

# Kum & Go Store #689

CPA A 16-00133 - LEGISLATIVE  
CPC V 16-00147 - LEGISLATIVE  
CPC ZC 16-00146 - LEGISLATIVE  
CPC DP 16-00148 - QUASI-JUDICIAL  
CPC NV 16-00149 - QUASI-JUDICIAL

June 27, 2017

Mike Schultz, Principal Planner



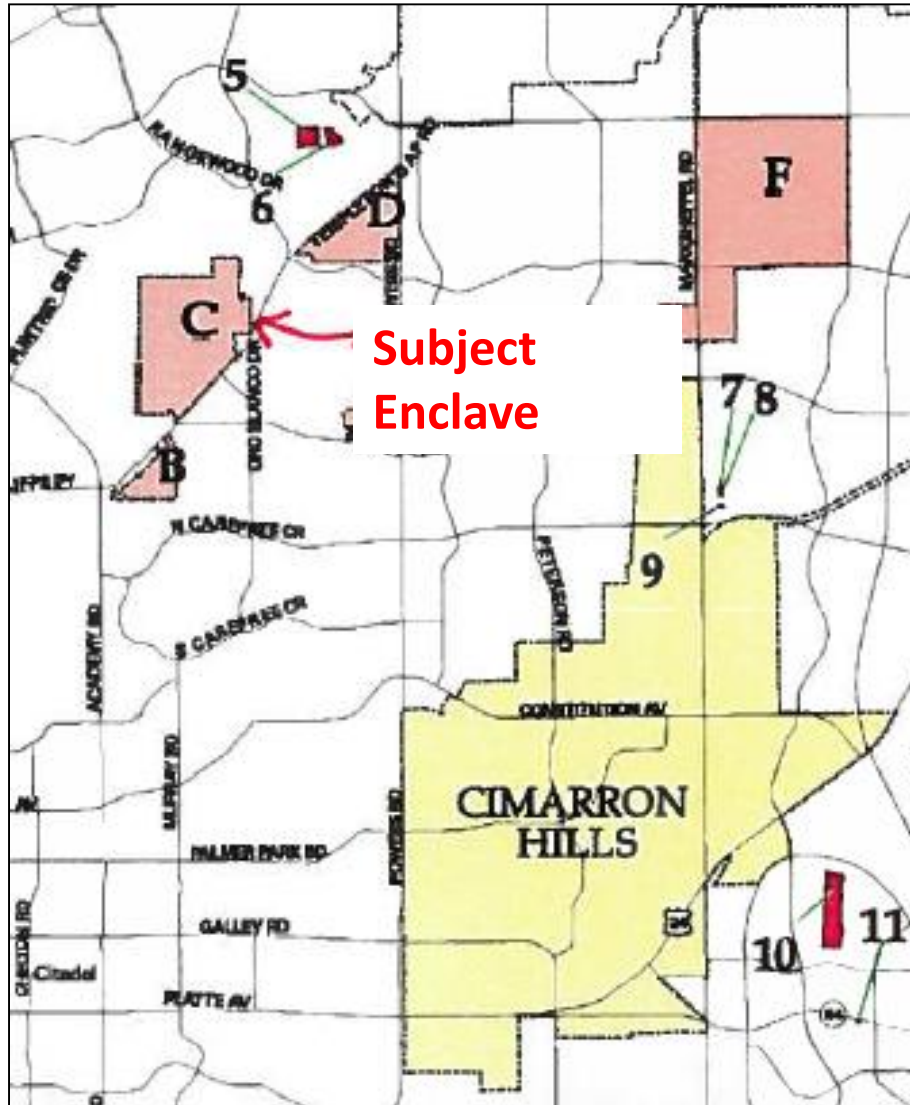
# Kum & Go Store #689

## Location Map



# Kum & Go Store #689

## City Annexation Plan



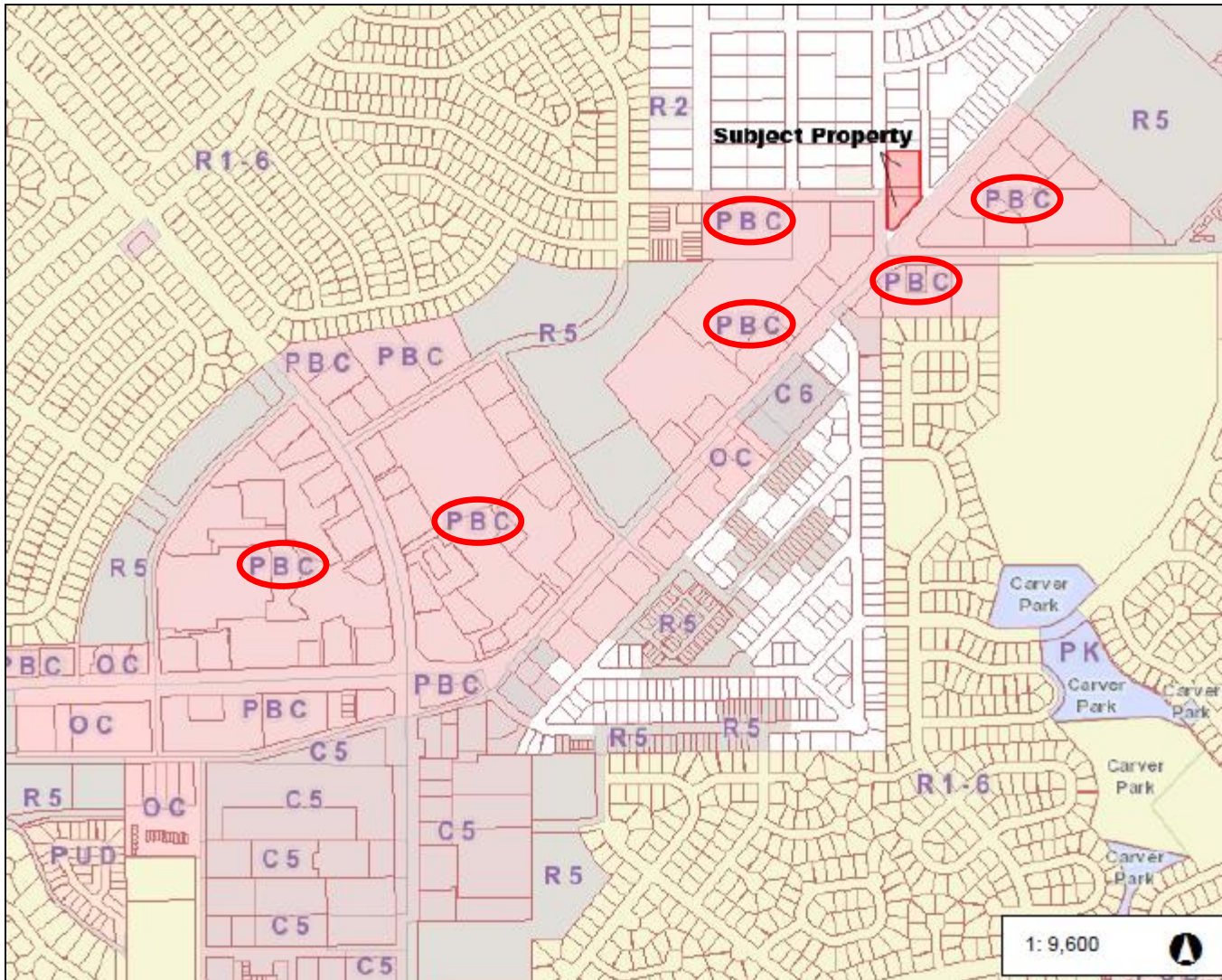
