
CONSENT CALENDAR

CITY PLANNING COMMISSION AGENDA

ITEM NOS: A.1-A.2

STAFF: MEGGAN HERINGTON

FILE NO(S):

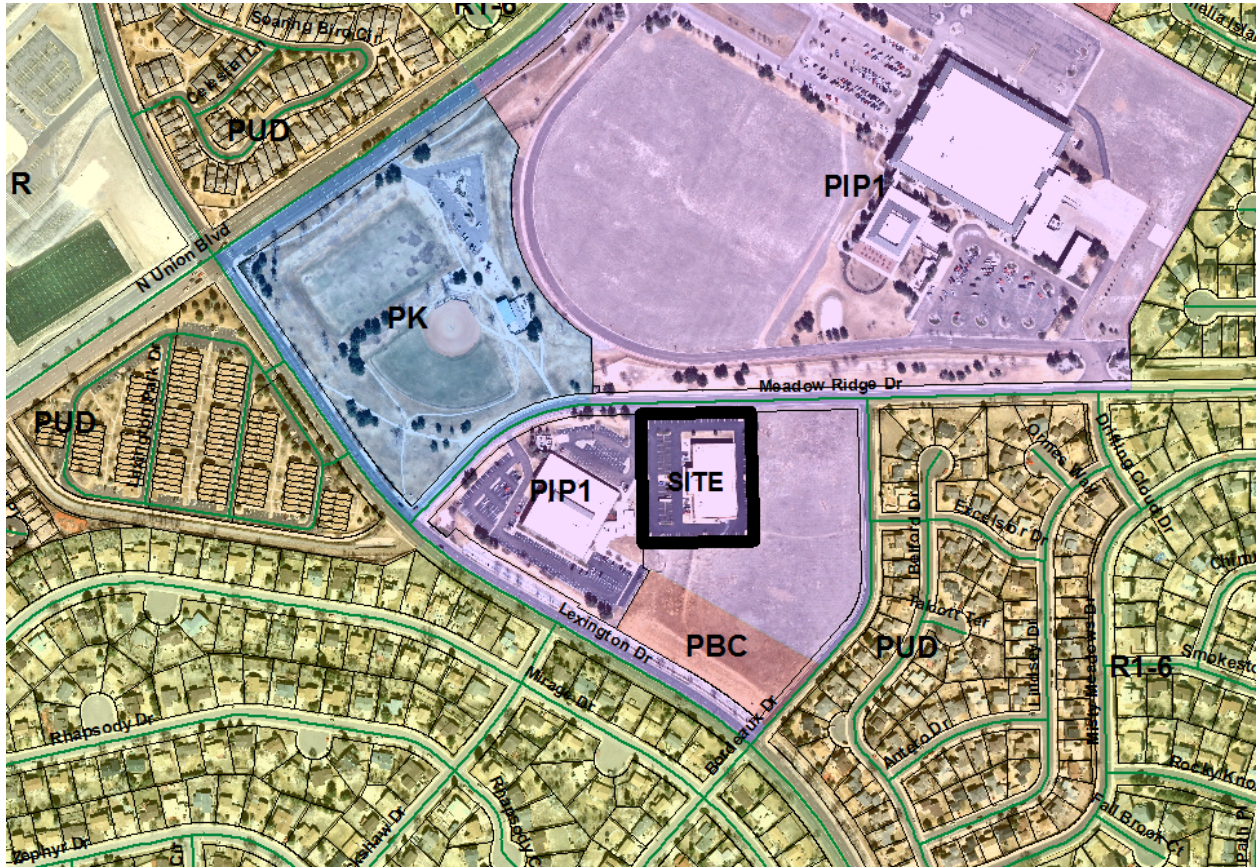
CPC ZC 14-00136 – QUASI-JUDICIAL

CPC CU 98-00336-A3MN14 – QUASI-JUDICIAL

PROJECT: SKATE AMERICA

APPLICANT: JOHN NELSON

OWNER: BISH-ING LLC



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for rezoning and a minor development plan amendment for 2.41 acres addressed as 3325 Meadow Ridge Drive, located north of Lexington Drive and west of Bordeaux Drive.
This project requires that the property be rezoned from PIP-1 (Planned Industrial Park) to PBC/CR (Planned Business Center with Conditions of Record). The development plan amendment simply updates the site data to recognize the zone change and outline the restricted uses. No site improvements or change of use are being proposed. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Staff recommends approval of the applications.

