

**CITY PLANNING COMMISSION AGENDA
May 16, 2019**

STAFF: LONNA THELEN

**ASSOCIATED FILES:
CPC SN 19-00023- QUASI-JUDICIAL**

PROJECT: CRESTERRA STREET NAME CHANGE
OWNER/APPLICANT: COLORADO SPRINGS AIRPORT
CONSULTANT REPRESENTATIVE: COLORADO SPRINGS AIRPORT



PROJECT SUMMARY

1. Project Description: This project is a street name change from Cresterra Parkway to Peak Innovation Parkway (**FIGURE 1**). Cresterra Parkway starts at Powers Boulevard and end at the airport terminal. The entire roadway is proposed to change from Cresterra Parkway to Peak Innovation Parkway.
2. Applicant's Project Statement: (**Refer to FIGURE 2**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

BACKGROUND

1. Site Address: The street begins at Powers Boulevard and goes north to the terminus at the airport terminal.
2. Existing Zoning/Land Use: APD (Airport Planned Development)
3. Surrounding Zoning/Land Use:
 - North: APD (Airport Planned Development)/airport terminal
 - South: El Paso County property/open space
 - East: APD (Airport Planned Development)/airport business park
 - West: APD (Airport Planned Development)/airport business park
4. Annexation: The property was annexed in 1980 as part of the Municipal Airport Addition #8.
5. Master Plan/Designated Master Plan Land Use: No master plan exists for this site.
6. Subdivision: Colorado Springs Airport Filing No. 1D and Colorado Springs Airport and Industrial Park Filing No. 1
7. Zoning Enforcement Action: None
8. Physical Characteristics: The roadway is fully constructed and in use.

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 297 property owners within 1000-feet of the project site. No public comment was received.

The application was sent to the standard internal and external agencies for review and comment. The review comments received have been addressed. Review agencies for this project included Engineering, Colorado Springs Police Department, Enumerations, United States Postal Service, Streets Division, Traffic, Peterson Airforce Base and the Colorado Springs Airport Advisory Committee.

ANALYSIS OF REVIEW AND CONFORMANCE WITH CITY COMPREHENSIVE PLANNING

1. Review Criteria/Design & Development

Background:

The Colorado Springs Airport recently received approval for a new concept plan for the Airport Business Park (**FIGURE 3**). This new concept plan is named Peak Innovation Park. The main roadway through this development is currently named Cresterra Parkway. The Colorado Springs Airport has requested that Cresterra Parkway be renamed to Peak Innovation Parkway to match the approved concept plan. Cresterra Parkway currently runs from Powers Boulevard at the south end all the way across Milton E Proby Parkway north into the airport terminal. This street name change will rename the entire stretch to Peak Innovation Parkway. Currently no business are addressed off of Cresterra Parkway. The street name change review requires review by Enumerations and Public Street Naming to ensure the name of the street meets the required street naming regulations for length, type, and addressing. The City Fire Department and City Traffic review the street naming to ensure the street name change does not have any concerns for emergency response and to ensure the street design is correct. In addition, staff reviews the application to ensure that there is no adverse impact or negative health, safety, convenience or general welfare concerns with the street name change.

Staff finds that the request for the street name change is in conformance with the City Code standards and criteria for a street name change.

2. Conformance with the City Comprehensive Plan

PlanCOS, is the City's Comprehensive Plan, is a high level and visionary document. The Airport falls under the Airport and Business Park and is expected to have a very high level of future change. Two of the six themes are pertinent to and align with the Cresterra Parkway Street Name Change approval: Unique Places and Thriving Economy.

Cresterra Parkway is primarily located within the Colorado Springs Airport's newest Business Park, Peak Innovation Park. The Airport Business Park is named as one of the unique places within the comprehensive plan. The development of the Airport Business Park, Peak Innovation Park, is key to continuing the thriving economy of Colorado Springs. This application is being requested to keep with the theme of the Peak Innovation Park Business Park by renaming the major roadway to Peak Innovation Parkway (**FIGURE 4**).

It is the finding of the Planning and Development Department that the Cresterra Street Name Change application substantially conforms to the PlanCOS goals and objectives.

3. Conformance with the Area's Master Plan

This site is not within a master plan area.

STAFF RECOMMENDATION

CPC SN 19-00023 – Street name change

Approve the street name change for Cresterra Parkway to Peak Innovation Parkway, based upon the finding that the street name change complies with the review criteria in City Code Section 7.7.704.D.7.