Part of Park Vista Estate Enclave

Considered a “Complex” enclave due to the

- Platting of large rural lots,
- Issues of extending utility infrastructure
- City designed streets

# Kum & Go Store #689

## City Zoning Map

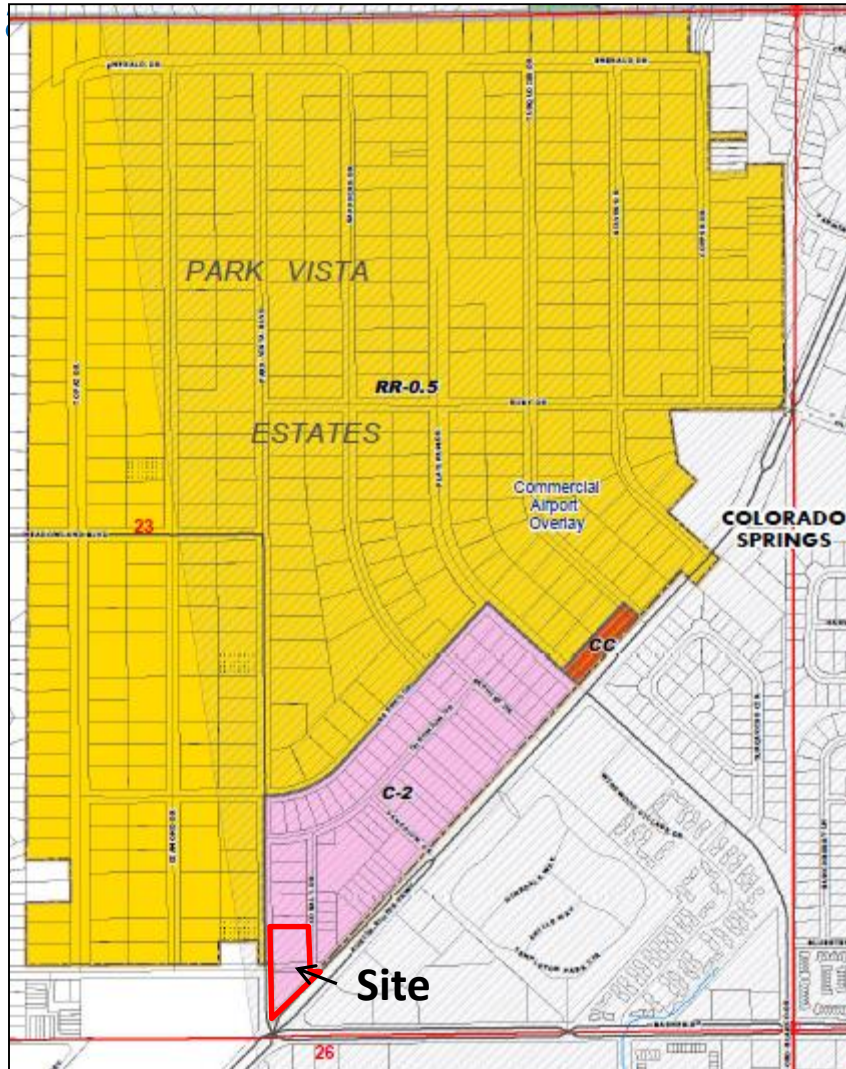


PBC zoning consistent throughout Austin Bluffs Boulevard corridor

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## County Zoning Map – Park Vista Estates

