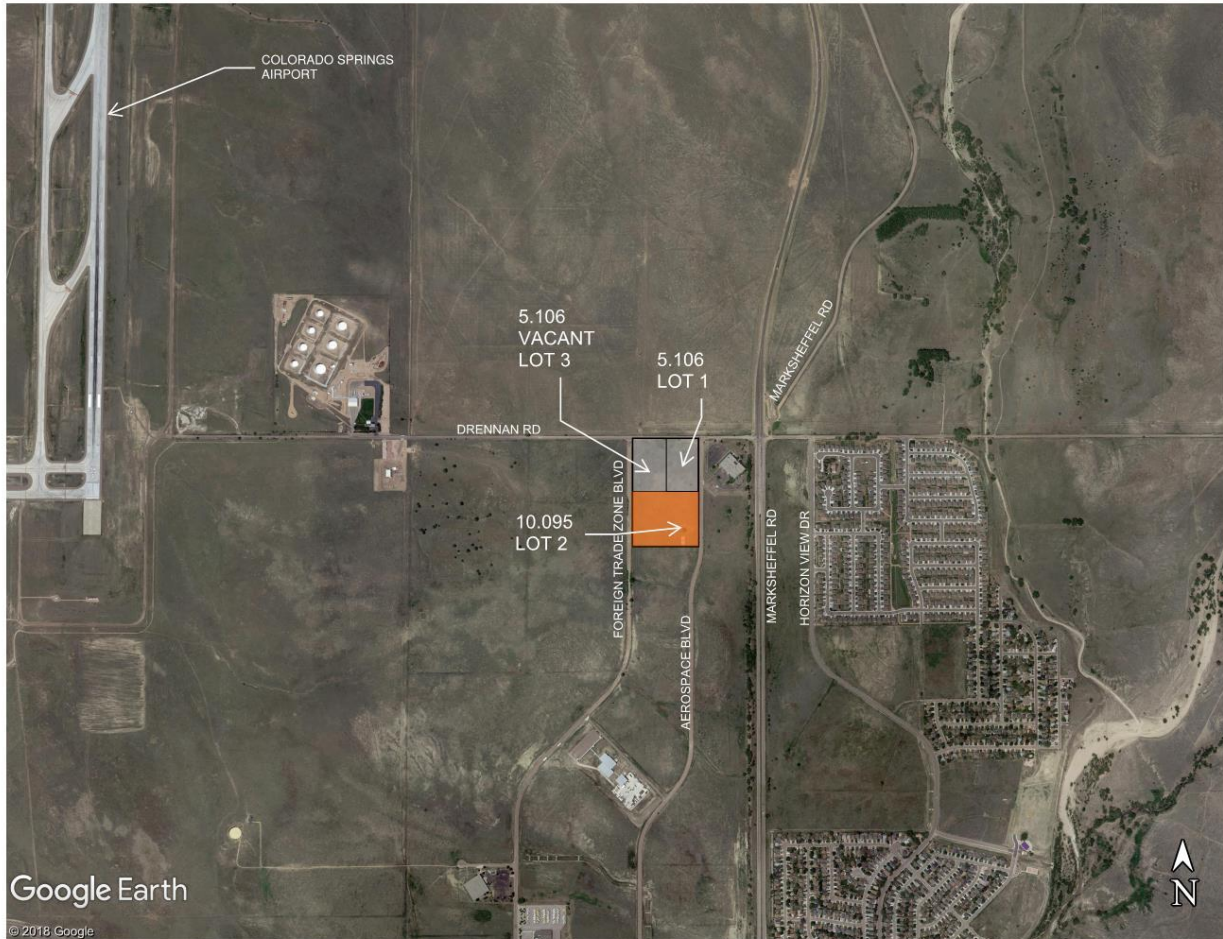


## Advanced Concrete- Lot 2 (10.095 AC Site)



Vicinity Map

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**Developer:**

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**PROJECT DESCRIPTION:**

The Advanced Concrete 10.095 AC Site is located to the south of Drennan Rd. between Aerospace Blvd. and Foreign Trade Zone Blvd. with access to both Aerospace and Foreign Trade Zone. The site is currently zoned PIP2/CR APZ2/ AO/ SS. This site is currently part a larger 44 acres parcel that will be subdivided out as part of the development plan and platting process.

