

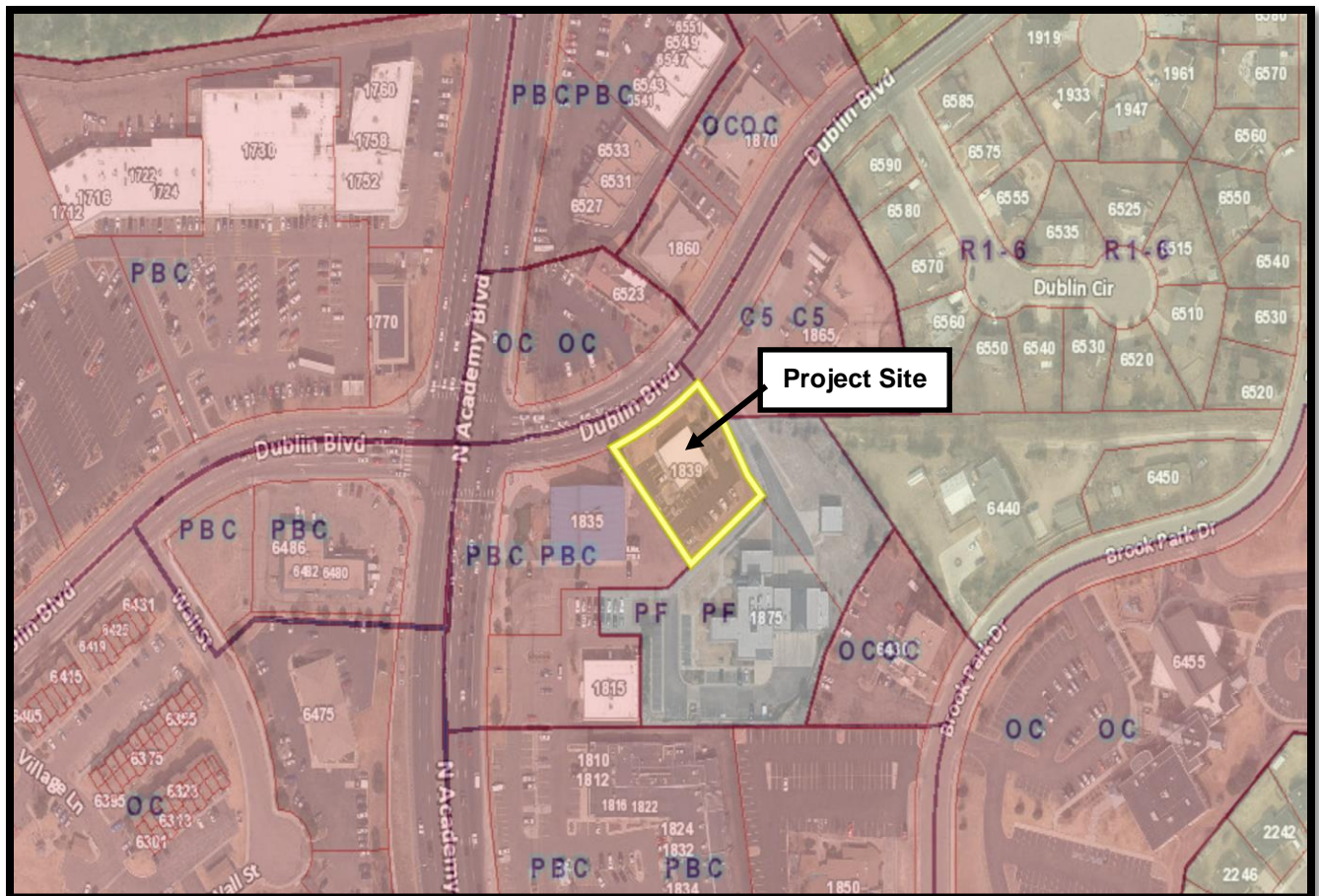
CITY PLANNING COMMISSION AGENDA
September 17, 2020

STAFF: GABY SERRANO

FILE NO:
CPC CU 20-00076– QUASI-JUDICIAL

PROJECT: 1839 DUBLIN BOULEVARD

OWNER/APPLICANT: A PRO AUTO LLC



PROJECT SUMMARY:

1. Project Description: The conditional use development plan will allow automotive sales on a .53-acre site currently developed as an auto repair shop (herein referred to as “1839 Dublin Boulevard”). The property is zoned PBC (Planned Business Center) and addressed as 1839 Dublin Boulevard. **(see “Development Plan” attachment)**
2. Applicant’s Project Statement: **(see “Project Statement” attachment)**
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the application as proposed.