Encl



### Zoning Designations

	RS-20000: Residential Suburban (20,000 sq. ft.)		F-5: Forest & Recreation (5 acres)
	RS-6000: Residential Suburban (6,000 sq. ft.)		PUD: Planned Unit Development
	RS-5000: Residential Suburban (5,000 sq. ft.)		CC: Commercial Community
	RM-12: Residential Multi-Dwelling (12 DU/acre)		CR: Commercial Regional
	RM-30: Residential Multi-Dwelling (30 DU/acre)		CS: Commercial Service
	RR-0.5: Residential Rural (0.5 acres)		I-2: Limited Industrial
	RR-2.5: Residential Rural (2.5 acres)		I-3: Heavy Industrial
	RR-5: Residential Rural (5 acres)		A-5: Agricultural (5 acres)
	R-T: Residential - Topographic		A-35: Agricultural (35 acres)
	MHP: Mobile Home Park		C-1: ** Commercial
	MHP-R: Mobile Home Park, Rural		C-2: ** Commercial
	MHS: Mobile Home Subdivision		M: ** Industrial
	RVP: Recreational Vehicle Park		R-4: ** Planned Development

C-2 Commercial (Obsolete)

# Kum & Go Store #689

## Annexation



Kum and Go Store 689  
Annexation Number 1  
Area = .773 acres  
(Includes Pearl Drive ROW)

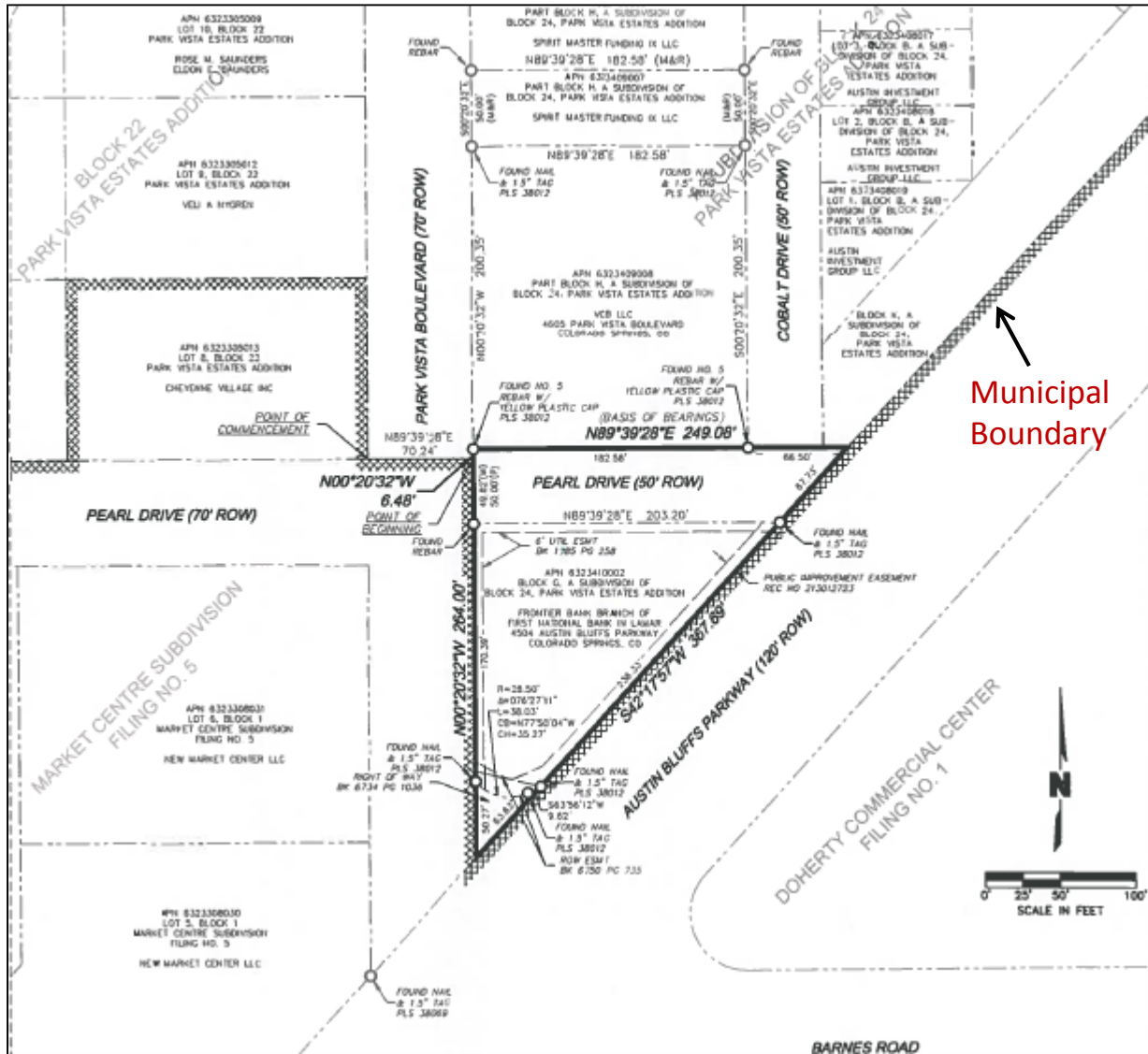


Figure 2

# Kum & Go Store #689

## Annexation



Kum and Go Store 689  
Annexation Number 2

Area = 1.403 acres  
(Includes right-of-way of  
Park Vista Blvd and Cobalt  
Dr.)

