

Maizeland and Academy Commercial

CPC ZC 16-00061, CPC DP 16-00060,
CPC DP 16-00062, CPC DP 16-00068

Mike Schultz, Principal Planner



Maizeland and Academy Commercial



Applicant: Olsson Associates and YOW Architects

Owner: Harwal Inc. (c/o Tom Dermody)

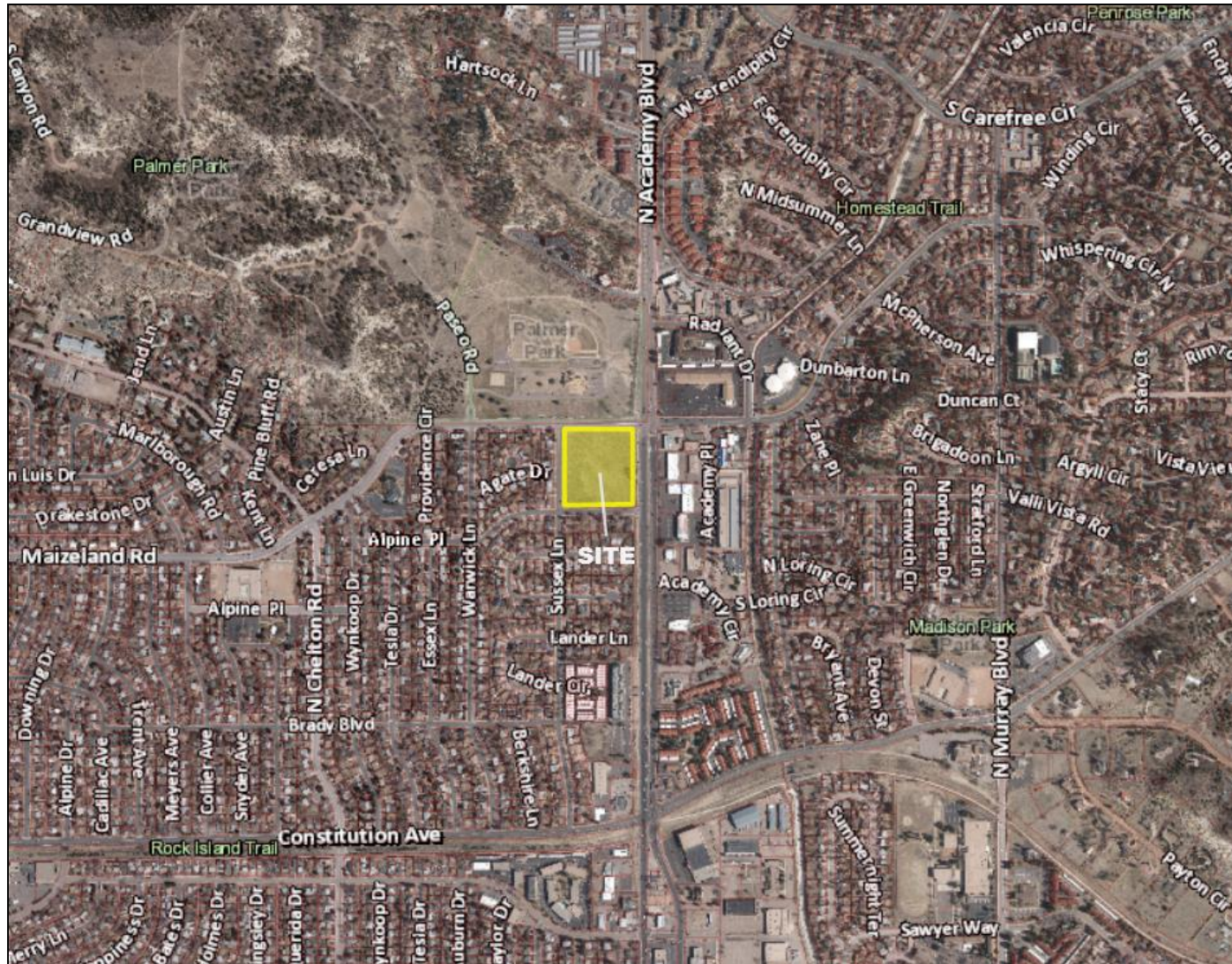
Zone Change

- Zone change request proposes a rezone from PBC/CR (Planned Business Center with Conditions of Record) to PBC/CR (Planned Business Center with Conditions of Record) with amendments to the Conditions of Records from the 1988 ordinance to allow certain land use types and restrict new land use types

Three (3) Development Plans

- Kum & Go, Your Self Storage and Carl's Jr.

