

7585 N. Academy Boulevard Redevelopment Project

Appeal and Public Hearing:
CPC ZC 17-00103 & DS DP 95-25-A2MJ17

December 12, 2017

Daniel Sexton, Senior Planner



CPC ZC 17-00103 – CHANGE OF ZONING OC to PBC/cr

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.13 acres from OC (Office Complex) to PBC/cr (Planned Business Center with Conditions of Record)

Previous Actions



City Council:

- On November 28, 2017, the City Council held a public hearing where the applications associated with the 7585 North Academy Boulevard project were discussed. Per a private agreement entered into by the applicant and the property owner of 1503 Cragin Road, additional notes were added to the development plan amendment and additional prohibited uses were listed as conditions of record. As such, the appellants, Mr. Thomas Bonomo and Ms. Steele Bonomo, withdrew their appeal during the hearing. City Council ultimately unanimously approved the development plan amendment, as amended, and change of zone ordinance on first reading.

Planning Commission:

- At the Planning Commission meeting held on October 19, 2017, the Planning Commission ultimately voted unanimously in favor of the items.

Vicinity Map



General Information



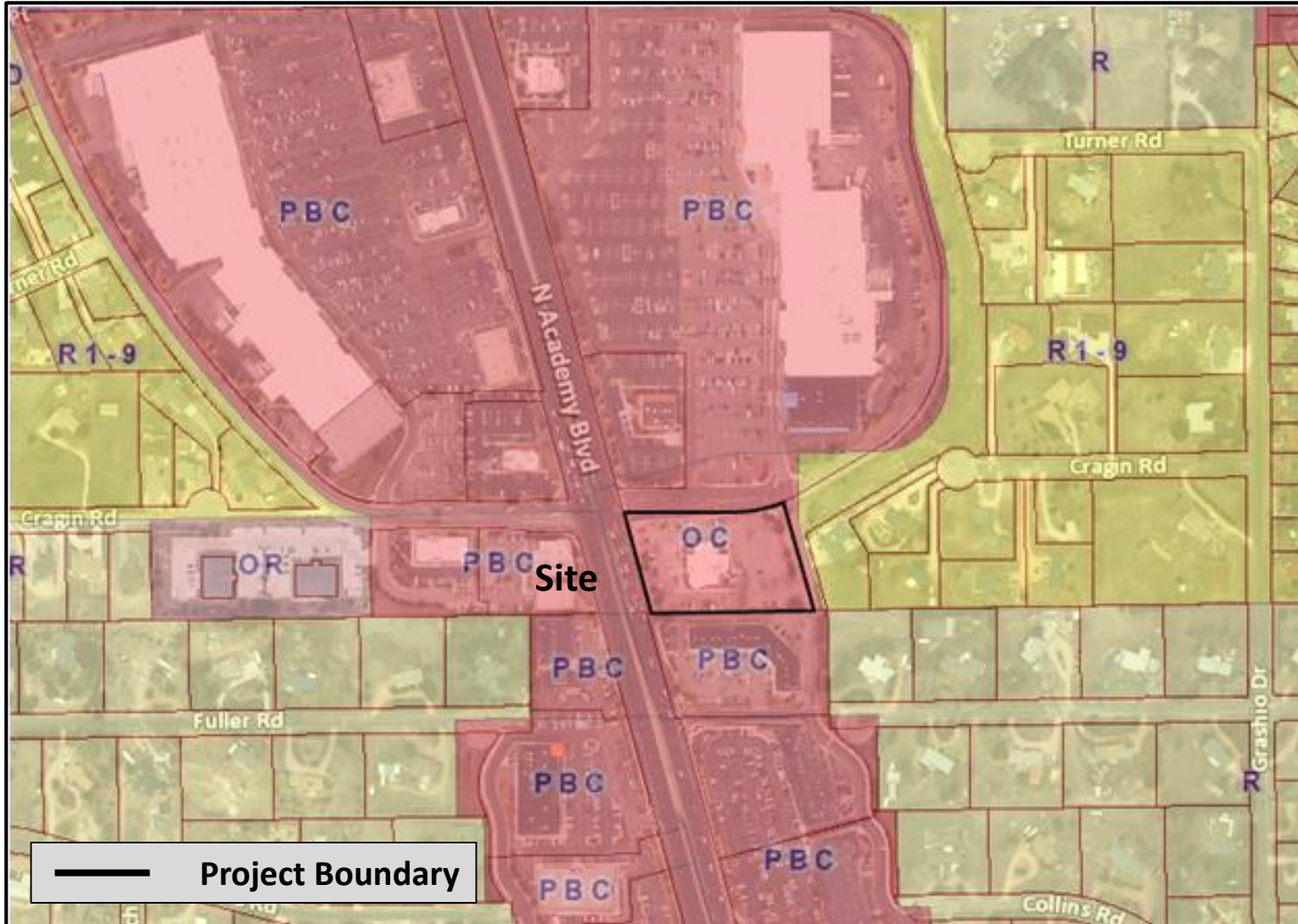
Site Details:

- 2.13 acres / 92,782 square feet
- Part of The Chapel Hills Center Master Plan - Commercial Land Use
- Zoned OC (Office Complex)
- Currently commercially developed with a vacant restaurant building

Public Notification and Involvement:

- Public notice was mailed to 65 property owners, on three occasions: during the internal review stage and prior to the Planning Commission and City Council meetings
- The site was also posted on those occasions along North Academy Boulevard
- A neighborhood meeting was held on August 14, 2017; approximately eight citizens attended
- Numerous meetings with the HOA of Falcon Estates, Inc.

Zone Change

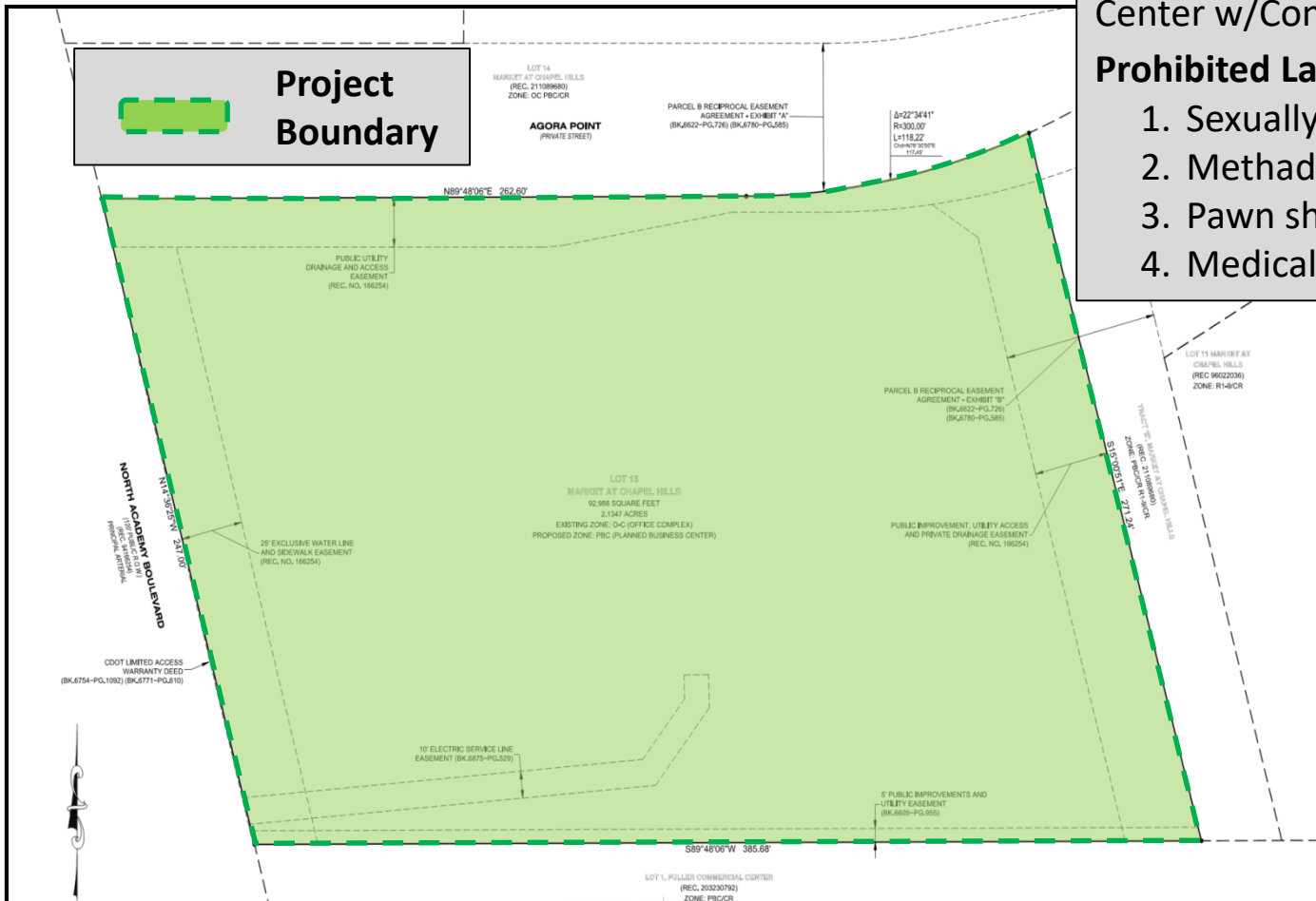


Zone Change



Existing Zone: OC (Office Complex)
Proposed: PBC/cr (Planned Business Center w/Condition of Record)
Prohibited Land Uses:

1. Sexually oriented businesses
2. Methadone clinics
3. Pawn shops
4. Medical marijuana facilities



Public Comments



From the solicitation for comments and citizen impute provided at the neighborhood meeting, comments received focused on:

- **Future Land Uses Compatibility** – Certain land uses prohibited
