

CITY PLANNING COMMISSION AGENDA

ITEM NOS: B.1, B.2

STAFF: STEVE TUCK

FILE NOS:

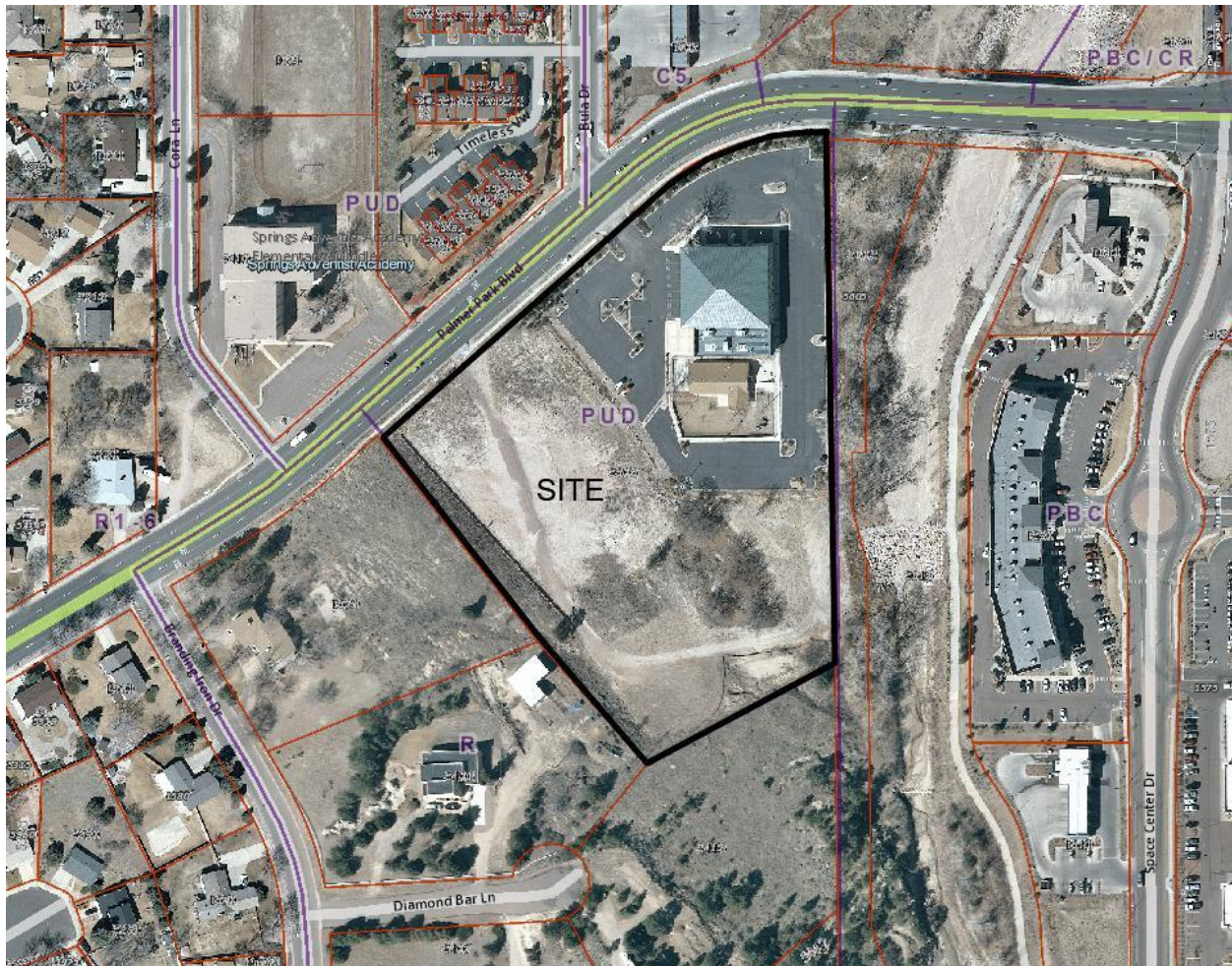
CPC PUZ 14-00040 – QUASI-JUDICIAL

CPC PUD 14-00041 – QUASI JUDICIAL

PROJECT: SWAN HOUSE MANOR WEDDING & EVENT CENTER

APPLICANT: MILLIE CARLTON

OWNER: INTERNATIONAL CHURCH OF FOURSQUARE GOSPEL



PROJECT SUMMARY:

1. **Project Description:** The applications propose rezoning a 6.99-acre, platted lot from PUD/AO/SS (Planned Unit Development for a religious institution, with a 32-foot maximum building height and Airport and Streamside Overlays) to PUD/AO/SS (Planned Unit Development for a religious institution and/or public assembly, with a 32-foot maximum building height and Airport and Streamside Overlays) and the approval of a development plan (**FIGURE 1**) to permit the inclusion of a wedding and event center (public assembly) within the existing church while continuing to allow for religious functions.
2. **Applicant's Project Statement:** **FIGURE 2**
3. **Planning & Development Team's Recommendation:** Approve both the zone change to PUD/AO/SS and the development plan for the Swan House Manor Wedding & Event Center subject to the revisions identified in the technical and/or informational modifications to the development plan.

BACKGROUND:

1. **Site Address:** 5505 and 5515 Palmer Park Boulevard
2. **Existing Zoning/Land Use:** PUD/AO/SS (2000, Ordinance No. 00-81)/religious institution
3. **Surrounding Zoning/Land Use:** North: PUD/AO, C-5/AO/private school, townhomes, car wash
South: R/AO/SS/single-family residence
East: PBC/AO/SS/Sand Creek with commercial further east
West: R/AO/two single-family residences
4. **Comprehensive Plan/Designated 2020 Land Use:** General Residential
5. **Annexation:** 1963, Smartt's Addition No. 9
6. **Master Plan/Designated Master Plan Land Use:** The property is not within an area master plan.
7. **Subdivision:** 2000, Summit Christian Fellowship Subdivision
8. **Zoning Enforcement Action:** None
9. **Physical Characteristics:** The 6.99-acre site is developed with a two-story, 19,700 square-foot church constructed in 2001 and a one story, 3,100 square-foot building constructed in 1981 used for church offices (**FIGURE 1**). Vehicular access is provided from a single driveway onto Palmer Park Boulevard with on-site parking for 177 vehicles. Sand Creek is located along the easterly boundary of the site with mature cottonwood trees along the bank. The westerly and southerly portions of the site have been graded but are undeveloped.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Public notification consisting of an on-site poster and 214 postcards mailed to property owners within 1,000 feet of the property were provided: 1) for a neighborhood meeting at the pre-application stage, 2) after the receipt of the applications, and 3) prior to the Planning Commission meeting.

Fifteen people attended the neighborhood meeting held on March 11, 2014. Issues discussed included the operational aspects of the wedding and event center and the possibility of expansion (none proposed at this time). No comments were received in response to the public notice sent after the applications were submitted.

Agency review comments on the initial development plan were addressed with the submittal of a revised development plan (**FIGURE 1**).

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

1. Review Criteria/Design & Development Issues:

The property was initially platted in 1964 with Rustic Hills Subdivision No. 3 as three large, single-family lots and a public street (Mountain Greenery Lane which was vacated with Ordinance 00-99). Homes were not built but instead the property was used as a garden center and nursery (Iver's Mountain Greenery) until 1993. In 1998 the property was rezoned to PUD for a townhome development (9.57 dwelling units per acre, 30-foot maximum building height, 64 dwelling units). This project was opposed by the neighbors. The townhome project was not constructed. In 2000 the property was rezoned to PUD with a religious institution as the only permitted use. The church was built in 2001. The applicant has a contract to purchase the property from the church ownership.

The proposed applications request to expand the use from only a religious institution to also include public assembly, which is the use necessary to permit a wedding and event center. The existing buildings and parking areas are to remain as developed with only cosmetic changes to the outside of the buildings and interior remodeling on the inside. No expansion plans to the buildings or grounds are proposed with these applications. Operation characteristics of the wedding and event center are similar to a religious institution, as the greatest concentration of activity is expected to occur on the weekends.

The site is somewhat isolated from the surrounding properties. This separation tends to minimize potential impacts that may occur from the proposed use. The properties to the north are across Palmer Park Boulevard, a principal arterial. Sand Creek borders the east property line between the property and commercial uses to the east, which includes a Wal-Mart store. To the south and east are three single-family homes; however the homes are separated from the existing church by both vertical differences (the building is approximately 40 feet below the grade of the homes) and horizontal differences (the closest home is over 500 feet away). The proposed use appears to result in no significant adverse impacts to the neighboring properties. The project satisfies the review criteria for both the zone change and the PUD development plan.

