

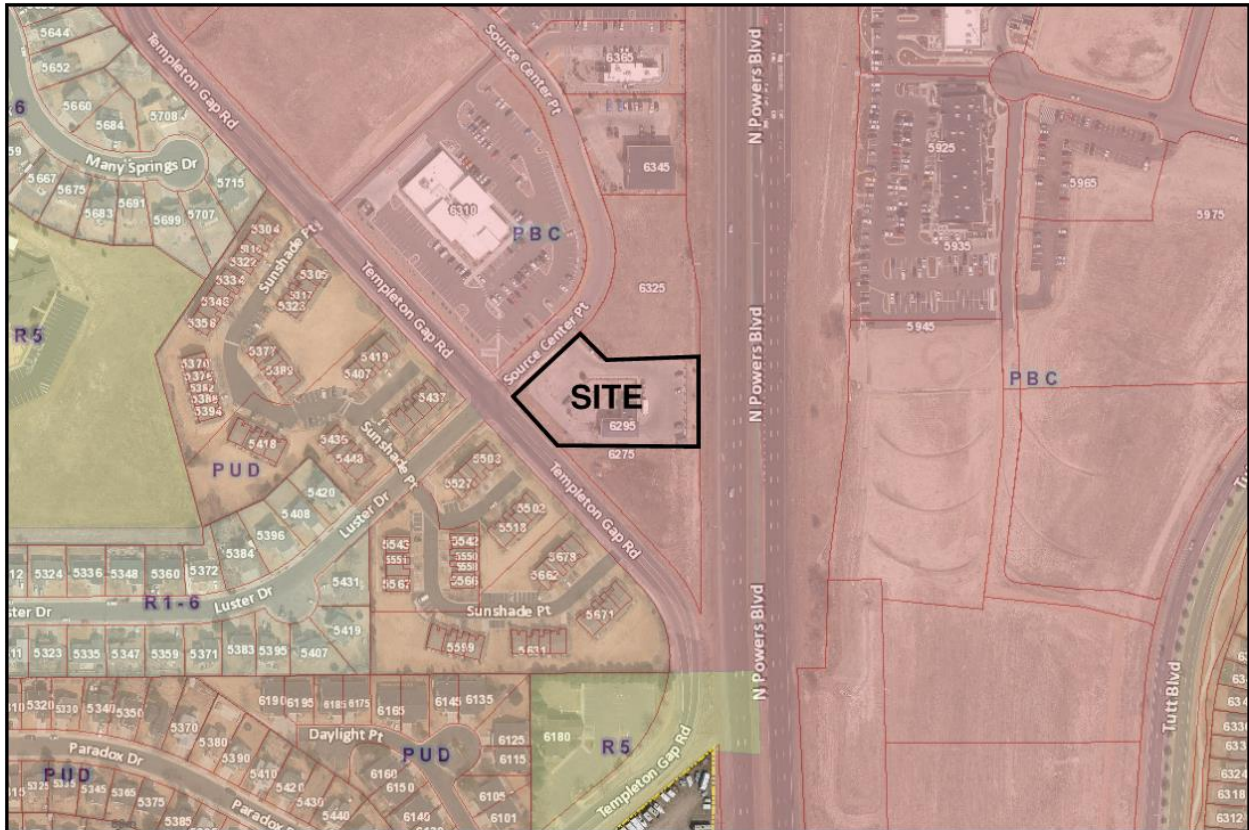
CITY PLANNING COMMISSION AGENDA
April 18, 2019

STAFF: TASHA BRACKIN

ASSOCIATED FILES:
CPC CU 19-00008 – QUASI-JUDICIAL

PROJECT: SMUDGE INDOOR KENNEL – 6295 TEMPLETON GAP ROAD

OWNER: ROBERT WULFE



PROJECT SUMMARY

1. Project Description: This project includes an application for a conditional use to allow conversion of a portion of an existing car wash building to an indoor kennel in the PBC/AO (Planned Business Center with Airport Overlay) zone district. The property is 1.05 acres and is located at the southeast corner of Templeton Gap Road and Source Center Point, adjacent to Powers Boulevard.
2. Applicant's Project Statement: (Refer to FIGURE 1)
3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