Maizeland and Academy Commercial Location

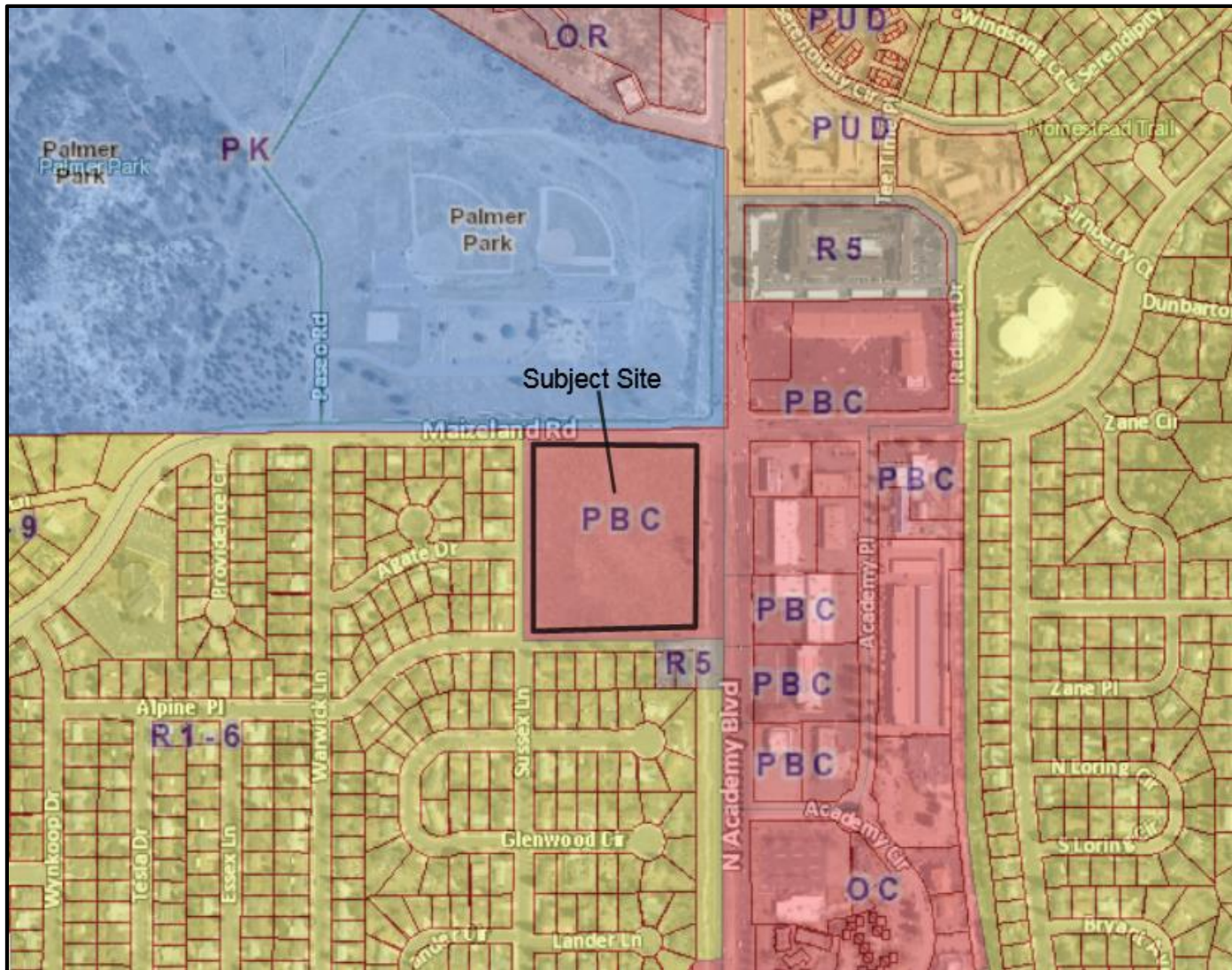


Southwest corner of
North Academy Blvd
and Maizeland Road

7.05-acre site

Vacant

Maizeland and Academy Commercial Zoning & Land Use



Surrounding
Zoning/Land Use:
North: - PK (Public
Parks) / Palmer Park

South: - R-1 6000
(Single-Family
Residential)/ Single-
Family Residential

East: - PBC (Planned
Business Center)/
Retail/office/convenien
ce store

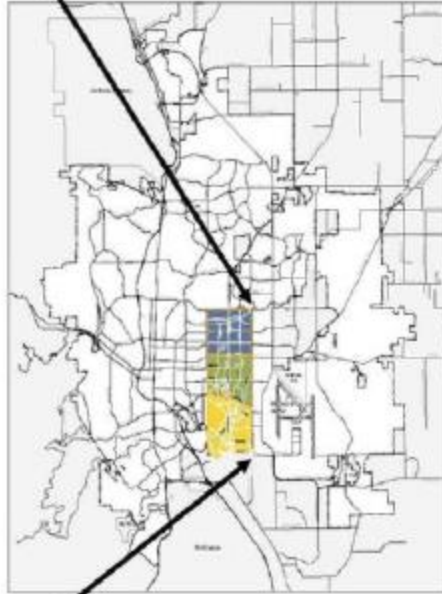
West: - R-1 6000
(Single-Family
Residential) / Single-
Family Residential

Implementation Boundaries

Maizeland Road



Drennan Road



South Academy Economic Opportunity Zone

- 12 square miles
- Maizeland Road to Drennan Road
- 1 mile on each side of Academy

The South Academy Economic Opportunity Zones is defined as a 12 square mile area of Academy Blvd. from Maizeland Rd. on the north and Drennan Rd. on the south extending 1 mile wide to each side of Academy Blvd. This area accounts for approximately 15 percent of the City's population.

Key attributes of the planning area include above average shopping center and office vacancy rates, high crime rates, and demographically the area is considerably more diverse than the overall City

* Please reference the Great Streets Plan for a full demographic profile of the area.

Maizeland and Academy Commercial History



- ❑ Property originally zoned R-5 (Multi-family Residential) with 1963 annexation
- ❑ 1977 zone change request to PBC (Planned Business Center) to allow a car dealership was rejected.
- ❑ 1988 site was rezoned from R-5 (Multi-Family Residential) to PBC/CR (Planned Business Center with Conditions of Record)
- ❑ Zone change had an accompanying concept plan - demonstrated **general retail** along North Academy Boulevard and **general office** along Sussex Lane. Access appears restricted along Sussex Lane and Alpine Place

Maizeland and Academy Commercial 1988 Zone Change Ordinance



Ordinance No. 88-229

AN ORDINANCE AMENDING THE ZONING
MAP OF THE CITY OF COLORADO SPRINGS,
RELATING TO 7.048 ACRES SITUATED AT THE
SOUTHWEST CORNER OF ACADEMY BOULEVARD AND
MAIZELAND ROAD