2. Conformance with the City Comprehensive Plan:

The 2020 Land Use Plan in the Comprehensive Plan shows the property within a General Residential area. Public assembly is shown as an anticipated use within the General Residential category on the 2020 Land Use Map and Master Plan Matrix table in the Comprehensive Plan. The applications are consistent with and conform to the Comprehensive Plan.

3. Conformance with the Area's Master Plan:

This property is not located within an area master plan.

STAFF RECOMMENDATION:

Item No: B.1 CPC PUZ 14-00040 – Zone Change

Approve the zone change from PUD/AO/SS to PUD/AO/SS (Planned Unit Development for a religious institution and/or public assembly with a 32-foot maximum building height with Airport and Streamside Overlays), based on the finding the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries).

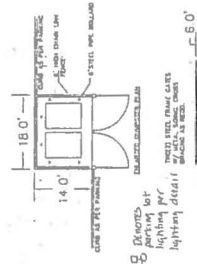
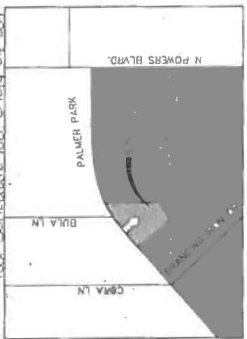
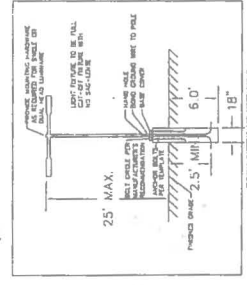
Item No: B.2 CPC PUD 14-00041 – Development Plan

Approve the development plan for Swan House Manor Wedding & Event Center, based on the finding the plan complies with the review criteria in City Code Section 7.3.606 (Review Criteria for PUD Development Plan) subject to compliance with the following technical and/or informational modifications to the development plan:

Technical and/or Informational Modifications to the Development Plan:

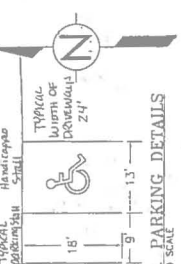
1. Note the City file number of CPC PUD 14-00041 and the sheet number (7 of 7) in the lower right corner of sheet 7.
 2. Revise the note regarding the avigation easement to indicate the easement was recorded at reception no. 200070104. Delete the information that indicates the easement shall be granted.
 3. Show and identify on sheet 1 the public utility and drainage easements as shown on the plat of the Summit Christian Fellowship Subdivision.
 4. On the drawing on sheet 1 accurately show the location of the existing retaining near the west property line. The wall appears to be approximately 330 feet in length but is drawn on the plan with a length of 560 feet.
 5. On the drawing on sheet 1 either revise the contour intervals to correctly reflect the existing contours for the area west and south of the parking area or provide a note describing the topography in this area. The area has been graded and does not match the drawing.
 6. Identify on the drawing on sheet 1 the street addresses for the 2 buildings (5505 and 5515 Palmer Park Boulevard). Delete the reference to 1610 Mountain Greenery Lane.
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AMENDED-DEVELOPMENT PLAN FOR
 SWAN HOUSE MANOR
 WEDDING & EVENT CENTER
 5515 and 5505 PALMER PARK BLVD. and 1410 Mountain
 UPDATED-March 19, 2014 #447
 Originally Prepared by: Cornerstone Design & Drafting, Inc.
 320 N. Academy Blvd-Colorado Springs, CO 80909 719-637-0447
 Updated by: Willie Carlton, Phase One Business Development
 5424 Sunshade Point-Colorado Springs, CO 80923 719-238-2687
 TAX SCHEDULE NO. 1404-04-004



PRIOR TO FILING THE FINAL PLAN, AN AVIGATION EASEMENT SHALL BE OBTAINED FROM THE COUNTY CLERK AND RECORDED, IN A FORM ACCEPTABLE TO THE AIRPORT AUTHORITY. THIS EASEMENT SHALL REFERENCE THE AVIGATION EASEMENT RECORDS OF THE AIRPORT AUTHORITY. THE EASEMENT SHALL BE DETERMINED BY THE FLOOD INSURANCE RATE MAP NO. 0804/C0751 EFFECTIVE DATE 3/17/1987.

NOTE: EMPTING ZONING PUB/AD/SS ORDINANCE NO. 00-81/RELIGIOUS INSTITUTION W/ 32' MAX. BLDG. HT. Note: Proposed Zoning PUB/AD/SS for religious institution and/or public assembly w/ 32' max bldg. ht.

