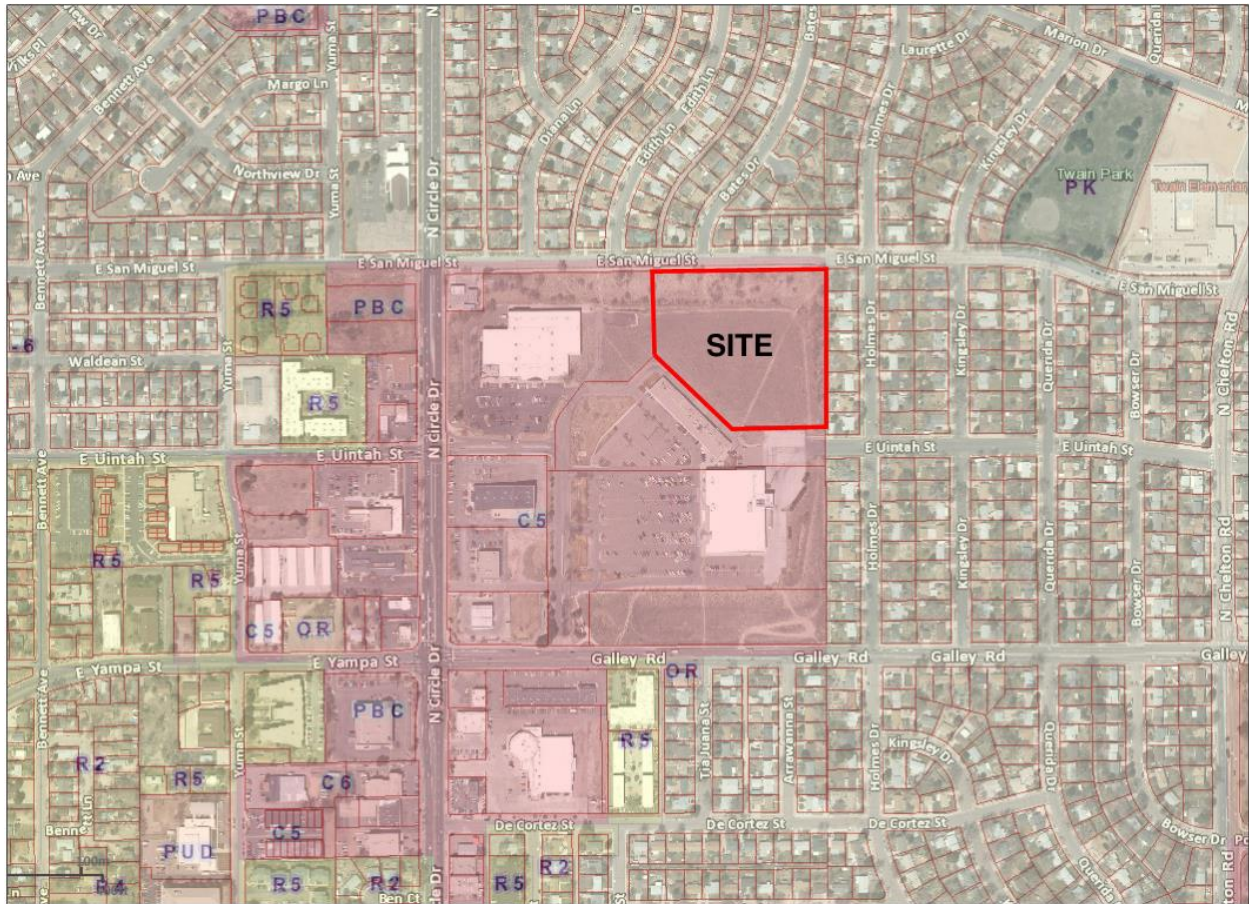


**CITY PLANNING COMMISSION AGENDA
FEBRUARY 21, 2019**

STAFF: MIKE SCHULTZ

FILE NO(S):
CPC CU 18-00114 – QUASI-JUDICIAL

PROJECT: WATCHDOG SELF STORAGE
APPLICANT/OWNER: DAVID BARNES
CONSULTANT REPRESENTATIVE: HAMMERS CONSTRUCTION (LISA PETERSON)



PROJECT SUMMARY

1. **Project Description:** The project is a conditional use request to allow mini-warehouse within a C-5 (Intermediate Business) zone district. The subject property is located northwest of East Uintah Street and Homes Drive consisting of 6.12 acres.
2. **Applicant's Project Statement:** (Refer to **FIGURE 1**)
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the conditional use application with conditions of approval (**FIGURE 2**).

