

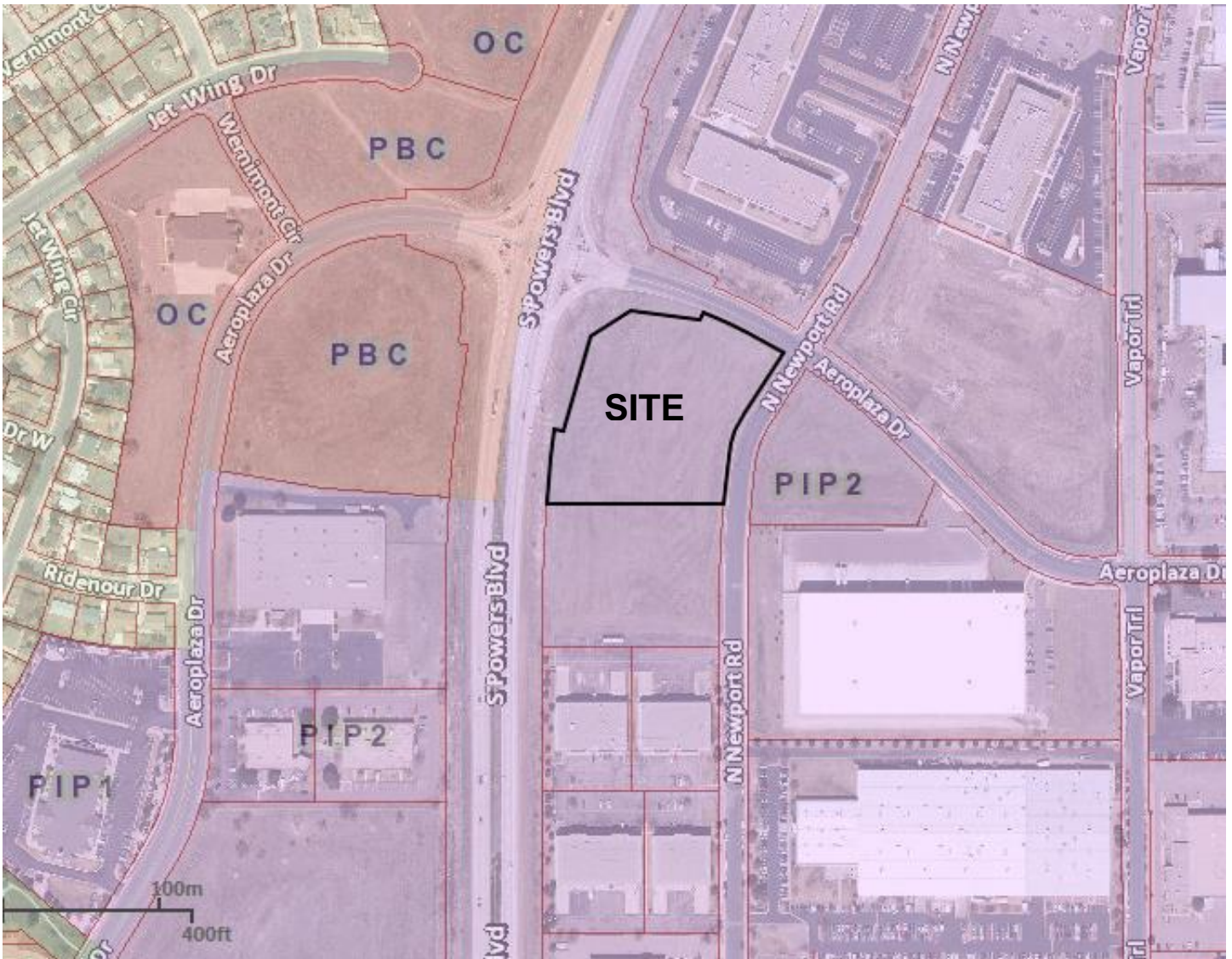
CITY PLANNING COMMISSION AGENDA

STAFF: LONNA THELEN

ASSOCIATED FILES:
CPC CU 18-00095 – QUASI-JUDICIAL

PROJECT: NEWPORT ROAD – POWERS AND AEROPLAZA

OWNER: CONNELL DEVELOPMENT COMPANY



PROJECT SUMMARY

1. Project Description: This project includes an application for a conditional use to allow convenience food sales with fueling station in the PIP-2 (Planned Industrial Park) zone district. The property is 3.5 acres zoned PIP-2/CR/AO (Planned Industrial Park with Conditions of Record and Airport Overlay) and is located at the southeast corner of Powers Boulevard and Aeroplaza Drive.
2. Applicant's Project Statement: **(Refer to FIGURE 1)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the application with technical modifications.