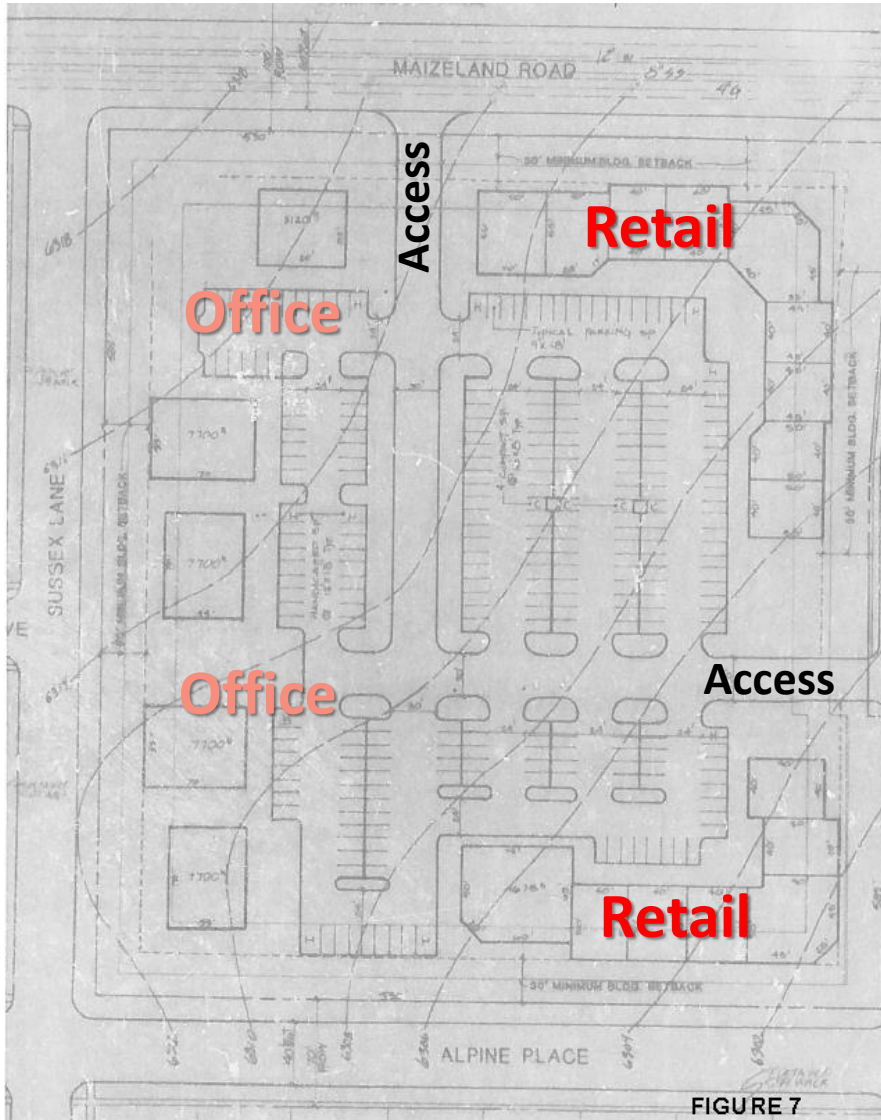
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning the real property described in Exhibit A, attached hereto and made a part hereof by reference, from R-5 to PBC-2(CR), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following conditions and restrictions:

1. The maximum height of all buildings, facades and other architectural features will be 35 feet and not more than two stories; and
2. Only office buildings and uses will be permitted adjacent to Sussex Lane, and the architecture of the office buildings will be residential in character; and
3. The following uses will not be permitted:
 - a. Taverns
 - b. Nightclubs
 - c. Pool/Billiard Parlors
 - d. Video Arcades
 - e. Fast Food Restaurants
 - f. Drive-thru Food or Liquor Outlets
 - g. Liquor Stores
 - h. Private Club or Lodge Serving Liquor or Allowing Gambling
 - i. Fish, Fowl, or Seafood Store not in conjunction with a Restaurant; provided that a specialty grocery store selling the items listed shall be permitted
 - j. Movie Theatre
 - k. Chemical Abuse Rehabilitation Center
 - l. Pre-school or Day Care Center
 - m. Gasoline Pumps
 - n. Automobile Sales or Repair
 - o. Tire Stores
 - p. Car Washes
 - q. Miniwarehouses
 - r. Ambulance Service
 - s. Day Old and/or Used Clothing Stores
 - t. Adult Uses as Defined in Article 11 of the Zoning Ordinance 1980, as amended
 - u. Laundromat/Dry Cleaning Business
 - v. Family Counseling/Abortion Clinic

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Maizeland and Academy Commercial “Concept Plan”



“Concept Plan” accompanying
1988 zone change.

Maizeland and Academy Commercial

Public Process / Concerns



- March 19, 2014; 78 notices mailed, 40 attendees
 - February 18, 2016; 139 notices mailed, 40 attendees
 - May 12, 2016; 146 notices mailed, 25 attendees
-
- Removal of the conditions of record; 24-hour operations;
 - Access to Sussex Lane or Alpine Place;
 - Access on North Academy Boulevard and Maizeland Road, concern of left west-bound movements onto Maizeland Road;
 - Eastbound Maizeland Road traffic onto North Academy Boulevard, southbound turn lane? Northbound double left or extended arrow signal.
 - General traffic / cut through circling around block;
 - Landscaping and transition along Alpine Place and Sussex Lane
 - Site lighting;
 - Retention pond design/security;
 - Building design/appearance;
 - Food smells / mitigation options;
 - Delivery hours;
 - Noise mitigation.
- Staff believes the applicant has sufficiently addressed these concerns**