The site is currently vacant and un-platted. The proposed final plat creates three separate lots totaling 20 acres of the overall 44-acre parcel. The site is within the existing Banning Lewis Master Plan of which a Minor Amendment application is being submitted concurrently with this development plan. The minor amendment is seeking to revise the approved use within the plan area from Research and Development to Industrial to allow for Indoor Recreation as a conditional use in the PIP-2 zone.

**PROJECT NARRATIVE:**

The proposed development plan seeks to include one 100,000SF building with a conditional use of indoor recreation along with required parking, stormwater, sidewalks, and fire access routes. The planned building is a long span steel structure that will create a large uninterrupted interior volume to be used as a private indoor motocross training facility. The required parking count of 133 spaces is based on the 1/750SF ratio typical for most industrial use types without a retail component. The proposed parking totals 136 spaces and includes 5 accessible parking stalls and 131 standard stalls. There are 54 spaces (49 standard and 5 accessible) located outside of the gated/secured areas and the remainder of the parking spaces are located behind these security gates. It is anticipated that the private nature of this facility will not create a large volume of traffic typical for this size of facility. If the facility was to shift in the future to a more public oriented industrial use there is adequate parking provided and room for expansion in the future. There will be a sidewalk installed along Aerospace Blvd. as a part of this project with an accessible route from the sidewalk to the building entrance and accessible parking spaces.

There is an asphalt paved route around the building that is accessible through 30' wide security gates located on each side of the building facing Aerospace Blvd. There is also a paved and gated fire access located at the rear of the building with access from Foreign Trade Zone Boulevard. A 6' tall opaque concrete panel fence is located around the property boundary and this will align with the building façade facing Aerospace Blvd. A stormwater basin is located in the southern portion the site capturing storm water runoff.

The site contains no stands of vegetation, no significant animal habitats or natural features. However, deer, foxes, coyotes, etc. may use the open space corridor as a roaming route. The overall landscape character is intended to mimic the Semi-Arid Plain climate zone's natural and native landscape. The frontage along Aerospace Blvd. will be more detailed in character, transitioning into a more informal native and natural character across the remainder of the site. The plant palette will be comprised of a large variety of deciduous trees, columnar evergreen trees, shrubs, perennials and ornamental grasses conducive to growing in this area of Colorado Springs.

**Public Access:**

There are existing major and minor roadways adjacent to the site allowing for good access. The existing roadways were planned anticipating future development of the site and therefore are adequate to accept the impacts within adopted service standards. The main access into the site will be via Aerospace Blvd. with a gated fire access from Foreign Trade Zone Blvd.

**Stormwater and Drainage Facilities:**

The proposed private storm sewer systems and water quality pond will collect runoff from the site and convey the discharges to the existing drainage network further downstream. Refer to the preliminary drainage report for more information.

**Public Utilities:**

Utilities are located adjacent to and stubbed into the site. There is an existing 100' wide easement along the westernmost edge of the property through which the secondary fire access passes. Recent discussions and meetings with representatives from Colorado Springs Utilities indicate that the existing capacity of water, wastewater, gas & electric systems are adequate to meet the demands of the proposed development.

**Conditional Use Review Criteria:**

*A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.*

The proposed development will not negatively impact the value or qualities of the surrounding neighborhood as it is planned to remain industrial in nature along a North/South corridor West of Marksheffel Rd.

*B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety, and general welfare.*

The proposed indoor recreational use is a conditional use under the PIP-2 zoning and will not negatively impact public health, safety, or general welfare.

*C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.*

The 2020 land use map has this area shown as employment center and the Banning Lewis Master Plan currently depicts this area as Research and Development. As a part of this project's application there is a request to amend the Master Plan to allow for an Industrial use on the PIP-2 zoned parcel that is not research and development. The change in use for this parcel will not negatively affect the available acreage for R&D use as they are numerous parcels currently vacant that could be used for research and development in the surrounding area.

**Pre-Application Issues List:**

- Indoor recreation is conditionally permitted in the PIP-2 zone district. A conditional use application must be approved by the Planning Commission.
  
- Indoor recreation does not fit into the "research and development" master plan designation and needs to be revised need to change allow the proposed use. This site is surrounded by the "R & D" designation, triggering an amendment to the Banning Lewis Ranch Master Plan.
  
- The renegotiation of the Banning Lewis Ranch annexation agreement has not been finalized, and at this time staff is unsure if this may or may not influence land use decisions. Because of the uncertainty, and until further direction is given, staff is not supportive of the changes to the master plan required by this proposal.
  
- The conditions of record for this site are listed in Ord 88-122. Review carefully to ensure compliance with these conditions. A zone change is required to alter or remove any conditions.