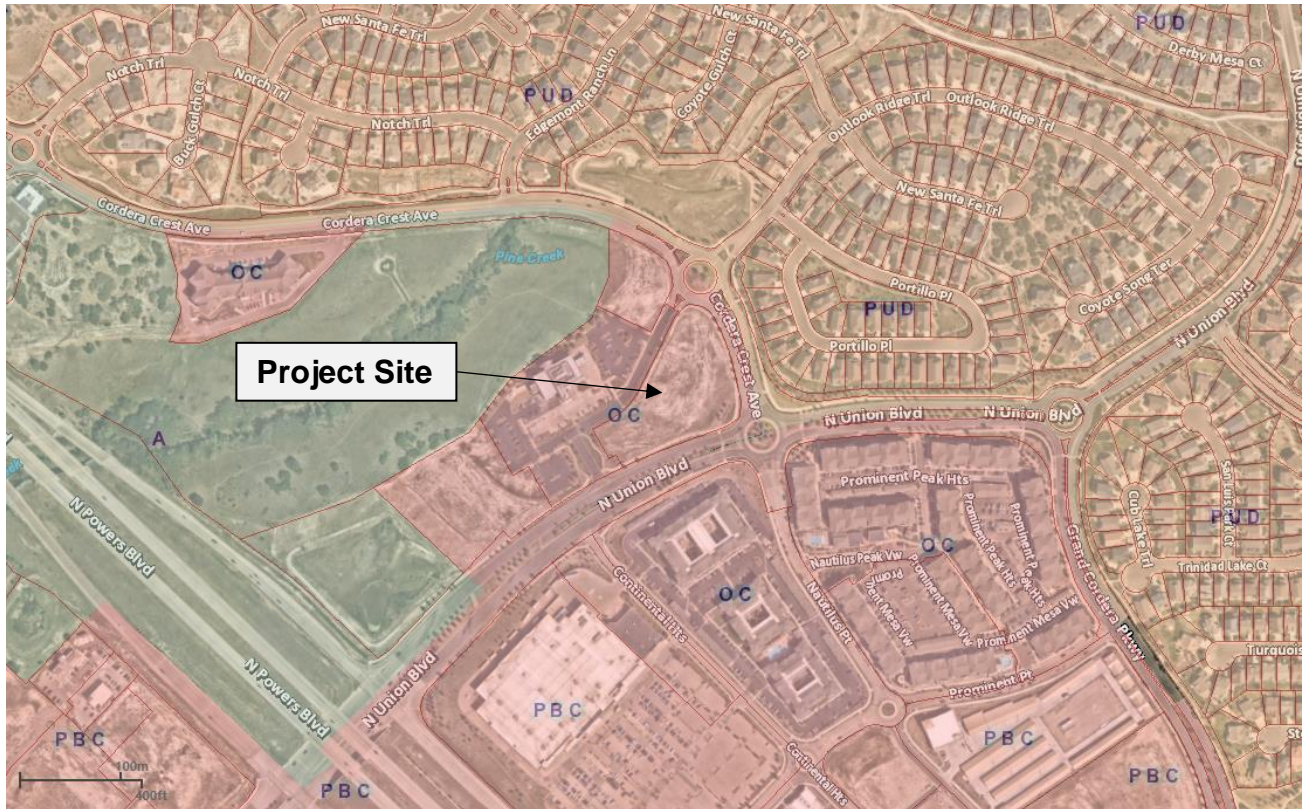


CITY PLANNING COMMISSION AGENDA  
FEBRUARY 8, 2023

STAFF: AUSTIN COOPER

FILE NO:  
CPC CU 22-00064 – QUASI-JUDICIAL

**PROJECT:** N UNION SELF STORAGE  
**OWNER:** AIR ACADEMY FEDERAL CREDIT UNION  
**APPLICANT:** WARE MALCOMB



**PROJECT SUMMARY:**

- Project Description: This project application is for approval of a conditional use development plan to permit a mini-warehouse located at 9870 N Union Blvd. The proposal consists of a new two-story 116,290 square foot mini-warehouse building (self-storage) (**see “Conditional Use Development Plan” attachment**).
- Applicant’s Project Statement: (**see “Project Statement” attachment**).
- Planning and Development Department Recommendation: City Planning staff recommends approval of the application.

## **BACKGROUND:**

- **Site Address:** The property address is 9870 North Union Boulevard
- **Existing Zoning/Land Use:** The subject property is currently zoned OC (Office Complex) and is currently vacant.
- **Surrounding Zoning/Land Use:**
  - North: OC (Office Complex) and currently vacant.
  - South: OC (Office Complex) and commercially developed.
  - East: PUD (Planned Unit Development – residential) and residentially developed with single family homes.
  - West: OC (Office Complex) and commercially developed.
- **PlanCOS Vision:** According to the PlanCOS Vision Map (**see “PlanCOS Vision Map” attachment**), the project site is identified as a Newer Developing Neighborhood.
- **Annexation:** The subject property was annexed into the City on September 28<sup>th</sup>, 1982, under the Briargate Addition #5.
- **Master Plan/Designated Master Plan Land Use:** The project site is part of the Briargate Master Plan.
- **Subdivision:** The property is currently platted under the Briargate Crossing East Subdivision Fil #2.
- **Zoning Enforcement Action:** None
- **Physical Characteristics:** The lot is currently vacant and slopes slightly down from east to west.

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 141 property owners on two occasions; during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. Staff received 13 written comments regarding the application. Comments related to the application mainly focused on increased traffic, aesthetics, views, and amount of storage facilities in the area (**see “Public Comment” attachment**). The applicant provided a response letter to address the public comments (**see “Applicant Statement Supplemental” attachment**).

