

CITY PLANNING COMMISSION AGENDA  
SEPTEMBER 14, 2022

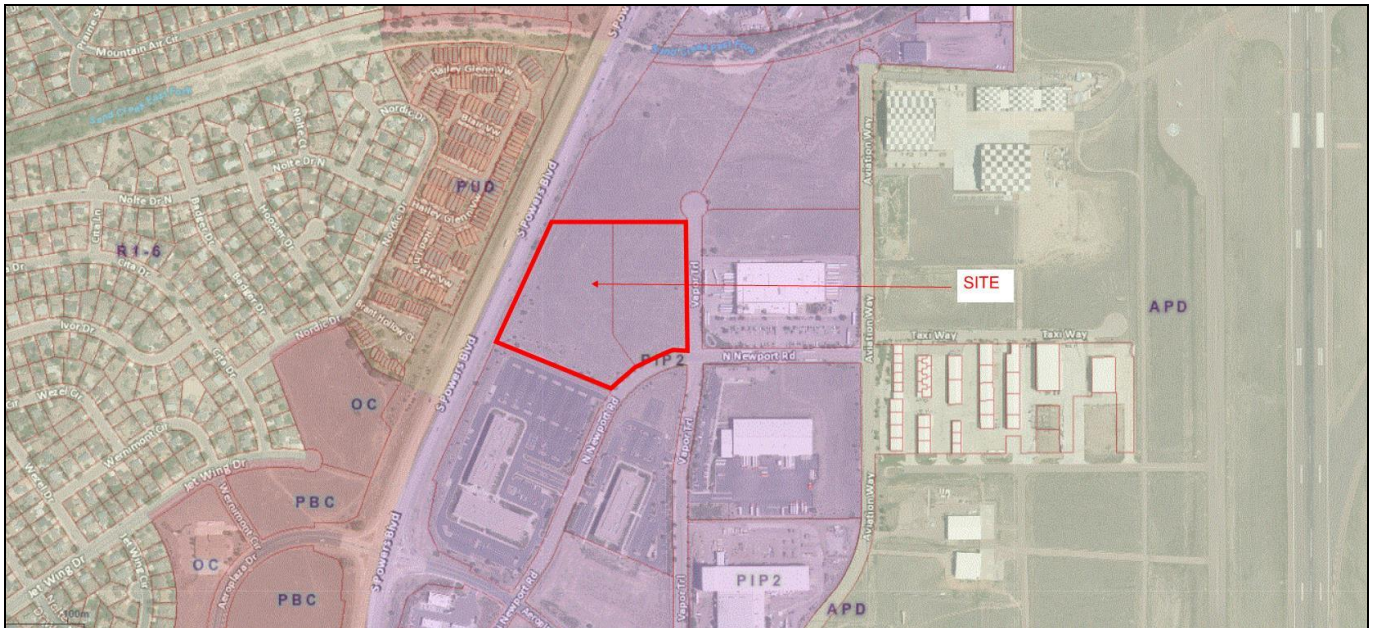
STAFF: GABE SEVIGNY

ASSOCIATED FILES:  
CPC CU 22-00115 – QUASI-JUDICIAL

**PROJECT:** CARRIER WEST 950 VAPOR TRAIL CONDITIONAL USE

**OWNER:** 930 NORTH NEWPORT ROAD, LLC

**DEVELOPER:** INTERGROUP ARCHITECTS



**PROJECT SUMMARY**

1. Project Description: This project includes an application for a conditional use to allow vehicle auto sales and service in an existing structure in the PIP-2/CR/AO (Planned Industrial Park 2 with Conditions of Record and Airport Overlay) zone district. The property is 10 acres and is located at 930 n Newport (see attachment “Carrier West 950 Vapor Trail Conditional Use Development Plan”).
2. Applicant’s Project Statement: (see attachment “Project Statement”)
3. Planning and Development Team’s Recommendation: Staff recommends approval of the application.

**BACKGROUND**

1. Site Address: 930 North Newport
2. Existing Zoning/Land Use: PIP-2/CR/AO (Planned Industrial Park - 2)/vacant property
3. Surrounding Zoning/Land Use:  
North: PIP-2 (Planned Industrial Park – 2)/Vacant

South: PIP-2 (Planned Industrial Park – 2)/Industrial  
East: PIP-2 (Planned Industrial Park – 2)/Industrial  
West: PUD (Planned Unit Development)/Power Boulevard is directly to the west, then multi-family west of Powers BLVD

4. Comprehensive Plan/Designated 2020 Land Use: Employment Center
5. Annexation: The property was annexed in 1971 as part of the Pikes Peak Addition No. 11
6. Master Plan/Designated Master Plan Land Use: This property is part of the Newport Technology Center Master Plan which identifies the subject property as designated as PIP-2/CR.
7. Subdivision: The property is as part of the Newport Subdivision Filing No. 19B
8. Zoning Enforcement Action: None
9. Physical Characteristics: There is an existing structure and the conditional use will only operate in a portion of the western building

### **STAKEHOLDER PROCESS AND INVOLVEMENT**

The public notification process for the associated application consisted of providing notice to the neighbors by placing a poster for the project on site and sending postcards to 247 property owners within 1000-feet of the project site. No public comment was received for this project. The site will be posted prior to the Planning Commission public hearing.