BACKGROUND

1. **Site Address:** Currently no address for this location.
2. **Existing Zoning/Land Use:** C-5/CU (Intermediate Business with conditional use, a conditional use was approved in 1999 for what is now the Ace Hardware portion of the site).
3. **Surrounding Zoning/Land Use:**
 - North:* R-1 6000 (Single-Family Residential)/Single-Family Residential
 - South:* C-5 (Intermediate Business)/Shopping Center (Retail and Grocery Store)
 - East:* R-1 6000/Single-Family Residential
 - West:* C-5 (Intermediate Business)/Shopping Center (Retail)
 - West (Across North Circle Drive):* PBC (Planned Business Center)/Automotive Repair
4. **Annexation:** Stums Addition, September 1963
5. **Master Plan/Designated Master Plan Land Use:** This property is not part of a master plan.
6. **Subdivision:** Safeway Marketplace Filing No. 2
7. **Zoning Enforcement Action:** None
8. **Physical Characteristics:** The site is relatively flat where the use is proposed. However, there is significant grade to the north (toward East San Miguel Street) and to the east (toward the rear yards of the homes located along Holmes Drive). The site is located approximately 35-feet below East San Miguel Street and approximately 18 to 20 feet below the rear yard of the homes located between 1218 – 1230 Holmes Drive. There is existing Siberian Elm that dominates most of the vegetation throughout the site.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public process included posting the site and sending postcards to 422 property owners located within a 1000-foot buffer of the subject property. Staff received a number of emails in opposition to the proposal (**FIGURE 3**).

The neighbor concerns included:

- Impact to property values;
- Increase in traffic;
- Increase in crime/possibility of squatters;
- Building heights/blocking westerly view;
- Light pollution.

Analysis of the issues and how the applicant has addressed these neighbor issues is provided in the following sections of this report.

All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Police and E-911.

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

1. Review Criteria / Design & Development

a. Background

The request is to construct four (4) buildings for the purposes of mini-warehouses totaling 70,400 square feet, which will be located in the northeast portion of the Safeway Shopping Center. The property is tucked behind existing retail uses including the Ace Hardware store, Safeway grocery store and an inline retail building attached to Safeway. Access to the property is primarily through the shopping center off of Circle Drive or Galley Road.

The Watchdog Ministorage Development Plan also illustrates 60 spaces for incidental outdoor storage for RV's, boats, campers, automobiles and other vehicles which would be accessory to the primary use of the mini-storage/mini-warehouse.

The Safeway Marketplace Shopping Center does not have a formal concept plan associated with the site, however, Staff found a preliminary plat and associated drainage report (**FIGURE 4**) for what was referred to as Pioneer Plaza Shopping Center in 1995. The plan illustrates the shopping center was to extend north to around the edge of the bottom of the northerly slope (that immediately south of East San Miguel Street).

In 1999, the property, specifically the Ace Hardware building and westerly portion of the property, was approved for a conditional use that allowed RV rental, repair and storage. The approved conditional use/development plan illustrated RV customer parking along the south side of the building, it appears that RV storage would have occurred primarily within the building (now Ace Hardware). (A digital copy of this plan was not available to include within the packet).

In 2000, the in-line retail building north of the Safeway was approved (**FIGURE 5**). This approval essentially limited the visibility to the property from the roadway making the property less desirable for the purposes of general retail.

A final plat accompanying the proposed conditional use is being reviewed administratively.

b. Conditional Use

The proposed mini-warehouse use requires approval of a conditional use when located within a C-5 (Intermediate Business) zone district. Because the C-5 zone district has historically allowed a mix of land uses, including residential land uses, the requirement for conditional use review allows Staff and the City Planning Commission to complete the review of use-to-use relationships and determine if any additional conditions on the use are required for compatibility.

The property to the immediate north and east of the site is single-family residential. This site sits well below the residential properties by a range of 10 to 35 feet. There are several homes located southeast of the property that are at the same elevation as the subject property.

The applicant is proposing to construct a solid wood fence along the outer paved perimeter of the facility along the east property line to help screen and buffer the use from the residences located east of the site. Additionally, the applicant will be installing a row of evergreen trees along with top of the slope adjacent to the residences to the east. Considering the significant grade change between uses, coupled with the 6-foot fence and proposed evergreen trees, Staff believes these improvements will minimize impacts to existing property owners.