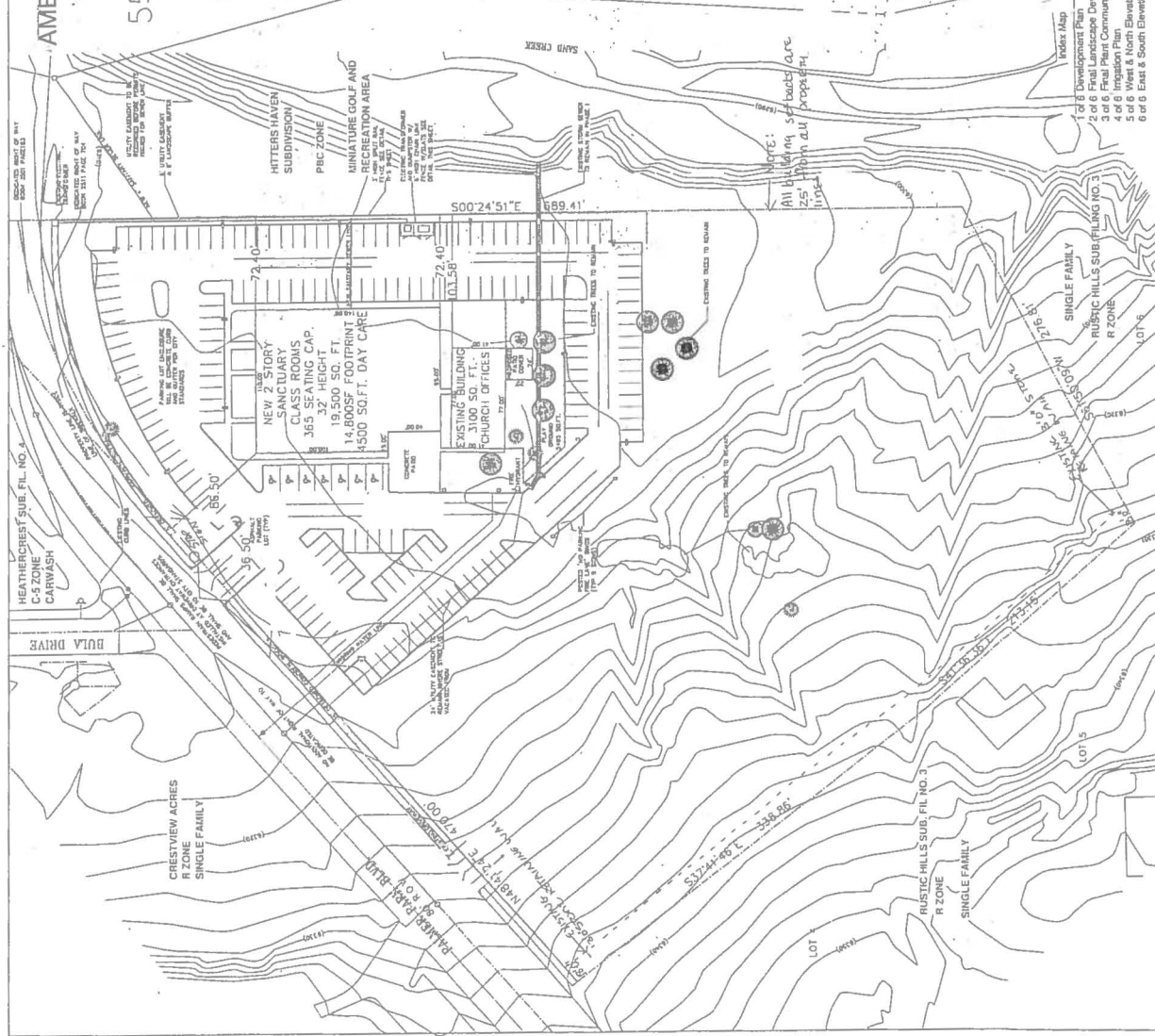


155 TOTAL SEATING CAPACITY
 170 STANDARD SPACES PROVIDED
 7 HANDICAP SPACES PROVIDED
 171 TOTAL SPACES PROVIDED

SPLIT-RAIL FENCE DETAIL
 NOT TO SCALE



LEGAL DESCRIPTION: LOT 1, Summit Christian Fellowship Subdivision D 20 0 40 80 PURCHASERS: THE SUMMIT CHRISTIAN FELLOWSHIP, INC. PURCHASERS: Mike Carlson
 TOTAL SITE ACRES: 7.85 ACRES (266,875 SQ. FT.) INCLUDING VACATED STREET
 BUILDING FOOTPRINT: 18,000 SQ. FT.
 TOTAL ASPHALT: 28,000 SQ. FT.
 TOTAL IMPERVIOUS COVERAGE: 78,895 SQ. FT.
 PERCENTAGE OF IMPERVIOUS COVERAGE: 25%