Municipal  
Boundary  
(upon approval  
of Number 1)

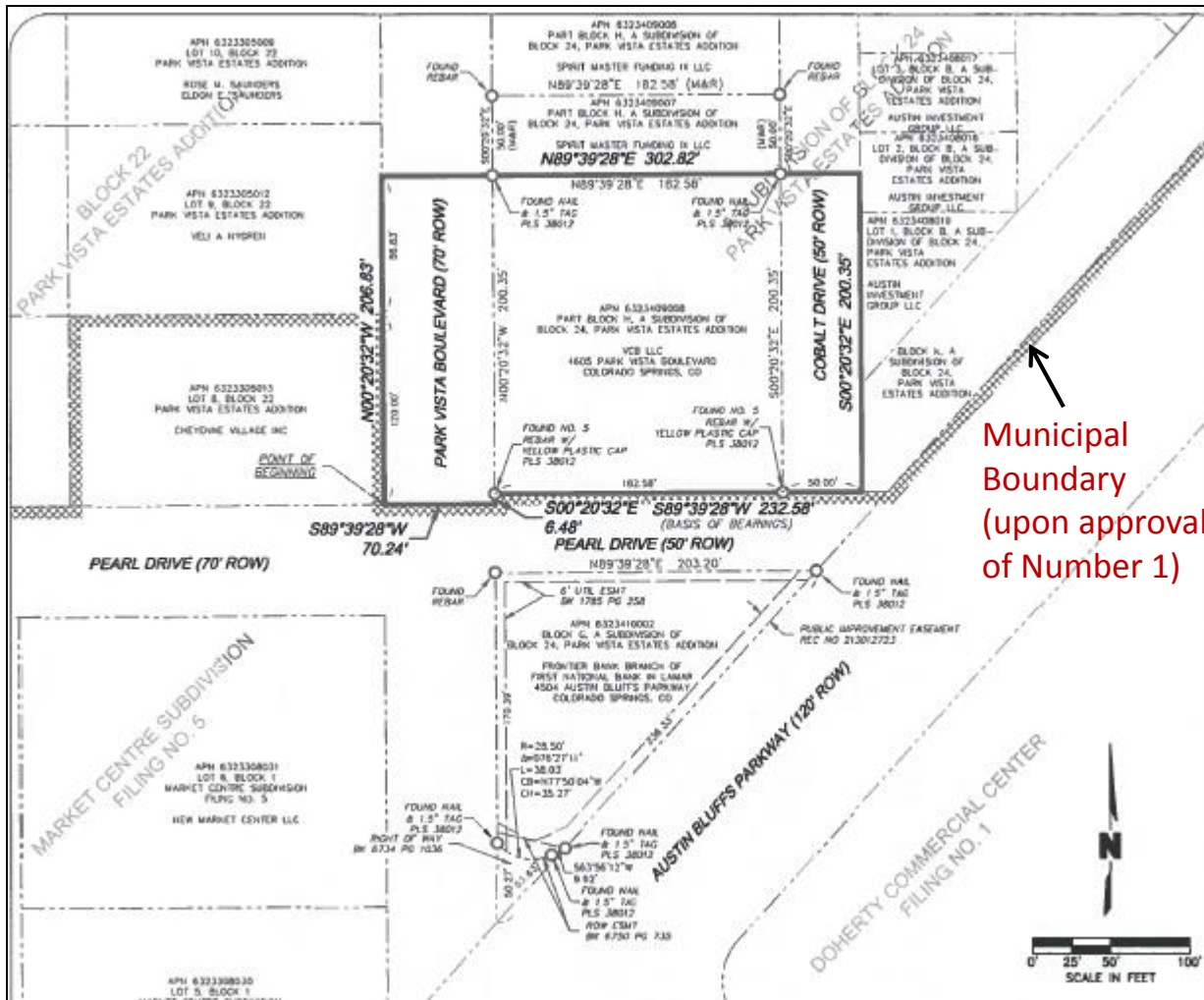
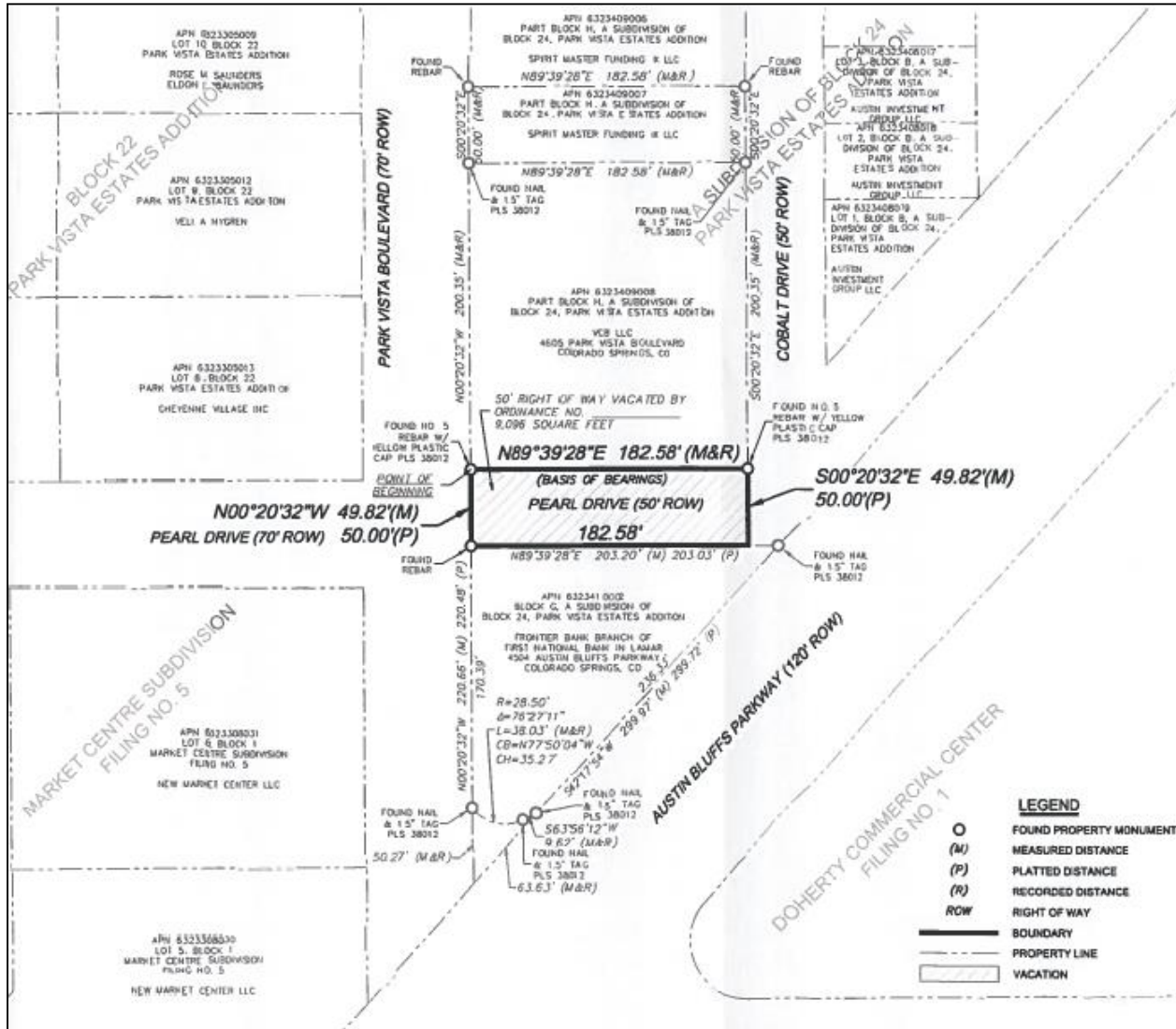