BACKGROUND:

1. Site Address: The property is addressed as 3325 Meadow Ridge Drive.
2. Existing Zoning/Land Use: The 2.41 acre site is developed with a 24,000 square foot building and required parking for a skating center.
3. Surrounding Zoning/Land Use:
North: PIP-1/Office-Warehouse
South: PIP-1/PBC/Vacant
East: PIP-1/Vacant
West: PIP-1/Office-Warehouse
4. Comprehensive Plan/Designated 2020 Land Use: This property is designated as Employment Center.
5. Annexation: The property was annexed in 1978 as part of Briargate Addition Number 2.
6. Master Plan/Designated Master Plan Land Use: This property is within the Briargate Master Plan which is designated as "Implemented". When a property is in the implemented area, a master plan amendment is not required.
7. Subdivision: The property is Lot 1 Cipher Data Products Filing Number 3 (1999).
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is improved with a 24,000 square foot building with associated parking. It is currently occupied by Skate America.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to all property owners within 500 feet. No neighbor comments were received. The site will be posted and postcards sent prior to the Planning Commission hearing.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Police and the US Air Force Academy.

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

1. Review Criteria / Design & Development Issues:

Rezone from PIP-1 to PBC/CR

The property will be rezoned from PIP-1 (Planned Industrial Park) to PBC/CR (Planned Business Center with conditions of record).

The existing building is a skating center. There are currently no proposed changes to the use of the property. The rezone, however, will allow the site to accommodate future commercial development at this location with conditions of record related to use restrictions.

The following uses are prohibited:

Medical Marijuana Facility
Sexually Oriented Business
Automotive Service
Automotive Rental
Automotive Wash
Automotive Repair Garage
Automotive Sales
Fast Food Restaurant
Convenience Food Sales

The associated minor amendment to the development plan does not propose any site or use changes. The amendment simply updates the site data to reflect the change in zoning and restricts several uses that are typically permitted in the PBC zone district. The current use of "indoor sports and recreation" will be a permitted use once the change to the PBC zone district is complete, whereas it was a conditional use in the PIP-1 zone district.

2. Conformance with the City Comprehensive Plan:

Comprehensive Plan 2020 Land Use Map designates this property as Employment Center.

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern

Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

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.

Policy LU 301: Promote a Mixed Land Use Pattern

Promote development that is characterized by a mix of mutually supportive and integrated residential and non-residential land uses and a network of interconnected streets with good pedestrian and bicycle access and connections to transit.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area

Often the overall character of a new development is not realized until the project is completed. This can lead to unintended impacts and incompatible development. Applicants for new developments need to clearly identify how their projects will fit into the character of the surrounding area and the community as a whole with respect to height, scale, bulk, massing, roof forms, signage, overall site design, pedestrian and vehicular access, and relation to the public right-of-way.

Policy CCA 601: New Development Will Be Compatible with the Surrounding Area

New developments will be compatible with the surrounding land uses and will complement the character and appearance of adjacent land uses.

It is the finding of the Land Use Review Division that the Skate America zone change and minor amendment to the development plan will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan’s goals and objectives.

3. Conformance with the Area’s Master Plan:

The property is in the Briargate Master Plan. However, this specific master plan designates a large area as “Implemented”. In the implemented area of the master plan, an amendment to the plan is not required with a change of land use.

STAFF RECOMMENDATION:

ITEM NO.: A-1 CPC ZC 14-00114 – CHANGE OF ZONE

Approve the change of zoning district from PIP-1 (Planned Industrial Park) to PBC/CR (Planned Business Center with Conditions of Record), based upon the findings that the zone change complies with the review criteria outlined in City Code Sections 7.5.603.B with the following condition of record:

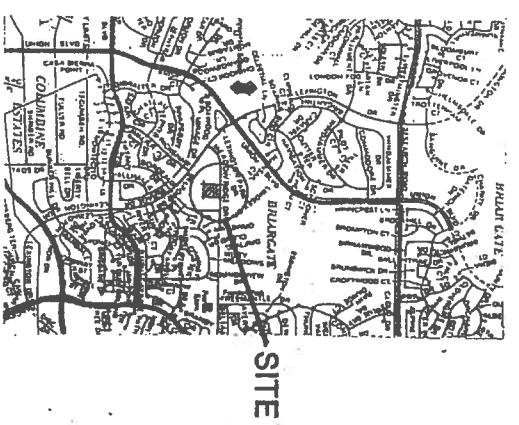
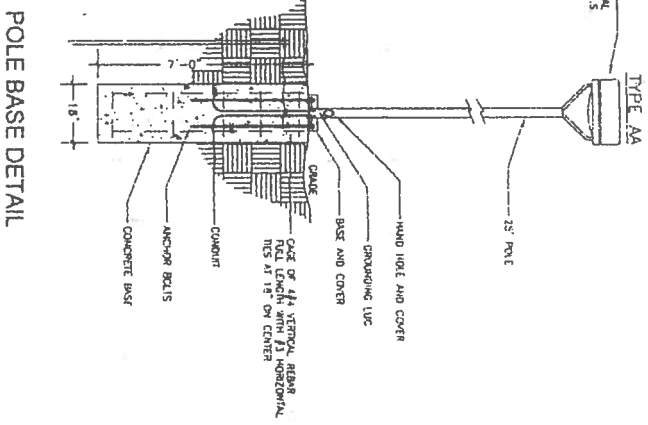
Prohibited Uses:

Medical Marijuana Facility
Sexually Oriented Business
Automotive Service
Automotive Rental
Automotive Wash
Automotive Repair Garage
Automotive Sales
Fast Food Restaurant
Convenience Food Sales

ITEM NO. : A-2 CPC CU 98-00336-A3MN14 – SKATE AMERICA

Approve a minor amendment to the Skate America development plan based upon the findings that the development plan meets the review criteria as set forth in City Code Section 7.5.502.E.

SOLO TOP LUMEN
 LIGHT SOURCE
 MOUNTED LAMP AND U.S.
 TYPE V DISTRIBUTION
 ULTIMATE NEW SERIES



SITE DATA:

EXISTING ZONING: PIP-1
 PROPOSED ZONING: PBC
 EXISTING USE: INDOOR SPORTS AND RECREATION
 MAXIMUM BUILDING HGT: 45 FT.
 LOT SIZE: 105,000 SF
 BUILDING AREA: 24,800 SF
 BUILDING HGT: 25 FT.
 PARKING DATA:
 PARKING REQUIRED (1/150 SF): 164 SPACES
 PARKING PROVIDED:
 STANDARD SPACES: 102 SPACES
 COMPACT SPACES: 55 SPACES
 HANDICAP SPACES: 6 SPACES
 TOTAL: 164 SPACES

PREVIOUS AMENDMENTS: MINOR REVISIONS TO THE DEVELOPMENT PLAN, INCLUDING LOCATION CHANGES TO TREES, PARKING SPACES, ELECTRICAL, TRANSFORMER AND PARKING LOT LIGHTS. PREVIOUS AMENDMENT: 5/8/02

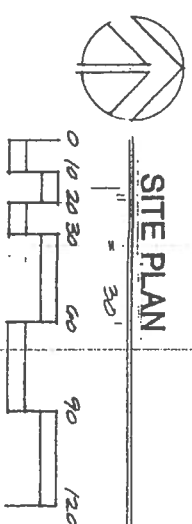
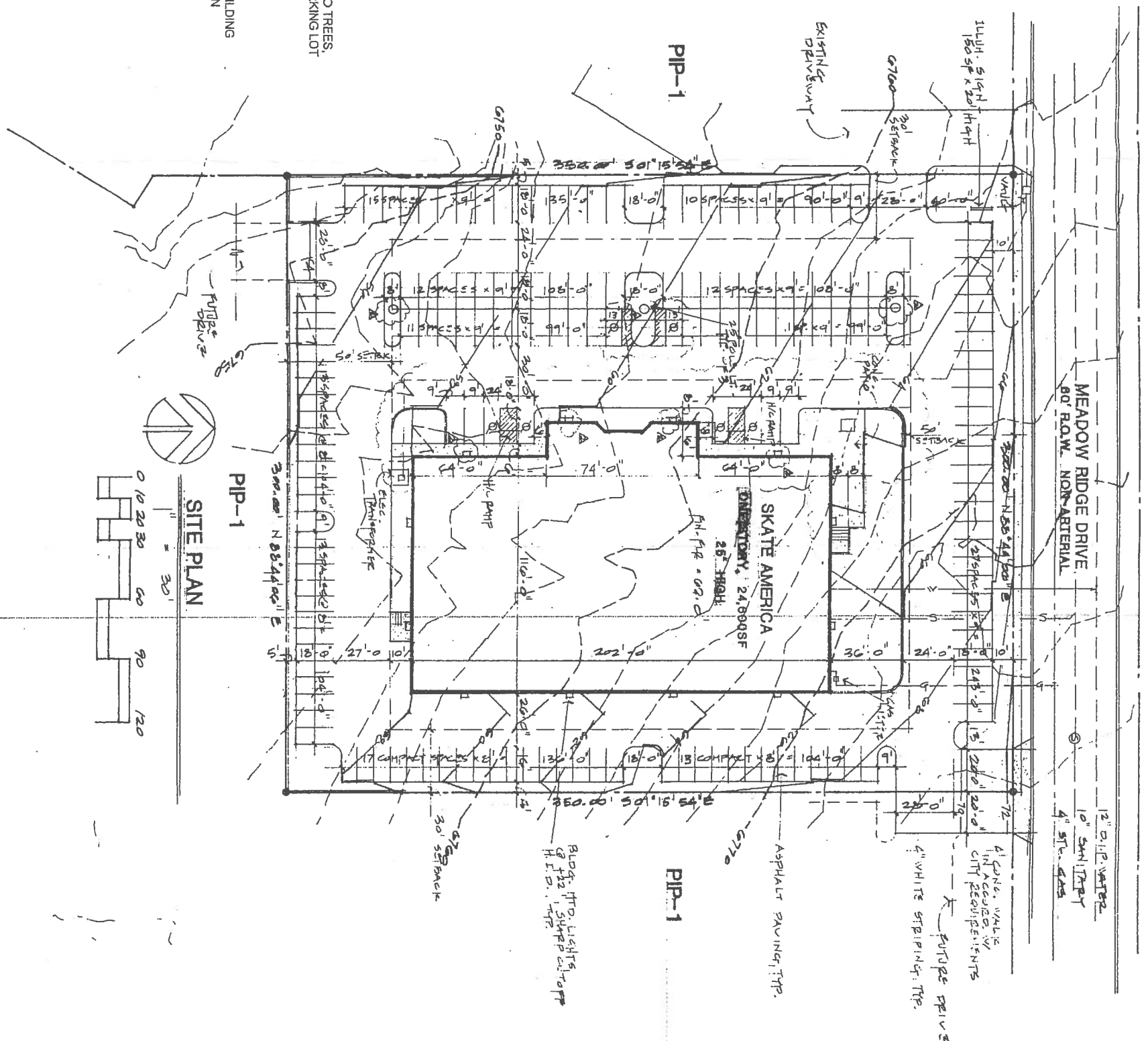
THIS AMENDMENT: REZONING FROM PIP-1 TO PBC

