

**CITY PLANNING COMMISSION AGENDA
DECEMBER 14, 2022**

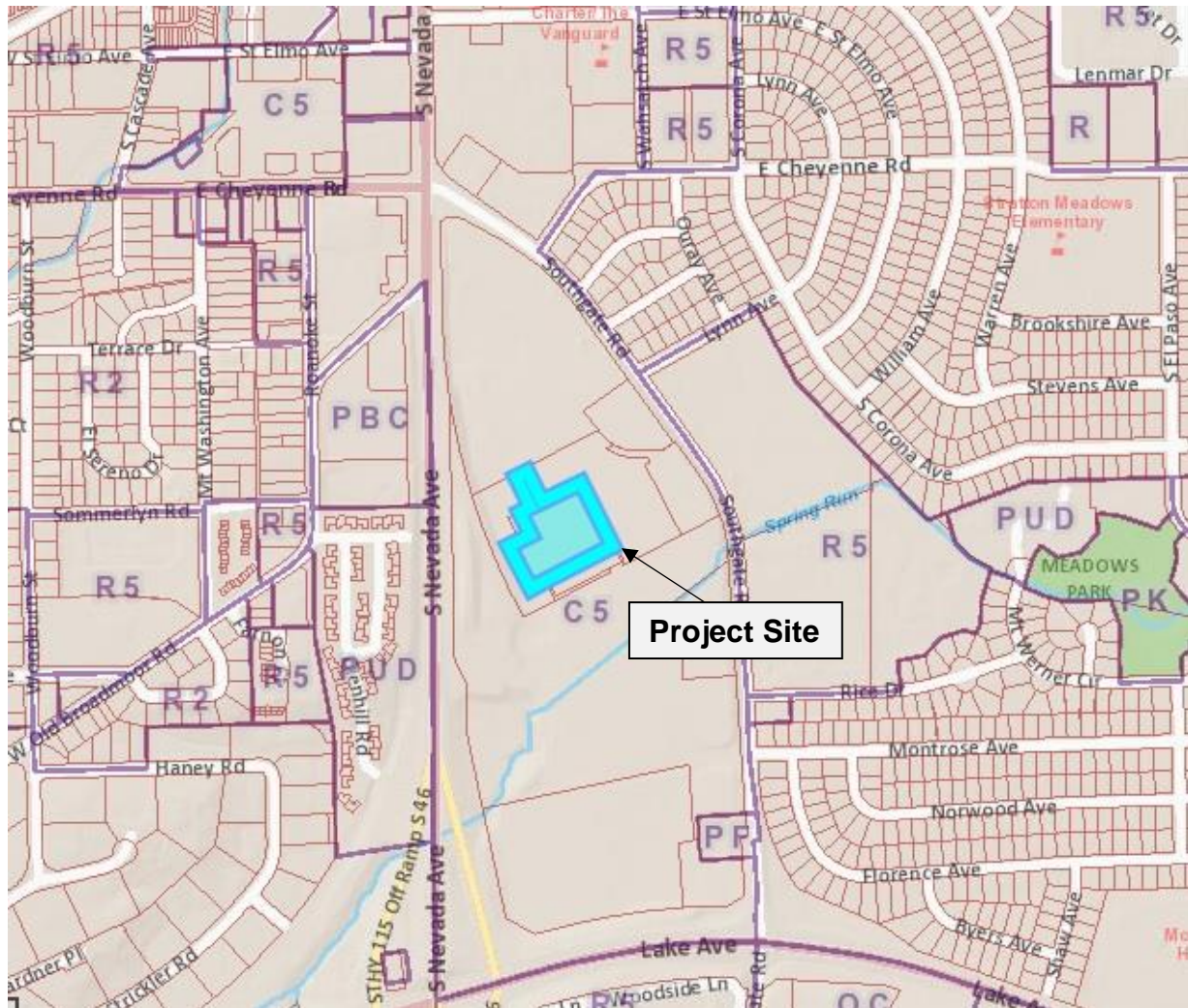
STAFF: MATTHEW ALCURAN

**FILE NO:
CPC CU 22-00064 – QUASI-JUDICIAL**

PROJECT: 2050 SOUTHGATE ROAD, SUITE 170 MINI SELF-STORAGE

OWNER: SEARS HOLDING, LLC.