Figure 3

# Kum & Go Store #689

## Pearl Drive Vacation of Right-of-way



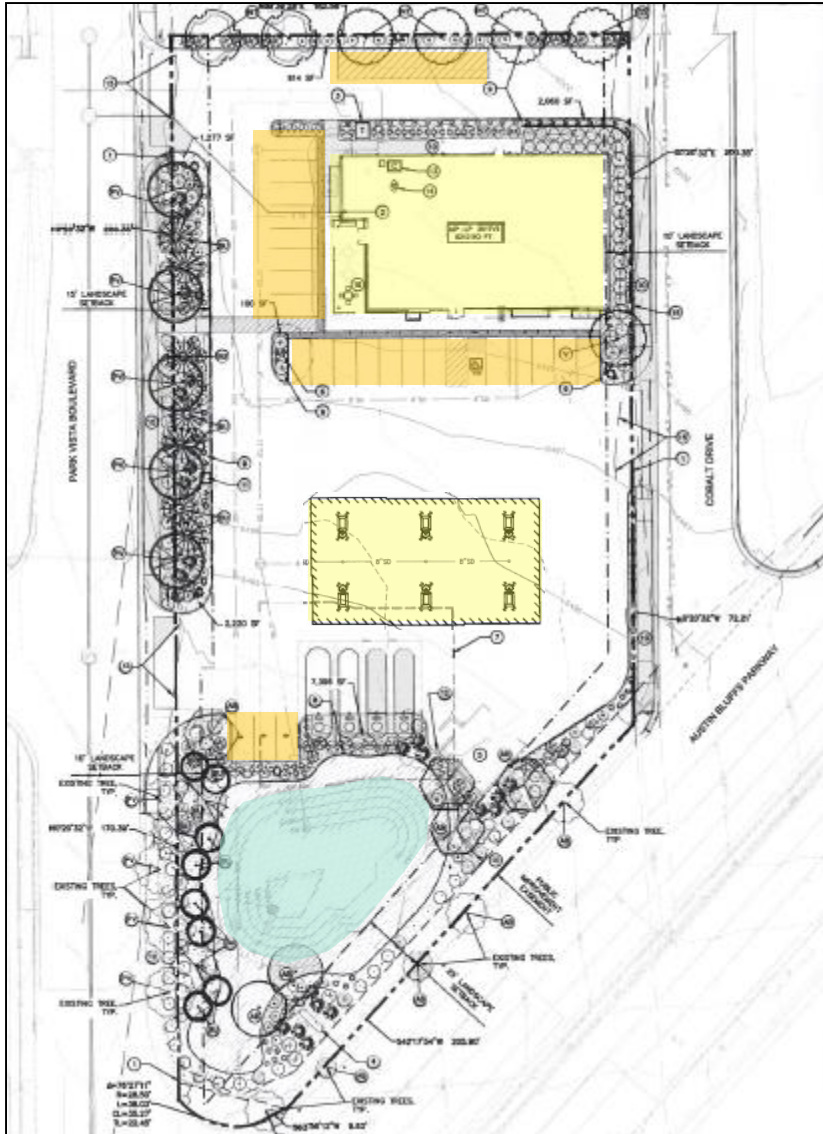
Vacation area =  
9,096 sq. ft.  
or .209 acres

