

CITY PLANNING COMMISSION AGENDA

STAFF: LONNA THELEN

FILE NO(S):

A. - CPC CU 16-00120 – QUASI-JUDICIAL

PROJECT: CANINE SALON
APPLICANT: YOW ARCHITECTS
OWNER: KERIWEST USA LLC



PROJECT SUMMARY:

1. Project Description: This project is an application for a conditional use to allow a kennel in a C-5 (Intermediate Business) zone district. The property is a 2.96 acre property located in a shopping center at 856 Arcturus Drive. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Team's Recommendation: Approval of the application, subject to modifications.

BACKGROUND:

1. Site Address: 856 Arcturus Drive
2. Existing Zoning/Land Use: C-5 (Intermediate business)/commercial center
3. Surrounding Zoning/Land Use: North: PBC/commercial
South: PBC/mini-warehouse
East: C-5/commercial
West: C-5/assisted living facility
4. Comprehensive Plan/Designated 2020 Land Use: Mature Redevelopment Corridor
5. Annexation: Reannexation of the Southwest Annexation Area/1980
6. Master Plan/Designated Master Plan Land Use: There is no master plan for this area.
7. Subdivision: Skyway Plaza
8. Zoning Enforcement Action: There are no current zoning enforcement actions for this site.
9. Physical Characteristics: The property is currently a developed property with a multi-unit shopping center.

STAKEHOLDER PROCESS AND INVOLVEMENT: The public process involved with the review of this application included posting of the site and sending of postcards prior to the City Planning Commission meeting to property owners within a 500 foot buffer from the property.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, and City Fire. This site is not within the Airport Overlay and was not seen by the Airport Advisory Committee and is outside of the buffer for review by USAFA.

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

1. Review Criteria / Design & Development Issues:
The property is located at the northwest corner of 8th Street and Arcturus Drive. The existing shopping center on the property is 38,748 square feet and currently contains Canine Design Salon. The Canine Design Salon would like to expand to a total square footage of 4,900 square feet within the south end of the existing building. The Canine Design Salon would like to be allowed to provide services for daycare, overnight boarding and pet grooming. Due to the request for boarding of pets overnight, the use is considered a kennel. A kennel is the C-5 zone district requires a conditional use; therefore, the applicant is requesting a conditional use for the kennel.

Since the use already exists in the center without complaint from current tenants, staff is supportive of the conditional use to allow the business to expand. All activities related to the kennel will be contained within the building.

Staff finds that the conditional use review criteria are met and that the kennel is compatible with the surrounding neighborhood. The project is in compliance with the zoning code and is compatible with the comprehensive plan.

2. Conformance with the City Comprehensive Plan:

The proposed application is consistent with the mature redevelopment corridor per the Comprehensive Plan 2020 Land Use Map. This is supported by the intention of the Comprehensive Plan to accommodate redevelopment of older corridors in the City.

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Objective LU 7: Develop Shopping and Service Areas to be Convenient to Use and Compatible with Their Surroundings

Colorado Springs has numerous commercial areas that provide the necessary goods and services for visitors and regional, community, and neighborhood residents. The location and design of these areas not only has a profound effect on the financial success of commercial businesses, but also on the quality of life for the residents. Regardless of whether a commercial development is intended to serve neighborhood, community, citywide, or regional functions, it must be located and designed to balance pedestrian, bicycle, automobile, and, in many cases, transit access. In addition, the location and design of commercial uses must be integrated into surrounding areas, rather than altering the character of surrounding land uses and neighborhoods. Incorporating a mix of uses will increase the diversity and vitality of commercial areas.

3. Conformance with the Area's Master Plan:
There is not a master plan for this property.

STAFF RECOMMENDATION:

CPC CU 16-00120 – CONDITIONAL USE

Approve the conditional use for the Canine Salon kennel, based upon the finding that the plan complies with the conditional use review criteria in City Code Section 7.5.704 and the development plan review criteria in City Code Section 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Conditional Use:

1. Include the new file number CPC CU 16-00120 in the lower right hand corner.
2. On the building call out "Use - Commercial Center".
3. Under the parking note that the site is parked as a commercial center.