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater, City Parks and Recreation, Engineering, City Traffic, City Fire, and Police. Most comments received from review agencies have been addressed. The exceptions can be found below. City Planning staff notes that the following review agencies provided project specific comments:

- **City Traffic** – The City’s Traffic Engineering Division stated they have no comments on the conditional use development plan application.
- **CSU** – The City’s Utility Department (CSU) have reviewed the plan and have a remaining comment that will be included in the technical modifications that must be addressed prior to full approval.
  - The proposed service lines are not depicted on the landscaping plan, and there is the possibility of a conflict between the proposed trees and the service lines. Make certain that no trees are proposed within 15 feet of any water or wastewater mains, or within 7 feet of any utility lines
- **SWENT** – The City’s Stormwater Enterprise have reviewed the plan and have a remaining comment that will be included in the technical modifications that must be addressed prior to full approval.
  - The total disturbed area for this Site is 1 acre or more. Full spectrum detention and water quality treatment are required. Either provide a PCM on-site or provide a note on the cover sheet that lists the name of the existing PCM that provides detention and water quality for this Site. The note should contain the full approved name of the FDR that designed the PCM, who prepared the FDR, and the date the FDR was approved.

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

1. Review Criteria / Design & Development Issues:

a. Background information

The approximate 3.22-acre site is located at the northwest corner of North Union Boulevard and Cordera Crest Avenue. The property is undeveloped and not part of any concept plan. This site was annexed in 1982 and the zoning was changed from A (Agricultural) to OC (Office Complex) in 2006 in association with the Air Academy Federal Credit Union building.

b. Conditional Use Development Plan

The submitted conditional use development plan for the 9870 North Union Boulevard project proposes the establishment of a mini-warehouse use (mini self-storage) development (**see “Conditional Use Development Plan” attachment**). Staff informed the applicant that per City Code Section 7.3.203 a mini-warehouse use is subject to review, and approval of a conditional use development plan application by the City Planning Commission. The project involves creating a 116,290 square foot mini-warehouse facility with a 900 square foot office. There are no parking requirements for mini-warehouse facilities however the applicants provided 27 parking stalls (3 ADA stalls) within their development.

The application does not include access from Union Boulevard, or Cordera Crest Avenue. They are proposing to utilize an existing private road (Taco Ave) which has an existing right in right out access on North Union Boulevard and a full service access from the roundabout on Cordera Crest Ave.

The applicant has provided a final landscape plan for this project that includes a 20-foot landscape buffer along the eastern property line that borders Cordera Crest Ave and is also the side closest to the residential development across the street from Cordera Crest Ave. They also provide a 25-foot landscape setback on the south property line adjacent to Union Blvd.

The project statement also references that Outdoor storage of boats and RVs will be prohibited.

City Planning staff finds that the proposed plan is in conformance with the purpose for establishing a development plan as set forth in City Code Section 7.5.502(E) and a Conditional Use as set forth in City Code Section 7.5.704.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. According to PlanCOS, the project site is identified as a Newer Developing Neighborhood (**see “PlanCOS Vision Map” attachment**).

The project is consistent with one of the core values of PlanCOS, which reinforces the importance of encouraging infill development proposals. One of the “Big Ideas” in the Vibrant Neighborhood Chapter 2 of PlanCOS is entitled “Embrace Creative Infill, Adaptation and Land Use Change”, which has goal VN-3 that states:

*“Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.”*

To do this, PlanCOS suggests, “New development should focus on safe connections into and within these neighborhoods.”

A “Big Idea” from Chapter 4, entitled “Embrace Sustainability”, has Goal TE-4 that states:

*“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.”*

A policy for this goal further reinforces that development should “*Prioritize development within the existing City boundaries and built environment (not in the periphery).*”

Adaptive and responsive land use change is one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project’s land use, location and site design meet the overall intent of this idea.

For the reasons provided in this overall staff report, City Planning staff finds that this infill development proposal and its associated application to be in substantial conformance with PlanCOS and its guidance.

3. Conformance with the Area’s Master Plan:

The project site is located within the Briargate Master Plan which is an “implemented” master plan. According to City Code Section 7.5.402(B)(2), a master plan can be deemed implemented when 85 percent or more of the planned area is built out. The neighborhood surrounding the project is developed with a mix of commercial, residential, and open; as such, City Planning staff finds this mini-warehouse project is complimentary of the surrounding land use patterns. Through staff’s review of the development plan application and consideration of the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E), and the review criteria for granting a Conditional Use as set forth in City Code Section 7.5.704 the overall area impacts of the project were analyzed.

**STAFF RECOMMENDATION:**

**CUDP-22-0013 – CONDITIONAL USE DEVELOPMENT PLAN**

Approve the conditional use development plan for the N Union Self Storage project, based upon the findings that the request meets the review criteria for granting a Conditional Use as set forth in City Code Section 7.5.704, and the review criteria for granting a Development Plan, as set forth in City Code Section 7.5.502(E) pending the following modifications

1. Technical Modifications

- a. The applicant must complete one of the following: Provide a PCM on-site or Add a note to the cover sheet of the development plan acknowledging if the site is served by an existing PCM. The note must include the full name of an approved Final Drainage Report, the consultant who prepared the report, and the date the report was approved by SWENT.
- b. Update landscaping sheets to make certain that no trees are proposed within 15 feet of any water or wastewater mains, or within 7 feet of any utility lines.