Figure 4



# Kum & Go Store #689

## Development Plan



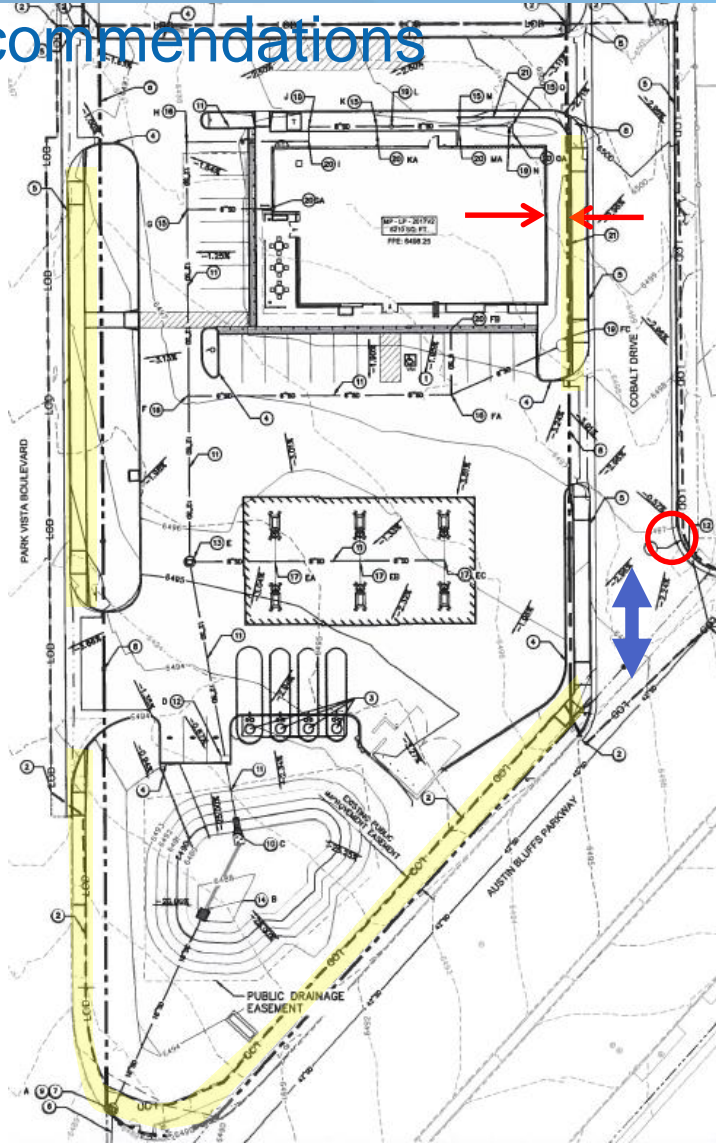
### Project Details:

- Site area = 1.539 acres
- 6,210 square foot convenience store + outdoor patio seating
- 6 fueling pumps under with canopy cover
- 24 parking stalls (23 standard + 1 ADA)
- Delivery Area (north side of building)
- Water quality facility (south side of site)
- Site Landscaping

# Kum & Go Store #689

Staff

## Recommendations



Public Improvements Include:

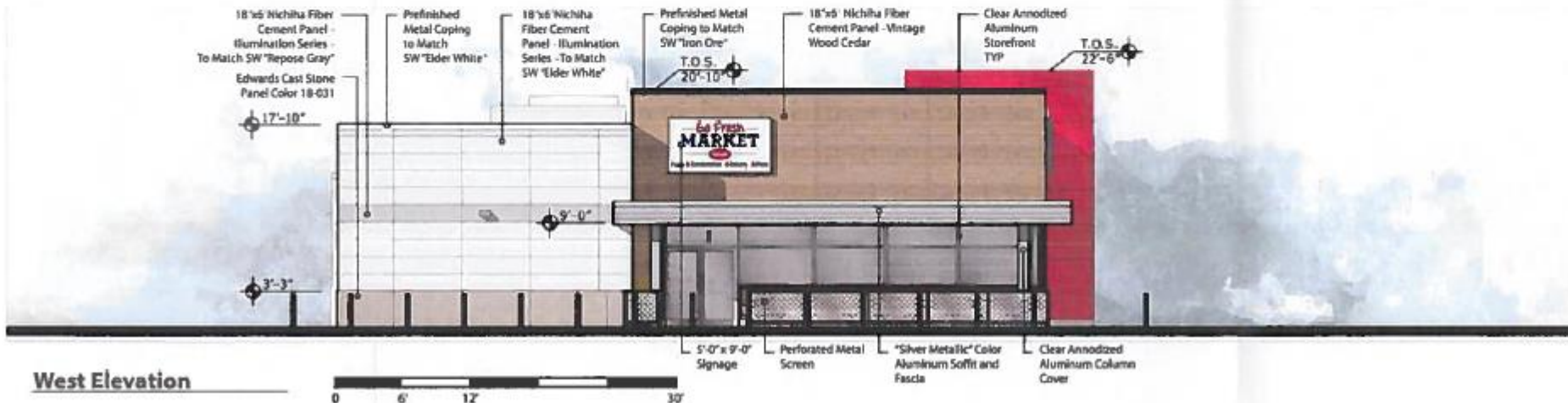
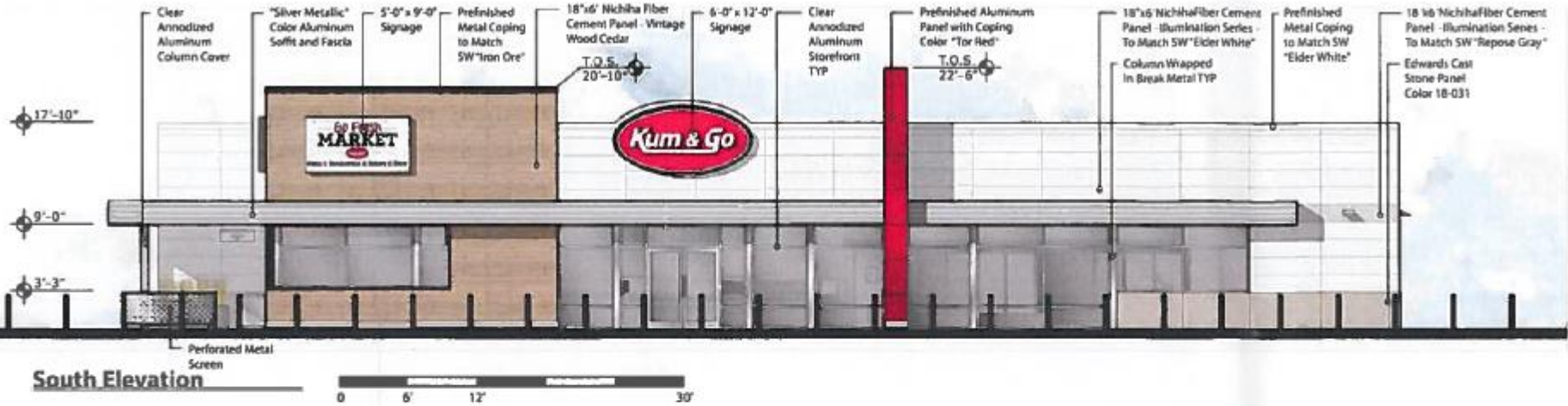
- Extension of Cobalt to Austin Bluffs Pkwy (R-in/R-out only)
- New sidewalk along Austin Bluffs, Park Vista and Cobalt
- New storm drain at Cobalt Drive

Non-use variance request to allow 9 foot front yard setback along Cobalt Drive where 25-feet is required.

