

CITY PLANNING COMMISSION AGENDA

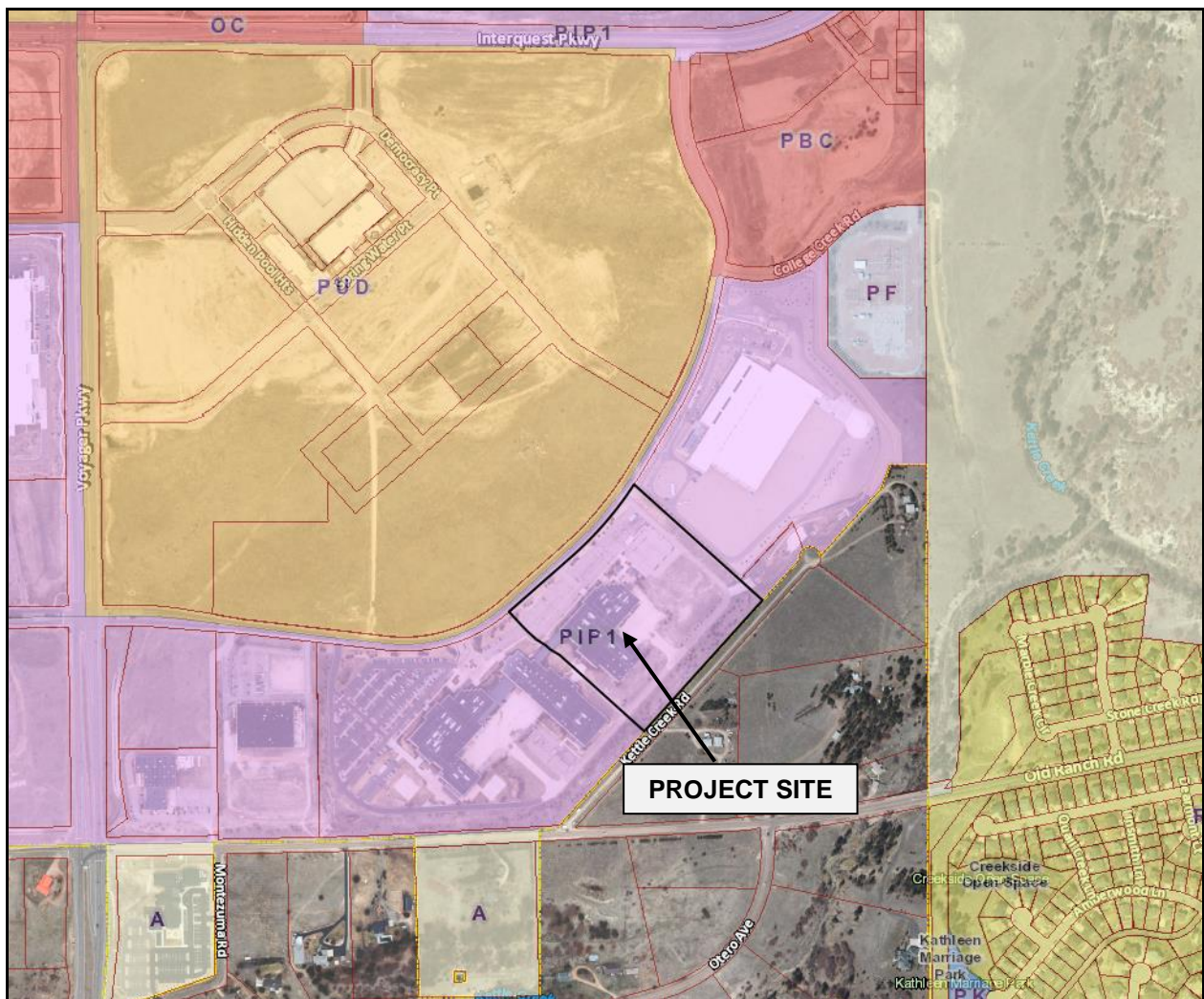
STAFF: DANIEL SEXTON

FILE NO(S):
CPC CU 17-00149 – QUASI-JUDICIAL
AR DPA 97-00400-A3MJ17 – QUASI-JUDICIAL

PROJECT: 10285 FEDERAL DRIVE – CHARIS CHRISTIAN CENTER

APPLICANT: HAMMER CONSTRUCTION

OWNER: CHARIS MINISTRIES



PROJECT SUMMARY:

1. Project Description: This project is for a conditional use and major development plan amendment to allow a religious institution land use in a PIP-1 (Planned Industrial Park) zone district (herein referred as "10285 Federal Drive"). The property is located at 10285 Federal Drive, is 14.85 acres in area and zoned PIP-1 (Planned Industrial Park). The site layout is illustrated on the amended development plan attached as **FIGURE 1**.
2. Applicant's Project Statement: (**FIGURE 2**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications.

BACKGROUND:

1. Site Address: The site is addressed as 10285 Federal Drive.
2. Existing Zoning/Land Use: The subject property is zoned PIP-1 (Planned Industrial Park), and previously was used for general office and manufacturing lands uses.
3. Surrounding Zoning/Land Use:
Northwest: PUD (Planned Unit Development: residential, mixed-use, commercial, office, civic, and park land uses; maximum building height 125 feet; and maximum density of 24.99 du/ac), and is commercially developed with some vacant parcels.
Northeast: PIP-1 (Planned Industrial Park), and is commercially developed.
Southwest: PIP-1 (Planned Industrial Park), and is commercially developed.
Southeast: RR-2.5 (El Paso County Residential Rural (2.5 acres), and developed as single-family residential.
4. Comprehensive Plan/Designated 2020 Land Use: Employment Center
5. Annexation: The subject property was annexed into the City in October 26, 1982 under the Ford Parcel #1 Annexation Plat (Ord. 82-151).
6. Master Plan/Designated Master Plan Land Use: The project site is not within the boundaries of an adopted master plan.
7. Subdivision: The property is platted as Lot 2 of Fairlane Technology Park Filing Number 4A.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is currently commercially developed with a vacant office/manufacturing building. The redevelopment of the property will retain the current structure, but will require extensive interior renovations for the proposed religious institution.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 17 property owners on two occasions: once during the internal review stage and once prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. No public comments were received in response to the public solicitation for comments.