Staff requested the owner remove existing Siberian Elm trees located along the easterly portion of the site along with portions at the bottom of the slope on the north since these trees are considered invasive species. Staff was not willing to allow these trees to be used to meet the screening requirements within Code. Some of the Siberian Elm trees located along the northerly slope will be allowed to remain due to concerns of creating slope instability if those trees and/or root systems are removed.

Resident Concerns

Staff has reviewed the concerns of the residents and believe the applicant has been able to properly address these concerns (**FIGURE 7** – Applicant Response); below is an analysis to each of these concerns.

Impact to property values: Staff does not believe this use will have an impact on surrounding property values as there have been other mini-storage facilities that have been integrated into existing neighborhoods. These uses are generally quiet and generate very little traffic when compared to other commercial land uses.

Perceived increase of crime/potential of squatters: City Police did not present any concerns and had no comments regarding the proposed development. The applicant is proposing to secure the facility with various types of fencing (both a 6 foot wood fence and a 6 foot wrought iron fence) will secure the property. Full cut-off lighting is proposed on all of the buildings to provide additional on-site security. Although there will not be an on-site manager's residence, an office will be present with staff available during open hours.

Increase in traffic: A traffic report was not required for this project, however, this land use is considered to be a very low traffic generator (generally mini-storage facilities generate approximately 2 trips per 1,000 square feet of occupied storage area; at capacity this site would generate approximately 140-150 trips per day). There is an access drive leading to East Uintah Street, however this access is used by all customers within the shopping center; so Staff did not restrict this access as it would be difficult to enforce such restriction.

Building heights/blocking westerly view: The tallest building within the project is 16 feet 6 inches, well below the allowed building height of 45 feet. Additionally, it has been the Department's position that private views cannot be protected from each private property, but that the review criteria for development plans and conditional uses would be applied to determine if impacts should be minimized.

Staff is requesting that two conditions of approval be applied to this particular use to mitigate potential use-to-use issues:

1. No on-site dumping or sewage disposal;

2. No more than 60 vehicles may be stored outside.

c. Drainage:

The applicant is proposing to utilize the existing stormwater facility located on the south side of the shopping center between Galley Road and the Safeway grocery store (**FIGURE 6** – Reference Map). The facility accepts drainage from throughout the shopping center; however, the facility does not provide the necessary water quality now required by City stormwater standards. Final acceptance of the drainage report is still pending with Water Resources Engineering, which is indicating on-site water quality would be required if it cannot be incorporated into the existing facility. Staff is asking that the approval be conditioned upon final acceptance of the drainage report.

2. Conformance with the City Comprehensive Plan

PlanCOS was approved by City Council on January 22, 2019; below are the goals and policies from that plan that support the proposed project.

Vision Map: The subject property is located within the Changing Neighborhoods (Chapter 2 - Typology 2) which is transitioning from the Established Neighborhood core located west of Circle Drive. Changing Neighborhoods are characterized by established neighborhoods but may require the attention for reinvestment by the City in the way of better drainage and road improvements as well as private reinvestment to redevelop existing shopping centers.

The surrounding neighborhood is well established, but is blend of traditional grid street patterns along with the introduction of curvilinear street system that weaves through some of the adjacent neighborhoods (generally referred to as Austin Heights).

Chapter 2 Strategies

Strategy VN-3.C-1: *Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking or biking distance of residential areas.*

Unique Places – Chapter 3

The area is identified as a Community Activity Center located at the cross streets of Galley Road and Circle Drive.

Strategy UP-1.A-2: Evaluate new and redeveloping land use related to enhancement and support of existing, transitioning, and new activity centers.

Strategy UP-2.A-1: Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.

Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem solving approaches and continue to implement process improvements in support of infill and redevelopment.

Encouraging services and uses necessary for the enjoyment of local residents provides convenience and accessibility to the general public. The project is also providing infill within an existing commercial center, a site that has sat vacant since at least 1995

(when the property was replatted). It is Staff's position that the proposed use meets the goals and strategies of PlanCOS.

3. Conformance with the Area's Master Plan:
There is no master plan associated with this site.

STAFF RECOMMENDATION

CPC CU 18-00114 – Conditional Use

Approve the Watchdog Ministorage Conditional Use/Development Plan allowing mini-warehouse and incidental outdoor storage within a C-5 (Intermediate Business) zone district based upon the findings that the request complies with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan review criteria in City Code Section 7.5.502.E with the following conditions:

Conditions of Approval:

1. Prior to final approval of the development plan, the drainage report will be accepted by Water Resources Engineering.

Conditions of Use:

1. No on-site dumping or sewage disposal;
2. No more than 60 vehicles may be stored outside.