Figure 6

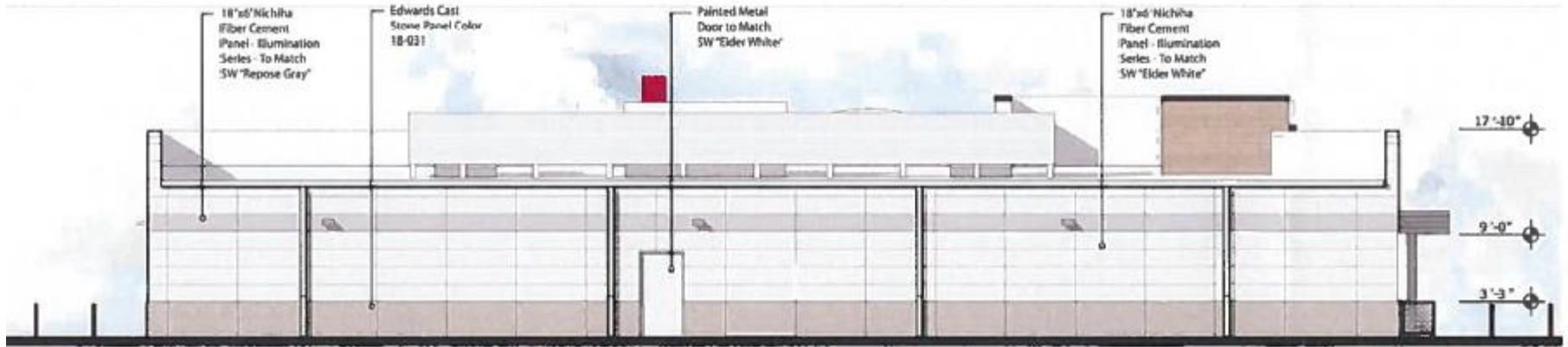
# Kum & Go Store #689

## Development Plan – Building Elevations

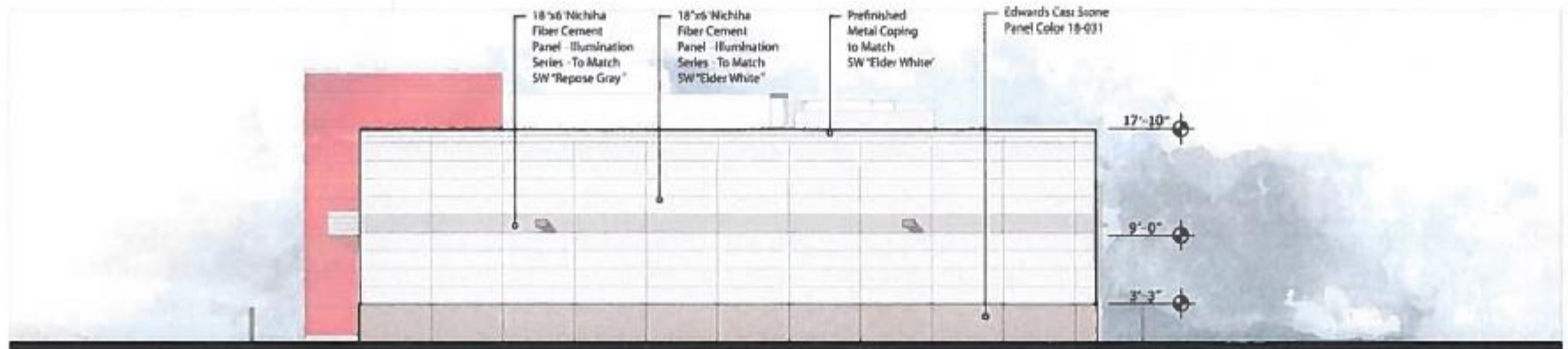


# Kum & Go Store #689

## Development Plan – Building Elevations



North Elevation



East Elevation



# Kum & Go Store #689

CPC



## Recommendations

At their meeting on May 18, 2017 the City Planning Commission, after receiving a staff and applicant presentation and public input as part of the New Business calendar, voted unanimously 6-0-3 (6 yes, 0 no, 3 absent) to recommended approval of:

- Kum and Go Store 689 Annexation Number 1;
- Kum and Go Store 689 Annexation Number 2;
- Vacation of a portion of Pearl Drive right-of-way;
- Establishment of a PBC zone district with Airport Overlay (PBC/AO);
- Kum and Go Store 689 Development Plan; and
- Non-use variance to allow 9-foot setback where 25-feet was required.

# Kum & Go Store #689

Staff



## Recommendations

### **CPC A 16-00133R-1 – ANNEXATION (Resolution of Findings of Fact)**

Adopt a resolution finding that the Kum and Go Store 689 Annexation Number 1 meets the requirements of and fully complies with Part 1 of Article 12 of Title 31 C.R.S., the Municipal Annexation Act of 1965, as amended, and Section 30 of Article II of the Colorado Constitution and that the property is eligible for annexation.

### **CPC A 16-00133-1 - ANNEXATION**

An ordinance annexing the Kum & Go Store 689 Annexation Number 1, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

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Staff



## Recommendations

### **CPA A 16-00133R-2 – ANNEXATION (Resolution of Findings of Fact)**

Adopt a resolution finding that the Kum and Go Store 689 Annexation Number 2 meets the requirements of and fully complies with Part 1 of Article 12 of Title 31 C.R.S., the Municipal Annexation Act of 1965, as amended, and Section 30 of Article II of the Colorado Constitution and that the property is eligible for annexation.

### **CPA A 16-00133-2 – ANNEXATION**

An ordinance annexing the Kum & Go Store 689 Annexation Number 2, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

# Kum & Go Store #689

Staff



## Recommendations

### **CPC V 16-00147 – VACATION OF RIGHT-OF-WAY**

An ordinance vacating a portion of Pearl Drive right-of-way, based upon the findings that the vacation complies with all review criteria outlined in City Code Section 7.7.402.C.

### **CPC ZC 16-00146 – ESTABLISHMENT OF ZONE**

An ordinance regarding the establishment of a PBC/AO (Planned Business Zone with Airport Overlay) zone district, based upon the findings that the zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603.



# Kum & Go Store #689

Staff



## Recommendations

### **CPC DP 16-00148 – DEVELOPMENT PLAN**

Approval of the Kum & Go Store 689 Development Plan based upon the findings that the development plan complies with the review criteria in City Code Section 7.5.502.E, subject to addressing technical and/or informational plan modifications.

### **CPC NV 16-00149 – NON-USE VARIANCE**

Approval of a non-use variance to City Code Section 7.3.204 to allow a nine (9) foot building setback where 25-feet is required based upon the findings the non-use variance complies with the review criteria in City Code Section 7.5.802.B.



**QUESTIONS?**