Staff input is outlined in the following sections of this report. Staff sent copies of the plans and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, CONO, Enumerations, School District #20, Police and E-911, and USAFA. While no comments from the USAFA were provided for this project, the applicant has included the standard USAFA notice, which includes notification that a given property

may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the USAFA's Airmanship Program.

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

1. Review Criteria / Design & Development Issues:

a. Application Summary

i. Conditional Use

The project includes the redevelopment of an existing 122,807 square foot commercial building, previously used for general office and manufacturing, to establish a religious institution land use. The proposed conditional use development plan for the 10285 Federal Drive project (**FIGURE 1**), which is identical to the plans concurrently being reviewed for a major development plan amendment, illustrates the envisioned layout for the proposed use on the subject property. Vehicular access to the subject property will be via Federal Drive to the northwest of the site. To accommodate the required parking for the proposed religious institution use, the applicant is reconfiguring the existing parking and loading facilities on-site to provide a total of 360 parking spaces. To adequately buffer and screen the newly created parking facilities and land use from the adjacent residential uses to the southeast, the applicant intends to enhance/strengthen the landscape plantings along the southeast side of the site, mainly adjacent to the new parking lot. At this time, the applicant does not intend to modify the exterior, except to install new ADA accessible entrances, or to expand the current building. The City's Traffic Engineering Division of Public Works did not require a traffic study for this project, as the proposed religious institution has a lower anticipate traffic volume than the previous uses and operates at off-peak times compared to the surrounding land uses. Staff also notes that no drainage analysis was required, as the applicant did not propose to install any new impervious surfaces that would generate additional drainage.

As proposed, staff finds that the requested conditional use for a religious institution land use in a PIP-1 zone district is compatible with the surrounding neighborhood. This position is supported by the evolution of the immediate area over the past 25-years, which has shifted development patterns from office parks to mixed use developments. While religious institutions, especially those of this size, often have a significant amount of traffic between services, the property is appropriately sited to afford attendees with various alternatives to arrive and depart. Based on the above information, staff finds that the proposed land use also does not substantially injure or diminish the value and qualities of the area.

ii. Major Development Plan Amendment

The applicant is concurrently requesting a major amendment of the existing development plan for the subject property. The applicant's request involves updating the site plans to correlate with the requested land use and the reconfiguration of certain parking and loading facilities on-site. As a result of the reconfigured facilities, the applicant was able to provide an additional 66 parking stalls for a total of 360 parking spaces provided, and where 360 parking spaces are required. The applicant is also proposing to install additional landscape plantings in and around the new parking lot to ensure adequate screening and buffering of the proposed parking facility, especially for the residential uses located to the southeast. Lastly, this amendment will incorporate the City's current standard notes and notices onto the plans.

As proposed, staff finds that the amended development plan meets the review criteria set forth in City Code Section 7.5.502(E).

2. Conformance with the City Comprehensive Plan

Based on the City's Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development patterns for the subject parcel, which is identified as an Employment Center per the Plan's 2020 Land Use map. According to the Comprehensive Plan, Employment Centers are intended to support a concentration of employment focused land uses, but with a mix of supportive land uses that meet the needs of employees and visitors. The redevelopment of a vacant office/manufacturing building into a religious institution aligns with the Plan's intent by furthering the creation of an area containing a mixture of land uses.

a. Objective LU 4: Encourage Infill and Redevelopment

The applicant's proposal is in-line with the City's efforts to encourage projects that enhance and create quality neighborhoods with well-integrated land uses. The neighborhood surrounding this project site contains a mix of land uses, which the proposed religious institution land use is a supportive use to. The applicant's proposed conversion of the current vacant office/manufacturing building to a religious institution land use is compatible with the existing character and context of the surrounding development.

b. Infill Chapter, Policy Recommendation 1: Neighborhoods

Per the Infill chapter to the City's Comprehensive Plan, infill and redevelopment projects are often more complex and challenging based on the current mix of land uses and trajectory of development patterns in surrounding mature neighborhoods. To ensure this project did not encounter any major obstacles, the applicant engaged property owners in the surrounding area prior to purchasing the property and application submittal. The applicant's proposal appears to be a good fit as the current context and character of the immediate area is emerging as an area with a mixture of land uses.

As indicated above, staff finds the 10285 project to substantially conform to the Comprehensive Plan's goals, objectives, and the 2020 Land Use map.

3. Conformance with the Area's Master Plan

The project site is not located within the boundaries of an adopted master plan.

STAFF RECOMMENDATION:

CPC CU 17-00077 – CONDITIONAL USE

Approve a conditional use for the property at 10285 Federal Drive, based upon the findings that the requested conditional use meets the three findings for granting a conditional use as set forth in City Code Section 7.5.704.

AR DPA 97-00400-A3MJ17 – MAJOR DEVELOPMENT PLAN AMENDMENT

Approve the major development plan amendment for the property at 10285 Federal Drive, based upon the findings that the amended development plan meets the review criteria set forth in City Code Section 7.5.502(E).