The applications were sent to the standard internal and external agencies for review and comment. Any review comments received have been addressed. Review agencies for this project included Colorado Springs Utilities, City Traffic, City Engineering, City Fire Dept. and Police/E-911, as well as School District 2, Floodplain and Enumerations, Colorado Department of Transportation and the Colorado Springs Airport.

The Airport Advisory Committee reviewed this item at their August 22, 2022 meeting. They provided a no objection recommendation on this item.

### **ANALYSIS OF REVIEW AND CONFORMANCE WITH CITY COMPREHENSIVE PLANNING**

#### 1. Conditional Use

The over-all property is approximately 10 acres of 2 platted lots and is currently zoned PIP-2/CR/AO (Planned Industrial Park with Conditions of Record and Airport Overlay). The conditions of record per ordinance number 76-83 state that all permitted principal uses allowed in the M-1 (Manufacturing) zone be permitted in said PIP-2 zone and there is no maximum lot coverage. The use of automotive sales and service is a conditional use in the M-1 zone district. Per Section 7.5.701: Purpose of City Code state:

*“The development and administration of a comprehensive zoning ordinance is based upon the division of the City into zone districts within which districts the use of land and buildings and the bulk and position of buildings and structures in relation to the land are relatively uniform. However, it is recognized that there are occasions when in addition to the principal permitted uses, special uses, because of unique operating and/or physical characteristics may be allowed after careful consideration of their impact upon the neighborhood and the public facilities surrounding their proposed location. These uses shall be referred to as conditional uses.”*

Staff determined, based on the above purpose of a conditional use, that the proposed automotive sales and service would be able to be applied for under the conditions of record above. As the neighborhood mostly industrial in nature there will be negative impact on surrounding areas.

The development for Carrier West 950 Vapor Trail was administratively approved November 07, 2021, file number AR DP 20-00614. The structures are currently constructed. The current proposal is for automotive sales and services with the western building on the northern end (**see attachment Carrier West 950 Vapor Trail Conditional Use Development Plan**). There are no additional modifications proposed to the site, this is an interior modification.

Staff finds that the request for the conditional use development plan is in conformance with the City Code standards and criteria for a conditional use development plan in in City Code Sections 7.5.502.E and 7.5.704.

2. Conformance with the City Comprehensive Plan

The City Comprehensive Plan identifies the subject site as an Employment Center per the 2020 Land Use Map. The Employment Center designation is utilized for major concentrations of employment. This site provides an employer and is part of a larger employment center east of Powers Boulevard. This area primarily contains light industrial, office and airport related uses and has an industrial look and feel. The proposed use does not propose any outdoor storage or vehicles and everything is operated within the existing structure. PlanCOS with the Thriving Economy visions help identify policies related to the proposed conditional use, with several themes supporting the proposal and are discussed below.

*Policy TE-1.A: Preserve and strengthen key economic sectors and strive to grow medium and high-wage jobs in targeted industry clusters.*

*Strategy TE-1.A-2: Prioritize growth in regional targeted industry clusters – sports medicine and related health services; professional, scientific and technical services; and aviation and specialty manufacturing – when allocating available economic development incentives.*

*Policy TE-1.C: Leverage the city's livability as a workforce and economic driver*

*Strategy TE-1.C-5: Provide for convenient access to quality goods and services that support major employment areas, through a combination of proactive and responsive planning, zoning, and development approval actions.*

*Policy TE-4.C: Promote sustainable efforts and initiatives in the public and private sector.*

*Strategy TE-4.C-2: Promote the development of businesses, jobs, and programs focused on renewable energy, clean technology, waste reduction, and recycling.*

Staff finds the proposed conditional use for vehicles sales and servicing located with this industry hub promotes the above policies and strategies by providing incentives for higher wage jobs, sustainable efforts and for businesses that can provide for cleaner technology. Staff finds the proposed conditional use is in conformance with PlanCOS

3. Conformance with the Area's Master Plan

The Newport Technical Center Master Plan for this site designates this area as PIP-2/CR (Planned Industrial Park 2 with conditions of record). This designation does not fall within our typical master plan designations as it is a zone district and not a use category. This master plan was originally approved in 1971. Due to the atypical designation on the master plan, staff has interpreted it to mean that the permitted or conditional uses allowed in the PIP-2 and M-1 zone districts would be allowed on the property. The automotive sales and service use is a conditional use in the M-1 zone district and therefore is compliant with the master plan designation for the site.

**STAFF RECOMMENDATION**

**CPC CU 22-00115 Carrier West 950 Vapor Trail Conditional Use**

Approve the conditional use development plan for Carrier West 950 Vapor Trail in the PIP-2/CR/AO (Planned Industrial Park 2 with Conditions of Record and Airport Overlay) zone district, based upon the finding that the conditional use development plan request complies with the review criteria for granting a conditional use development plan as set forth in City Code Section 7.5.502.E and 7.5.704.