BACKGROUND

1. Site Address: 1120 N 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)/existing office building
 - South: PIP-2 (Planned Industrial Park – 2)/vacant land
 - East: PIP-2 (Planned Industrial Park – 2)/vacant land
 - West: PBC (Planned Business Center)/Power Boulevard is directly to the east with vacant land on the other side of Powers Boulevard
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. 17
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is currently vacant and is primarily natural grass with little grade change from north to south.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public notification process for the associated applications consisted of providing notice to the neighbors by placing a poster for the project on site and sending postcards to 50 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, 2018 meeting. They provided a no objection recommendation on this item.

ANALYSIS OF REVIEW AND CONFORMANCE WITH CITY COMPREHENSIVE PLANNING

1. Conditional Use

This property is approximately 3.5 acres of platted vacant land 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 (**FIGURE 3**) 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 convenience food sales with associated fueling station is a conditional use in the PIP-2 zone district.

The Newport Road – Powers and Aeroplaza Development Plan (**FIGURE 2**) illustrates the layout of the convenience gas station and associated fuel pumps and parking. The gas pumps take up a

large area of the site as they are designed for both small vehicles and large trucks. The business would serve the need of the larger employment center east of Powers Boulevard as well as local commuters.

Standard landscape setbacks and building setbacks are being met with the proposed site layout. Landscaping has been focused on the Powers Boulevard and Aeroplaza Drive and Newport Road and Aeroplaza Drive intersections to ensure the streetscape of the overall development is maintained. The parking requirements are being met providing adequate parking for the site. A phase two is proposed on the southeast corner of the site. No details of this phase are provided with this development plan; therefore, phase two will require a future development plan prior to any building permit approval and said development plan will be required to meet all Code review criteria.

Traffic:

There are two access points into this site; one along Aeroplaza Drive and one along Newport Road. A traffic impact study was submitted and reviewed as part of the submittal that focused on analysis of the access points to determine if the proposed access would meet the required operational level of service and safety for Colorado Springs. The traffic study determined that the traffic generated by the development of the convenience food sales with fueling pumps can be absorbed by the existing roadways and the intersections and operate harmoniously with the existing and future 2023 anticipated traffic flows.

Drainage:

The drainage report illustrates the site runoff going to a proposed water quality only sand filter basin located on the southwest side of the development. Detention for this site is proposed to be provided in the regional Powers Boulevard Detention facility located at Powers Boulevard and Hancock Road.

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.

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 convenience food sales with fueling station will serve a need for both employees and delivery trucks as they enter and exit this area. In addition, this project promotes infill development in an area of town that is not fully developed.

The Infill Comprehensive Plan supplement lists economic stimulus and fiscal efficiency as plan goals. This project catalyzes future development in this area of town and is fiscally efficient as it uses existing infrastructure for a new project.

Objective LU 3: *Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses*

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Policy LU 302: *Encourage Development of Mixed-use Activity Centers*

Encourage the development of activity centers designed to include a mix of uses that compliment and support each other, such as commercial, employment-related, institutional, civic, and residential. A walkable, pedestrian friendly environment will tie the mix of uses in activity centers together. Activity centers will vary in size, intensity, scale, and types of uses depending on their

function, location, and surroundings. Activity centers will be designed so they are compatible with, accessible from, and serve as a benefit to the surrounding neighborhood or business area.

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Objective LU 7: Develop Shopping and Service Areas to be Convenient to Use and Compatible with Their Surroundings

Colorado Springs has numerous commercial areas that provide the necessary goods and services for visitors and regional, community, and neighborhood residents. The location and design of these areas not only has a profound effect on the financial success of commercial businesses, but also on the quality of life for the residents. Regardless of whether a commercial development is intended to serve neighborhood, community, citywide, or regional functions, it must be located and designed to balance pedestrian, bicycle, automobile, and, in many cases, transit access. In addition, the location and design of commercial uses must be integrated into surrounding areas, rather than altering the character of surrounding land uses and neighborhoods. Incorporating a mix of uses will increase the diversity and vitality of commercial areas.

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 zone district would be allowed on the property. The convenience food sales with accessory fueling station is a conditional use in the PIP-2 zone district and therefore is compliant with the master plan designation for the site.

STAFF RECOMMENDATION

CPC CU 18-00095 – Newport Road – Powers and Aeroplaza Conditional Use

Approve the conditional use development plan for Newport Road – Powers and Aeroplaza to allow a convenience food sales with gas in the PIP-2 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, subject to the following technical modifications:

Technical Modifications:

1. Show all the utilities on the landscape plan and ensure the tree spacing is met.
2. Revise the final drainage report to show adequate documentation that the regional detention facility was designed to receive runoff from this site. If any changed to the development plan are required with changes to the drainage report, show those changes.