APPLICANT: COLORADO COMMERCIAL CONSTRUCTION



PROJECT SUMMARY:

- **Project Description:** This project application is for approval of a conditional use development plan to permit a mini-warehouse located at 2050 Southgate Road, Suite 170. The proposal consists of

a mini-warehouse (mini self-storage) within an existing 68,890 square-foot tenant space and exterior landscape improvements (**see “Conditional Use Development Plan” attachment**).

- Applicant’s Project Statement: (**see “Project Statement” attachment**).
- Planning and Development Department Recommendation: City Planning staff recommends approval of the application.

BACKGROUND:

- Site Address: 2050 Southgate Road, Suite 170
- Existing Zoning/Land Use: The subject property is currently zoned C-5 (Intermediate Business) and includes a one-story 68,890 square-foot tenant space.
- Surrounding Zoning/Land Use:
 - North: C-5 (Intermediate Business) and commercially developed.
 - South: C-5 (Intermediate Business) and commercially developed.
 - East: R-5 (Multi-Family Residential) across Southgate Road and is residentially developed (multi-family residential uses).
 - West: PUD (Planned Unit Development) across South Nevada Avenue and is residentially developed (single family homes).
- PlanCOS Vision: According to the PlanCOS Vision Map (**see “PlanCOS Vision Map” attachment**), the project site is identified as a Changing Neighborhood.
- Annexation: The subject property was annexed into the City on April 1, 1966, under the Stratton Addition # 2.
- Master Plan/Designated Master Plan Land Use: The project site is not a part of a master planned area.
- Subdivision: The property is currently platted as Condominium Unit 100, in the Broadmoor Towne Center.
- Zoning Enforcement Action: None
- Physical Characteristics: The one-story 68,890 square foot tenant space is located within the existing one-story 140,283 square foot former Sears building, which is a part of the existing Broadmoor Towne Center and is located near the southeast corner of south Nevada Avenue and Southgate Road. The surrounding neighborhood consists of a mix of commercial, public parks and residential uses.

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 191 property owners on two occasions; during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. No public comments regarding the proposal were received by Planning staff.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater, City Parks and Recreation, Engineering, City Traffic, City Fire, and Police. This application is not within the two-mile buffer for military notification. All comments received from the review agencies are addressed as well as the agreed landscape modifications noted on the landscape plan per City Landscape Architect comment below. City Planning staff notes that the following review agencies provided project specific comments:

- City Traffic – The City’s Traffic Engineering Division stated they have no comments on the conditional use development plan application.
- City Landscape Architect – The conditional use development plan requires review and approval of a landscape and irrigation plan per City Code Section 7.4.305.2. The Applicant has agreed to adhere to City Landscape Architect review comment “In lieu of the removal of the required 6 trees for loading area screening City staff will require only two (2) new trees and ground mulch to match

existing landscape islands within the unpermitted paved landscape island". In addition, the Applicant agrees to the following "All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition." More detail regarding the agreed landscape modifications is provided in the attached landscape plan.

- City Fire – The City's Fire Department (CSFD) stated they did not have any exceptions with the conditional use development plan as submitted.
- CSPD – The City's Police Department (CSPD) required specific security measures to improve the existing site. The Applicant has agreed to the recommended security measures as noted on the Security Plan (sheet DP.4) under Security Notes.

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

1. Review Criteria / Design & Development Issues:

a. Background information

The approximate 9.022-acre site is located near the southeast corner of South Nevada Avenue and Southgate Road within the Broadmoor Towne Center shopping area. The property consists of an existing 140,283 square foot one-story commercial building (formerly the Sears building). The applicant has separated the existing single user building into a multi-tenant building complex with the existing Magnum Shooting Center on the south end and the Big R retail space on the north end. The applicant proposes renovations to the existing building façade which will create a proposed entry storefront as well as improved exterior parking lot landscape improvements.

b. Conditional Use Development Plan

The submitted conditional use development plan for 2050 Southgate Road, Suite 170 proposes the establishment of a mini-warehouse use (mini self-storage) development (**see "Conditional Use Development Plan" attachment**). Staff informed the applicant that per City Code Section 7.3.203 a mini-warehouse use is subject to review, and approval of a conditional use development plan application by the City Planning Commission. The project involves converting an existing one-story 68,890 square foot tenant space (formerly the Sears building) into an interior, temperature controlled self-storage facility. The Applicant states this storage facility will be the first facility west of I-25 within the neighborhood that can provide a temperature-controlled environment. As designed, the building is well-suited for the change of use from the former Sears retail use to a mini-warehouse use.