BACKGROUND

1. Site Address: 6295 Templeton Gap Road
2. Existing Zoning/Land Use: PBC/AO (Planned Business Center with Airport Overlay)/developed
3. Surrounding Zoning/Land Use:
 - North*: PBC/AO (Planned Business Center with Airport Overlay)/vacant land
 - South*: PBC/AO (Planned Business Center with Airport Overlay)/detention pond
 - Northwest*: PBC/AO (Planned Business Center with Airport Overlay)/medical office building
 - Southwest*: PUD/AO (Planned Unit Development with Airport Overlay)/Townhomes immediately across Templeton Gap Road, with Single Family Residential approximately 350 feet beyond
 - East*: PBC/AO (Planned Business Center with Airport Overlay)/Powers Boulevard is directly to the east with vacant land zoned PBC on the other side of Powers Boulevard
4. Comprehensive Plan Consistency/PlanCOS:
 - Area of Capacity and Change Rating: 5 (Medium)/Vacant Parcels available nearby
 - Neighborhood Framework: Established Traditional with Newer Developing Neighborhood on opposite side of Powers Boulevard
 - Unique Places Framework: New Developing Corridor (Powers Boulevard)
 - Thriving Economy Framework: No designation called out on map, but allowing the conversion for an indoor kennel furthers Typology 6: Critical Support recommendation to provide fundamental services and activities.
 - Strong Connections Framework: Smart Street Intercity Corridor (Powers Boulevard)
5. Annexation: The property was annexed in September, 1998 as part of the Dublin and Powers Annexation.
6. Master Plan/Designated Master Plan Land Use: This property is part of the Dublin & Powers Master Plan approved in May of 1998, designating the land use as Community Commercial.
7. Subdivision: The property is part of the Source One at Powers Subdivision Filing No. 2.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is currently developed with the Smudge Car and Dog Wash commercial building.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public notification process for the associated application consisted of providing notice to the neighbors by placing a poster for the project on site and sending postcards to 195 property owners within 1000 feet of the project site. Two public comments were received for this project. One comment expressed concern about noise from barking dogs. The applicant has responded with a description of the planned interior renovations that will help mitigate noise impacts and is open to having a staff person at the facility overnight. A second neighbor commented that he was not in objection to the use itself, but is concerned about traffic in the area overall, and specifically vehicles using Templeton Gap Road as a short-cut from Dublin Boulevard to Austin Bluffs Boulevard. This email was forwarded to the City's Traffic Division, who responded that the proposed kennel will not generate significant traffic impacts on the nearby roadways, and that he would advise the City staff who work on traffic calming activities to investigate concerns with speeding and cut-through traffic. Copies of these email comments, as well as the response from City Traffic Engineering, are attached (FIGURE 3). The applicant's description of

sound-buffering improvements is included in the Project Statement. The site was also posted prior to the Planning Commission public hearing.

The applications were sent to the standard internal and external agencies for review and comment. A pre-application mailing was also conducted. All review comments received have been addressed. Review agencies for this project included the Postal Service, City Traffic, City Engineering, City Fire Department and Police/E-911, as well as County Health, Floodplain and Enumerations, Colorado Department of Transportation and the Colorado Springs Airport.

The Airport Advisory Committee reviewed this item at their February 27, 2019 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 1.05 acres of developed land and is currently zoned PBC (Planned Business Center). The use of the facility for an indoor kennel is a conditional use in the PBC zone district.

The Smudge Dog Wash and Indoor Kennel Development Plan (FIGURE 2) illustrates the layout of the existing car and dog wash facility and associated landscaping and parking areas. An existing small fenced outdoor dog run that is used for dogs waiting for the dog wash facility will remain, but will not be used for dogs staying at the indoor kennel. The only exterior modification proposed is to remove existing equipment associated with the car wash, such as vacuums, traffic control devices, and car wash signs. The reason for converting this portion of the business to a kennel is to serve an unmet need for kenneling that has been expressed by clients, as well as the fact that two large automated car wash facilities have been approved in the vicinity of Powers Boulevard and Dublin Boulevard, within a half mile or less of this business.

Landscaping at the developed facility has been installed and for the most part has been maintained. Plants which have not survived since the original installation will be replaced as part of the conversion. Landscaping at the adjacent detention pond has not been installed, but that landscaping is the responsibility of the commercial center's ownership (Powers-Dublin LLC/Source One Realty). Parking at the facility meets requirements, with more than twice the number of parking spaces provided (19) than the required number (8). The first phase of the renovation is proposed to take three to four months, during which the small animal kennel area will be installed and landscaping will also be replaced. The second phase will involve conversion of the car wash bay into the large-dog kennel space.

Traffic:

There is one access point into this site from Source Center Point. As noted above, the City's Traffic Engineering staff reviewed the proposal and determined that the traffic generated by the conversion of the existing car wash to an indoor kennel will not contribute a significant amount of traffic onto the nearby roadway system.

Drainage:

The drainage report illustrates the site runoff going to an existing detention pond located immediately adjacent to the site at 6275 Templeton Gap 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

PlanCOS identifies the following framework and recommendations for this property:

- Area of Capacity and Change Rating: 5 (Medium) / Vacant Parcels are available nearby
- Neighborhood Framework: Established Traditional with Newer Developing Neighborhood on opposite side of Powers Boulevard

- Unique Places Framework: New Developing Corridor (Powers Boulevard)
- Thriving Economy Framework: No designation called out on map, but allowing the conversion for an indoor kennel furthers Typology 6: Critical Support recommendation to provide fundamental services and activities.
- Strong Connections Framework: Smart Street Intercity Corridor (Powers Boulevard)

This area contains commercial retail, office and restaurant uses as appropriate for the PBC zone district (FIGURE 3). Existing townhomes provide an appropriate transition to the single-family residential uses beyond, which are part of the Sunset Mesa Neighborhood, within the Norwood master planned development. The proposed indoor kennel will serve an unmet need for existing clients of the dog wash. This project is also fiscally efficient as it uses an existing facility and established infrastructure for a new use.

3. Conformance with the Area's Master Plan

This property is part of the Dublin & Powers Master Plan approved in May of 1998, designating the land use as Community Commercial. The proposed use is consistent with the Community Commercial designation.

STAFF RECOMMENDATION

CPC CU 19-00008 – Smudge Indoor Kennel – 6295 Templeton Gap Road Conditional Use

Approve the Smudge Indoor Kennel Conditional Use Development Plan allowing conversion of the existing car wash into an indoor kennel within a PBC/AO (Planned Business Center with Airport Overlay) 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.