*
    - a. *Achieves the intent of the subject design standard to the same or better degree than the subject standard;*
    - b. *Achieves the mixed use goals and policies in the Comprehensive Plan to the same or better degree than the subject standard, such as, but not limited to, a more compact development form; and*
    - c. *Results in equivalent or better benefits to the community as compliance with the subject design standard.*

Staff finds that the proposed subdivision waiver is minor in nature, can be adequately mitigated and meets the review criteria.

**STAFF RECOMMENDATION**  
**CPC SW 19-00002 Subdivision Waiver**

Move to approve the subdivision waiver allowing naming a future private street as Ent Parkway, based on the finding that the subdivision waiver meets the review criteria set forth in City Code Section 7.7.1302.