Left westbound movements onto Maizeland Road

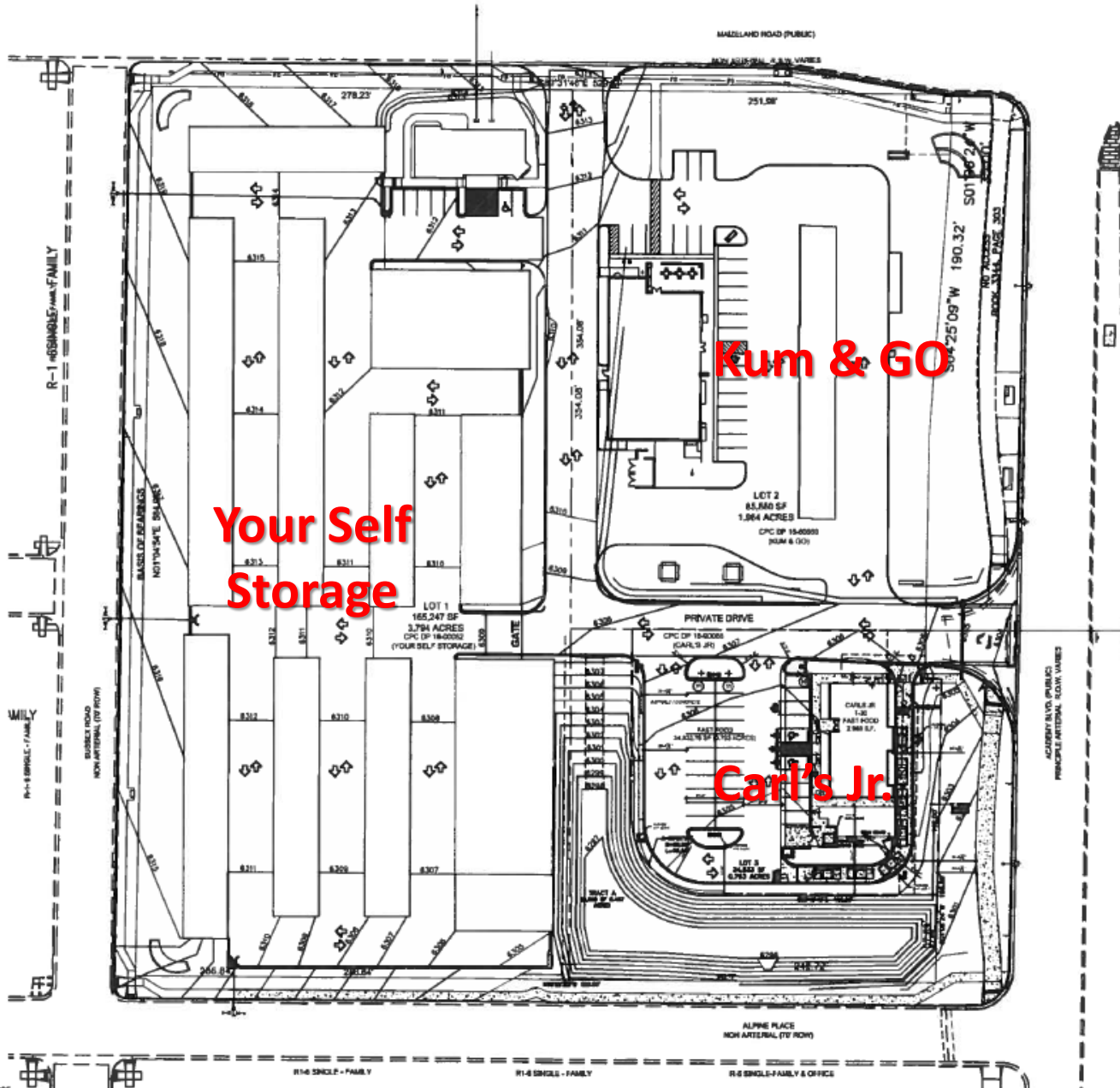
Eastbound Maizeland traffic onto Academy