- **Site Design** – Restricted on/off-site services and utilized current points of access
- **Traffic** – No traffic analysis or off-site improvements were required
- **Visual Impacts** – Use of different façade materials and robust landscaping regime

HOA of Falcon Estates, Inc. provided a letter of support for the project.

Recommendations



CPC ZC 17-00103 – CHANGE OF ZONING TO PBC/cr

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.13 acres from OC (Office Complex) to PBC/cr (Planned Business Center with Conditions of Record), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B), subject to the following conditions of record:

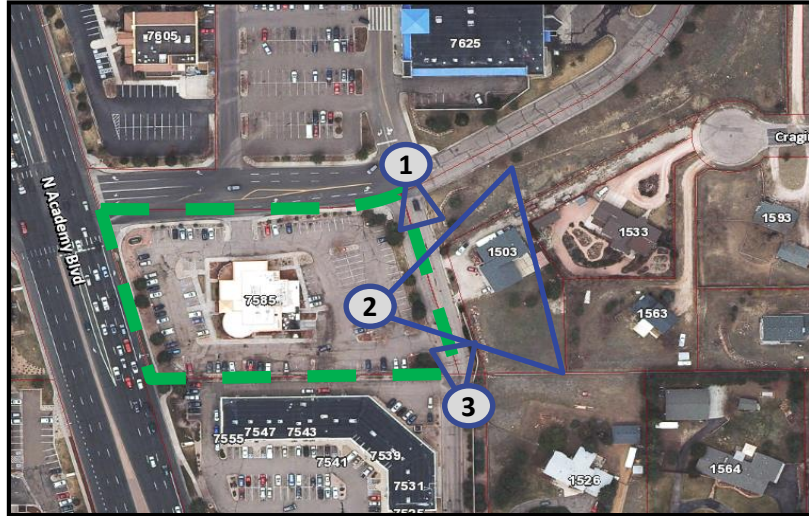
The following land uses are prohibited within this PBC zone:

1. Sexually oriented businesses;
2. Methadone clinics;
3. Pawn shops;
4. Medical marijuana facilities, including: Medical marijuana centers, Medical marijuana infused product manufacturer, and Cultivation operations;
5. Bars;
6. Liquor Sales;
7. Young Adult Clubs; and
8. Club facilities, including: Recreational Clubs and Social Clubs.