NOTES:

- 1 ANY FUTURE NEW USE FOR THE SITE OR THE BUILDING WILL REQUIRE A NEW DEVELOPMENT PLAN OR AN AMENDMENT TO THE EXISTING PLAN.
- 2 THE FOLLOWING USES ARE RESTRICTED:
 - MEDICAL MARIJUANA FACILITY
 - SEXUALLY ORIENTED BUSINESS
 - AUTOMOTIVE SERVICE
 - AUTOMOTIVE RENTAL
 - AUTOMOTIVE WASH
 - AUTOMOTIVE REPAIR GARAGE
 - AUTOMOTIVE SALES
 - FAST FOOD RESTAURANT
 - CONVENIENCE FOOD SALES

LEGAL DESCRIPTION:

LOT 1, CIPHER DATA PRODUCTS FILING NO. 3 IN THE SE 1/4 OF SECTION 3, T13S, R66W OF THE 6TH PM IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



REVISED: 1/6/15

NELSON ASSOCIATES
 21 East Inverness, Denver, Colorado 80231
SITE DEVELOPMENT PLAN

SKATE AMERICA
 COLORADO SPRINGS, COLORADO

Figure 1

EXHIBIT A

LEGAL DESCRIPTION

LOT 1, CIPHER DATA PRODUCTS FILING NO. 1 IN THE SE ¼ OF SECTION 3,
T13S, R66W OF THE 6TH PM IN THE CITY OF COLORADO SPRINGS, COUNTY OF
EL PASO, STATE OF COLORADO

ZONE CHANGE REQUEST

3325 MEADOW RIDGE DR.

PROJECT STATEMENT

1 The existing building at 3325 Meadow Ridge Dr. was constructed in 2002 as an in-line indoor hockey arena. A conditional use request was approved at that time to allow this use in the existing PIP-1 zone; as approved, the conditional use was restricted to this specific use.

2 The property owner is requesting that the existing PIP-1 zone now be changed to PBC. The zoning restriction that this facility be operated only as a skating facility substantially limits the ability of the owners to sell this property in the future. By approving a zone change to PBC, the number of potential uses for the property is greatly increased and the marketability is increased. This avoids the risk in the future that this property could be difficult to sell and potentially vacant for an extended period.

As a condition of approval the Owner proposes that the following uses be restricted from the property:

- Medical marijuana facility
- Sexually oriented business
- Automotive service
- Automotive rental
- Automotive wash

There is an existing PBC zone on a nearby parcel, and a zone change for this site to PBC would be consistent with other uses in the neighborhood. The proposed use restrictions will protect the neighborhood from uses that would have an adverse impact.