Westbound on Maizeland turning into site

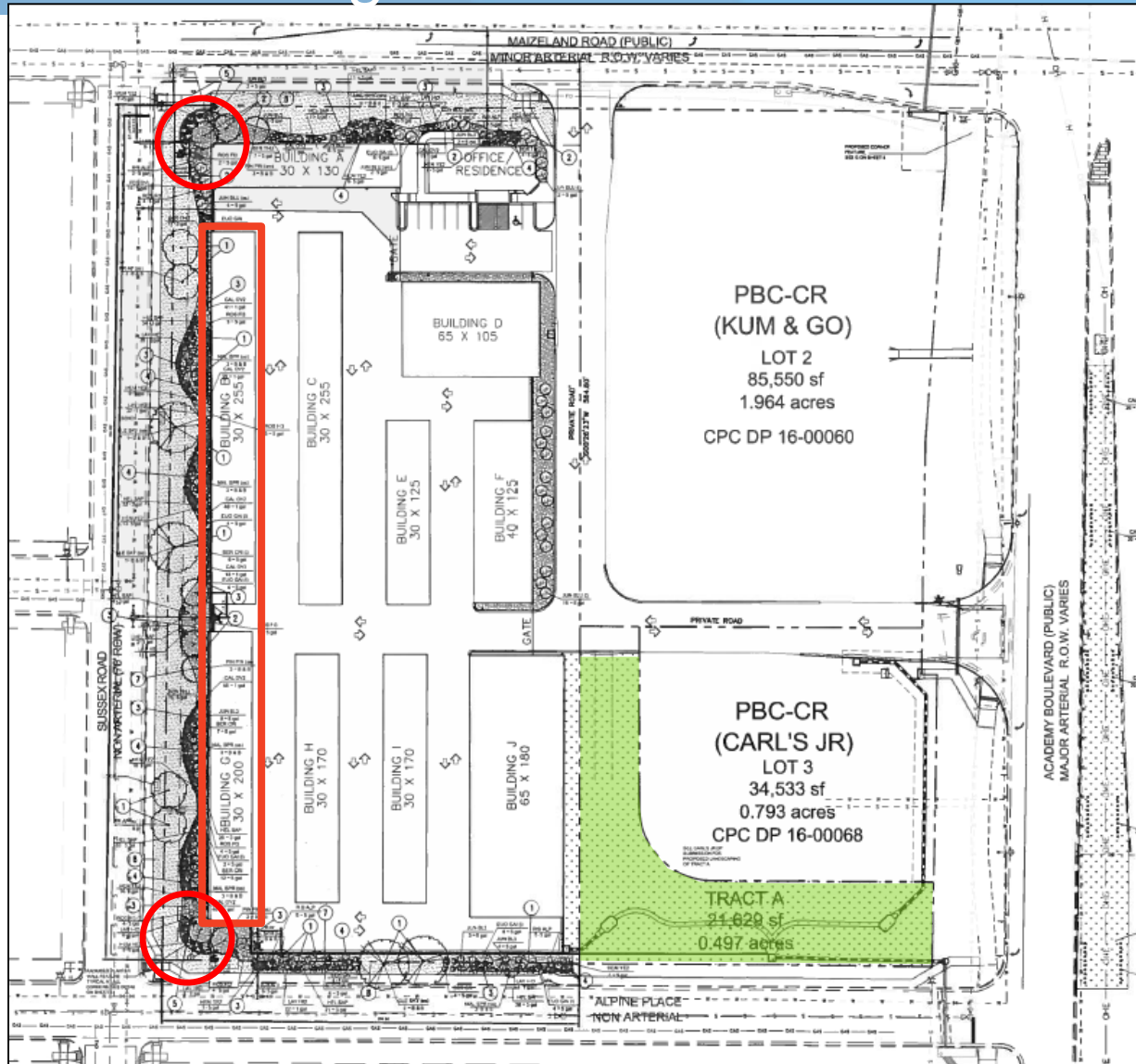
Your Self
Storage

Kum & GO

Carl's Jr.