NOTE: All building setbacks are 25' from all property lines.

- 1 of 8 Development Plan
- 2 of 6 Final Landscape Dev Plan
- 3 of 6 Final Plant Communities & Hydro Plan
- 4 of 6 Final Plant Communities & Hydro Plan
- 5 of 6 Final Plant Communities & Hydro Plan
- 6 of 6 East & South Elevation Plan

FIGURE 1

PROJECT STATEMENT:

Millie Carlton
5515 Palmer Park Blvd.
Colorado Springs, CO 80905
(REZONE of above address)

1. A clear description of the proposed zone change:

Ms. Carlton is proposing a change in zoning status for property located at 5515 Palmer Park Boulevard. The property is currently zoned - PUD/SS/AO/CU and is used exclusively for church activities.

Ms. Carlton is requesting a zone change to include the same current zone status - PUD/SS/AO/CU but with the additional use for church *and* event center status.

Summary: Rezone from church only to church *and* event center use.

2. A justification based on the review criteria why the proposed zone change should be approved:

There will be little noticeable change in traffic, parking, and other activities in and around the building due to the fact that zoning will not change. It will still be PUD/SS/AO/CU with the conditional use being a religious facility *but* will also allow for event center activities.

The current zoning allows for gatherings of 345 people for religious purposes. Most religious activities occur on Sunday leaving the building mostly unoccupied during the week. Ms. Carlton will be facilitating community events which generally occur on Fridays and Saturdays. The primary events to take place at the facility will be weddings which occur on Friday and Saturday. The average wedding guest list is 127 guests so there will be little change in what has already been deemed as acceptable.

Summary: The justification for the zone change is there will be little difference in activities between already approved church activities and event activities. The facility is ideal for both PUD allowances.

3. ...issue list stating...pre-application issues... On February 19, 2014, Ms. Carlton met with the LDTC. (Land Development Technical Committee) The following issues were addressed:

a. Lydia Maring - Civil Engineer II / No need for drainage information if less than 1 acre is disturbed. Will address phase II construction in the future.

b. Stacy Salvatore - Engineering Specialist / Show existing drive to remain. Add stop sign at existing unused entrance. Keep trees out of line of sight. Gate must be at least 20' from road entrance into the property. Any new fence must be behind the trees in the landscaping so that the line of sight is not disturbed. Show stone wall on the west of property on phase II plans. Fence on the east side of property must be see through.

c. Steven Smith - Fire Protection Eng. / Must use Knox lock on gate. Fire department already has master key. Any tent for events must be 2400 square feet or smaller or a permit will be required.

d. Connie Perry - Landscape Architect / 15' buffer in surrounding property for utility easements. Will address other landscape issues when phase II commences.

e. Other attendees had no comments at the time.

Mr. Steve Tuck - Senior Planner, City of CS facilitated the meeting. After the LDTC meeting, Ms. Carlton then met with Mr. Tuck to discuss scheduling requirements, posting requirements, and other necessary time sensitive events. Mr. Tuck also gave Ms. Carlton the necessary documents to complete for the City Planning meeting.

Attachment:

PROJECT SUMMARY: (Briefly describe the proposed project...)

The current developed property consists of two buildings totaling 22265 square feet on 6.99 acres zoned PUD/SS/AO/CU and is used as a church.

The proposed commercial use is dual purpose. (No change in zoning status) PUD/SS/AO/CU with church **and** event center use.

CONTACT INFORMATION

Owner: International Church of Foursquare Gospel
Address: P.O. Box 26902
Los Angeles, CA 90026

Owner Representative / Contact: (Selling / Leasing Broker)

Mr. Jim Spittler, Jr., SIOR
Business line: 719-577-0044
Direct line: 719-667-6877
Cell: 719-332-6528

spittler@highlandcommercial.com

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