BACKGROUND:

1. Site Address: The property site is addressed as 1839 Dublin Boulevard.
2. Existing Zoning/Land Use: The property is zoned PBC/CR (Planned Business Center with Conditions of Record) and is commercially developed.
3. Surrounding Zoning/Land Use: North: OC (Office Complex) and commercially developed.
East: C5 (Intermediate Business) and commercially developed.
South: PF (Public Facilities) and is developed with a Fire Station.
West: PBC (Planned Business Center with Conditions of Record) and is commercially developed.
4. PlanCOS Vision: According to the PlanCOS Vision Map (**see “PlanCOS Vision Map” attachment**), the project site is identified as an Established Suburban Neighborhood.
5. Annexation: The property was annexed into the City under the Brookwood Addition #2 annexation plat. (July 1, 1971; ordinance unknown)
6. Master Plan/Designated Master Plan Land Use: The project site is part of the Dublin Business Park Master Plan. The Master Planned Land Use designation is Community Commercial.
7. Subdivision: The property was platted as Lot 1 of Dublin Business Park Filing Number 7.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project site is commercially developed as an auto repair shop.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 223 property owners on two occasions: during the internal review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. City Planning staff received no comments in favor or opposition to the project.

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. Commenting agencies included City Landscape Architect, City Engineering, City Traffic, City Fire and City SWENT. All comments received from the review agencies have been addressed. Notification was not sent to Colorado Springs Utilities as no utility service changes are proposed.

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

1. Review Criteria / Design & Development Issues:
 - i. Conditional Use Development Plan

The conditional use development plan for 1839 Dublin Boulevard will allow automotive sales in conjunction with the existing automotive repair. The Applicant has designated four (4) parking spaces for automotive sales (**see “Project Statement” attachment**). However, the approval of the conditional use does not limit automotive sales to four vehicles. This is solely the proposed number of vehicles to be displayed. The automotive sales will be operated in conjunction with the existing automotive repair.

The site will maintain the existing access from Dublin Boulevard. The on-site improvements consist of the installation of a new accessible parking space and internal sidewalk. The accessible parking space will now comply with the current dimensional and signage requirements as stipulated in City Code Section 7.4.205, *Accessible Parking Space Requirements for the Disabled*. The Applicant is proposing to reconfigure the current curb

to allow for a ramp access to the accessible space and installing a new internal sidewalk to the front of the building to allow for accessible access from the space into the front door.

Currently, the 1839 Dublin Boulevard development has an automotive service business. As such, City Planning staff applied the parking calculation based on the square footage of each land use illustrated on the site plan. The automotive sales office parking requirement is 1 space per 400 square feet of office plus adequate space for vehicle storage and display, while the auto repair garage parking requirement is 1 space per 200 square feet of building area. The plan shows that the site meets the parking minimums with 1 space for the sales office, 4 spaces to be designated for sales, and 15 spaces are for auto repairs and service. City Code also requires 1 ADA van accessible space which is also being provided.

The applicant has indicated that no storage of non-operable vehicles will be displayed or parked outside the building. To ensure there is no project creep, City Planning staff has requested that a note be added to the plans indicating that “Non-operable vehicles will not be displayed or parked outside the building.”

City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for establishing a development plan, as set forth in City Code Section 7.5.502(A) and the purpose statements for a conditional use, as set forth in City Code Section (7.5.701). Based on staff’s analysis of the proposal and surrounding land use pattern, which consists of commercial uses, the proposed auto sales use is well-suited for the area. **(See “Context Map”)**

2. Conformance with the City Comprehensive Plan:

The project applications have been evaluated 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 as an Established Suburban Neighborhood **(see “PlanCOS Vision Map” attachment)**. The 1839 Dublin Boulevard project reinforces the “Big Idea” entitled “Embrace Sustainability” in Chapter 7 of PlanCOS, which states:

“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas”

For the reasons provided in this staff report, City staff finds this development proposal to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area’s Master Plan:

The project is located within the Dublin Business Park Master Planned area. The master planned land use designation for the project site is Community Commercial. The Dublin Business Park Master Plan has been deemed “Implemented”, according to City Code Section 7.5.402(B)(2) *Implemented Master Plan*. A determination of “Implemented” occurs when the area covered by a master plan is 85% or more built out. Based on the surrounding land use pattern, which contains a mix of uses, staff finds the project to be complimentary and supportive of the immediate area.

STAFF RECOMMENDATION:
CPC CU 20-00076 – CONDITIONAL USE DEVELOPMENT PLAN

Approve the conditional use development plan for 1839 Dublin Boulevard, based upon the findings that the request meets the review criteria for granting the 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).