Maizeland and Academy Commercial Your Storage Center

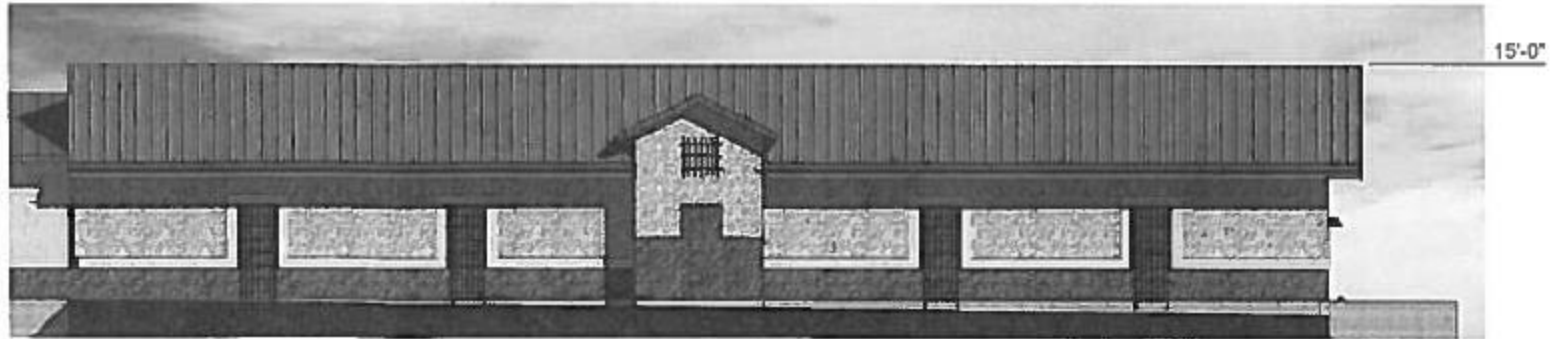


Applicant has agreed to provide 3 buildings to break up “wall” appearance along Sussex

Applicant will work with neighborhood to install neighborhood identification signage (See Sheet 8 of DP)

Water quality facility will be constructed with initial development

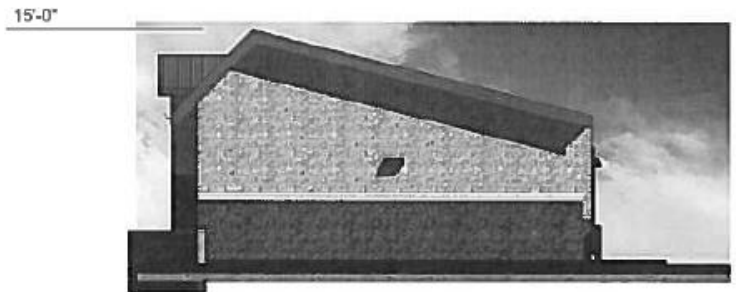
Maizeland and Academy Commercial Your Storage Center