Aerial Photograph of Area



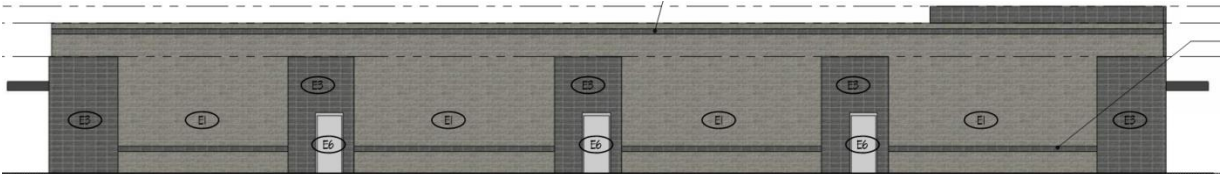
Aerial Photograph of Area



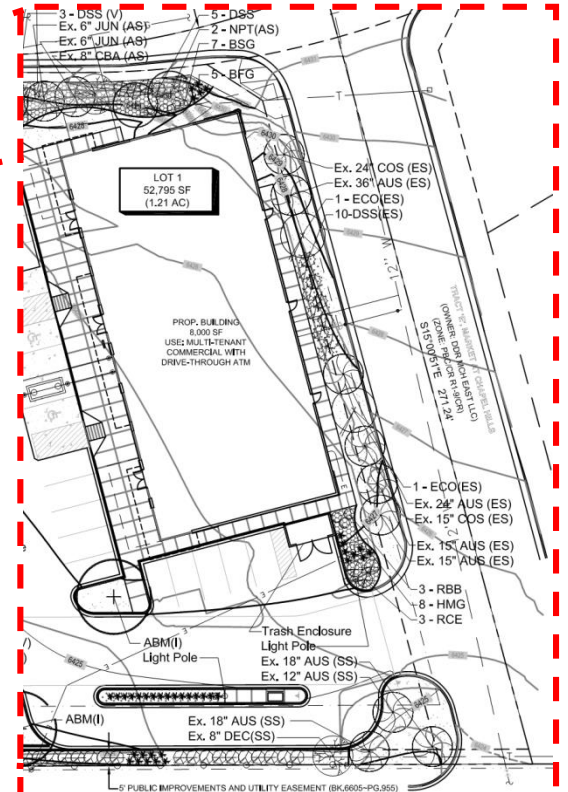
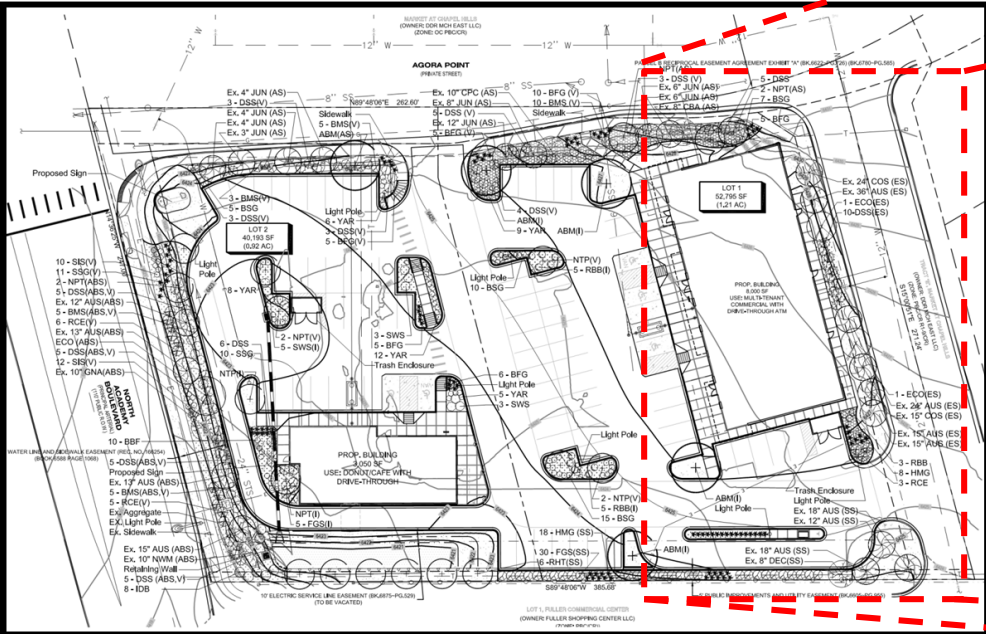
Public Comments, cont.