The project site presently has landscaping that consists of perimeter and parking lot landscaping. Although there is existing site landscaping, the conditional use development plan application requires landscaping to meet current City code requirements. The Applicant has agreed to adhere to City Landscape Architect review comment "In lieu of the removal of the required 6 trees for loading area screening City staff will require only two (2) new trees and ground mulch to match existing landscape islands within the paved landscape island". In addition, the Applicant agrees to the following "All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition." (**see "Landscape Plan" attachment**).

The site currently includes 495 parking spaces, which will be restriped to comply with current parking requirements, especially compliance with accessible parking space standards. Per City Code Section 7.4.203, a mini-warehouse use does not require off-street parking spaces except for accessory uses, however, for the additional uses in the shopping center, to include Big R and Magnum Shooting Range, there are parking requirements. Based on the provided Parking Data, 409 parking spaces are required and 495 parking spaces are provided. The existing 495 parking spaces will include twelve (12)

accessible parking spaces and two (2) van accessible spaces. Access to the site is from multiple existing driveways along Southgate Road. All existing curb, gutter, ADA ramps, and driveway access points will remain as directed by City review agencies.

In the review of the proposed project, the sites existing location, building, improved landscaping, trash enclosures, parking, and handicap accessibility were all considered and each of these site features were determined to either meet or will be required to be improved to the intent of the zoning code. In addition, the enhanced security measures recommended by CSPD (Colorado Springs Police Department) and agreed upon by the Applicant, as noted on the Security Plan, further illustrate the support of this infill development. Together, the proposed use and how it integrates into the existing building and the design and layout of existing site improvements as outlined above demonstrate and reinforce why this project is compatible with the surrounding neighborhood.

City Planning staff finds that the proposed plan is in conformance with the purpose for establishing a development plan as set forth in City Code Section 7.5.502(E) and a Conditional Use as set forth in City Code Section 7.5.704.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as a Changing Neighborhood (**see "PlanCOS Vision Map" attachment**).

The 2050 Southgate Road, Suite 170 project is consistent with one of the core values of PlanCOS, which reinforces the importance of encouraging infill development proposals. One of the "Big Ideas" in the Vibrant Neighborhood Chapter 2 of PlanCOS is entitled "Embrace Creative Infill, Adaptation and Land Use Change", which has goal VN-3 that states:

"Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs."

To do this, PlanCOS suggests, "New development should focus on safe connections into and within these neighborhoods."

A "Big Idea" from Chapter 4, entitled "Embrace Sustainability", has Goal TE-4 that states:

"Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas."

A policy for this goal further reinforces that development should "*Prioritize development within the existing City boundaries and built environment (not in the periphery).*"

Adaptive and responsive land use change is one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project's land use, location and site design meet the overall intent of this idea.

For the reasons provided in this overall staff report, City Planning staff finds that this infill development proposal and its associated application to be in substantial conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The project site is not located within an adopted area master plan. The neighborhoods surrounding the project are developed with a mix of a public park, commercial and residential land uses (**see "Context Map" attachment**). The Applicant's mini-warehouse use (mini self-storage) proposal is complimentary and supportive of the current land use patterns. Through staff's review of the

development plan application and consideration of the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E), and the review criteria for granting a Conditional Use as set forth in City Code Section 7.5.704 the overall area impacts of the project were analyzed.

STAFF RECOMMENDATION:

CPC CU 22-00064 – CONDITIONAL USE DEVELOPMENT PLAN

Approve the conditional use development plan for the 2050 Southgate Road, Suite 170 project, based upon the findings that the request meets the review criteria for granting a Conditional Use as set forth in City Code Section 7.5.704, and the review criteria for granting a Development Plan, as set forth in City Code Section 7.5.502(E).