1 West Sussex Road Elevation - Color - Dependent 1
A4-11 1/8" = 1'-0"

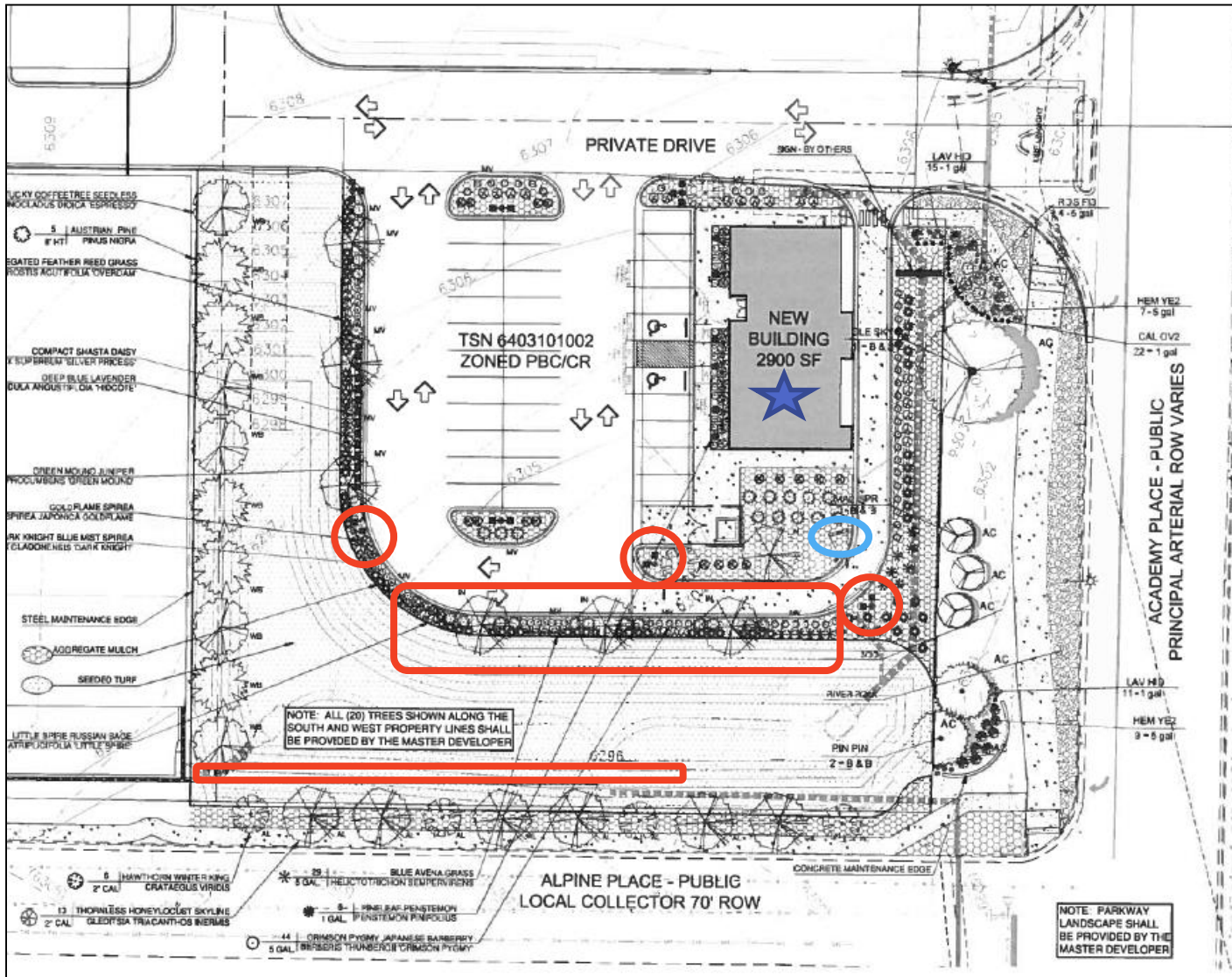


NORTH ELEVATION - COLOR



2 South (Alpine Pl) and North (Maizeland Rd) Elevation - Color - Dependent 1
A4-11 1/8" = 1'-0"

Maizeland and Academy Commercial Carl's Jr.



Owner has agreed to volume control speakers

Owner has agreed to catalytic control device on charbroiler

House-side Shields on south light poles

Addition of intermittent fence OR clarify inclusion of landscape wall

Maizeland and Academy Commercial Staff Recommendations



Conditions of Record

1. The maximum height of all buildings, facades and other architectural features will be 35 feet and not more than two stories; and
2. **Buildings adjacent to Sussex Lane will provide architectural elements of residential character;** and
3. The following uses will not be permitted:
 - a. Taverns
 - b. Nightclubs
 - c. Pool/Billiard Parlors
 - d. Video Arcades
 - e. Liquor Outlets
 - f. Liquor Stores
 - g. Private Club or Lodge
Serving Liquor or
Allowing Gambling
 - h. Fish, Fowl, or Seafood Store not in conjunction with a restaurant; provided that a specialty grocery store selling the items listed shall be permitted
 - i. Movie Theatre
 - j. Chemical Abuse Rehabilitation Center
 - k. Pre-school or Day Care Center
 - l. Automobile Sales or Repair
 - m. Tire Stores
 - n. Car Washes
 - o. Ambulance Service
 - p. Day Old and/or Used Clothing Stores
 - q. Adult Uses as Defined in City Code Chapter 7 of the Zoning Code 2001, as amended
 - r. Laundromat/Dry Cleaning Business
 - s. Family Counseling/Abortion Clinics
 - t. **Any marijuana related uses, medicinal or recreational, including but not limited to the sale, grow, manufacturing or consumption of marijuana**
 - u. **Tattoo shops**

CPC ZC 16-00061

Approve the zone change from PBC/CR (Planned Business Center with conditions of record) to PBC/CR (Planned Business Center with conditions of record)

Maizeland and Academy Commercial Staff Recommendations



CPC DP 16-00060 – Development Plan (Kum & Go)

Recommend approval to the City Council the Kum & Go Store #686 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 the following technical and/or informational plan modifications listed on Pages 142 & 143 of the staff report.

CPC DP 16-00062 – Development Plan (Your Storage Center)

Recommend approval to the City Council the Your Storage 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 the following technical and/or informational plan modifications listed on Pages 144 & 145 of the staff report.

CPC DP 16-00068 – Development Plan (Carl's Jr.)

Recommend approval to the City Council the Carl's Jr. 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 the following technical and/or informational plan modifications listed on Pages 146 & 147 of the staff report.