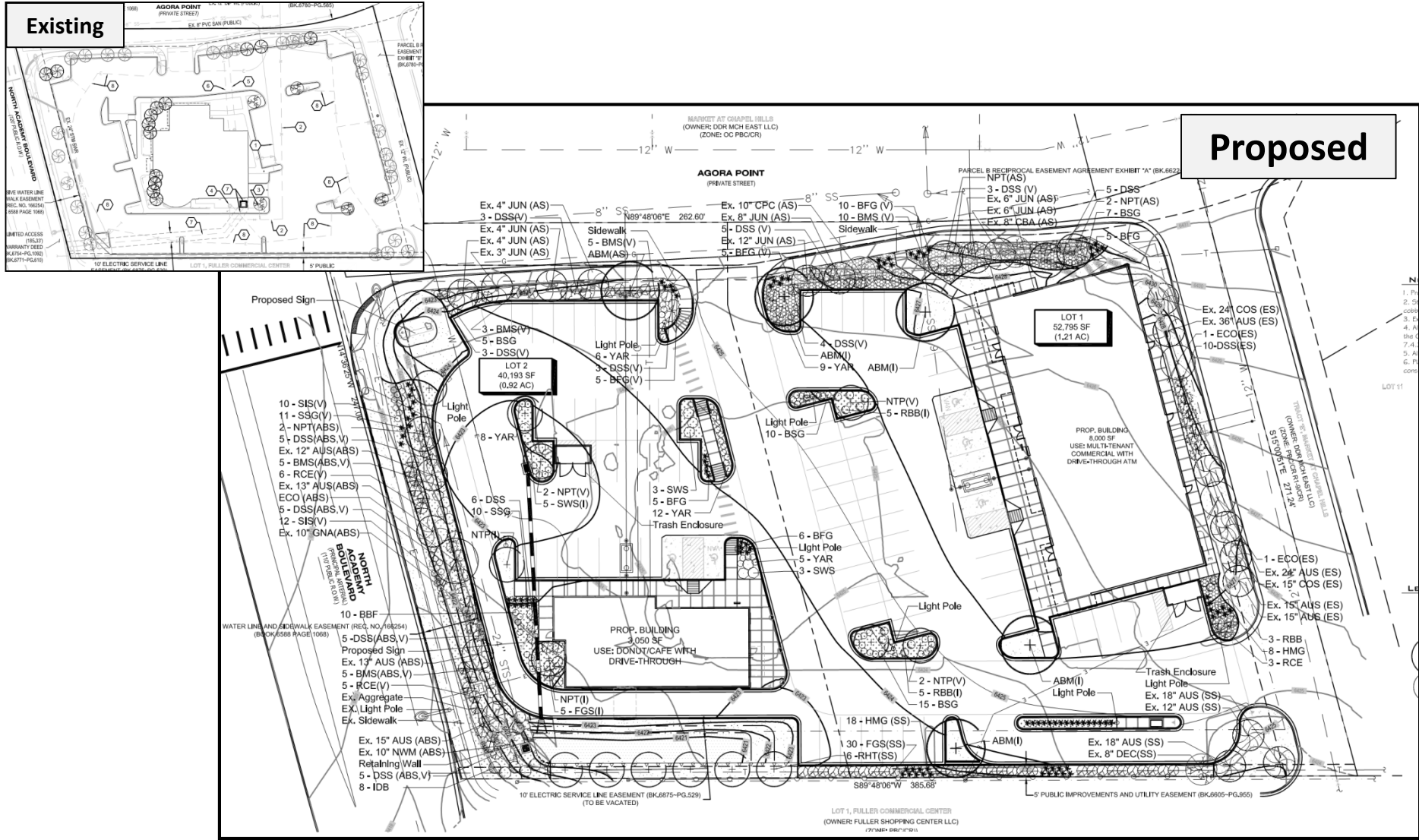
Eastern Façade of Retail Building



Landscape Treatments



Development Plan, cont.



Appellants' CPC Concerns



- **Adequacy of the buffer/screening**
- **Envisioned land uses**
- **Traffic**