

CITY PLANNING COMMISSION AGENDA

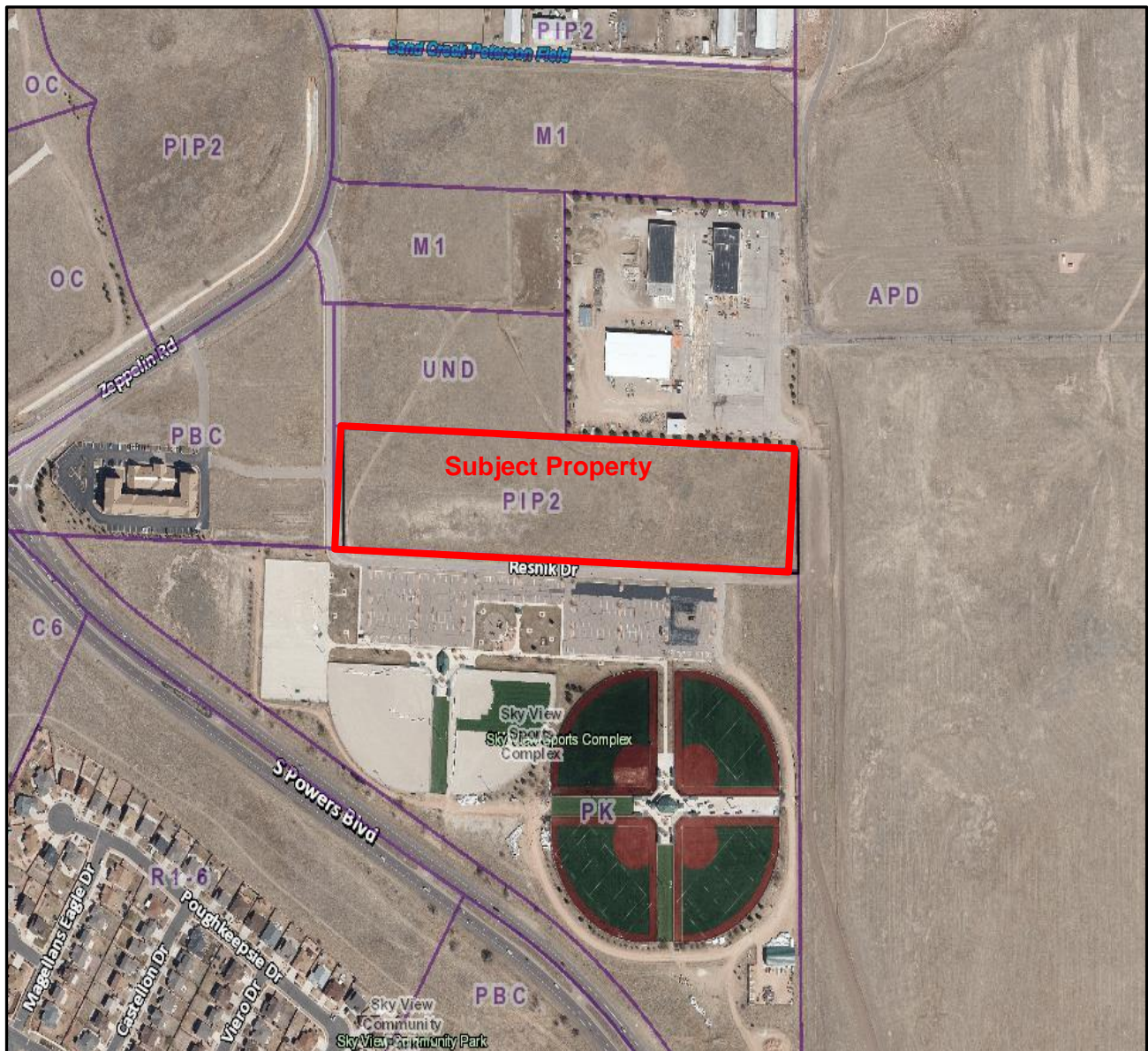
STAFF: MICHAEL TURISK

FILE NOS.:
CPC CU 16-00088 – QUASI-JUDICIAL

PROJECT: RESNIK SOCCER FIELDS

APPLICANT: CHUCK CRUM, MONUMENT VALLEY ENGINEERS, INC.

OWNER: RESNIK SOCCER FIELDS, LLC



PROJECT SUMMARY:

1. Project Description: This is a request for a Conditional Use Development Plan to establish multiple grassed and irrigated soccer fields (Outdoor Sports and Recreation) on a vacant 10.25-acre property zoned PIP-2/AO (Planned Industrial Park with Airport Overlay).
2. Applicant's Project Statement: **(FIGURE 1)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the application with one technical modification and condition of approval.

BACKGROUND:

1. Site Address: 2865 Resnik Drive
2. Existing Zoning/Land Use: PIP-2/AO (Planned Industrial Park with Airport Overlay)/vacant
3. Surrounding Zoning/Land Use: North: UND (Unidentified zoning) with AO/vacant; Colorado Springs Airport
South: PK/AO (Public Parks with AO)/Sky View Sports Complex
East: APD (Airport Planned Development); R1-6 (Single-family Residential) with SS (Streamside Overlay) and AO/Colorado Springs Airport
West: PBC/AO (Planned Business Center with AO)/hotel
4. Comprehensive Plan/Designated 2020 Land Use: Employment Center
5. Annexation: Broadview Business Park
6. Master Plan/Designated Master Plan Land Use: The property is located in the Broadview Business Park Master Plan. (Resolution 242-84; amended 1985 [Resolution 278-85])
7. Subdivision: Un-subdivided
8. Zoning Enforcement Action(s): None
9. Physical Characteristics: The property is unimproved with marginal slope or other notable terrain characteristics.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The review of this Conditional Use application included posting the site and mailing postcards to six (6) surrounding property owners within a 500-foot radius of the subject property. There were two public noticing periods -- the first being for internal review, the second for the City Planning Commission meeting. During internal review (and at the time of this writing) staff did not receive public comment in support or opposition.

For project distribution, staff sent copies of the plan and supporting documentation to the standard internal and external reviewing agencies. Commenting agencies included City Fire Prevention, City Engineering, City Traffic, and the city's Parks and Recreation Department. All comments received from the review agencies have been addressed.

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

1. Review Criteria and Design & Development Issues
Background: This application is for a conditional use is to establish multiple grassed practice soccer fields on a vacant and un-platted 10.25-acre PIP-2/AO (Planned Industrial Park with Airport Overlay) property located in the southeast area of the City at 2865 Resnik Drive, located east of South Powers Boulevard, adjacent to the Colorado Springs Airport at its eastern boundary and the Sky View Sports Complex at its southern boundary. The proposed use is defined per City Code as Outdoor Sports and Recreation; however, said use requires conditional use approval in the PIP zoning districts; districts typically found in areas that are suitable for industrial-type development.

Zoning in proximity to the subject property is varied, but consists largely of industrial-type zoning to the north (e.g., PIP-2 and M-1 [Light Industrial]) and to the east where the Colorado Springs Airport is located. Some commercial, namely C-6 (General Business) and PBC (Planned Business Center) and residential zoning exists (e.g., R1-6; Multi-family Residential) exists to the southwest of the subject property.

Per City Code, PIP-2 zoning accommodates "...a limited group of professional, administrative, research, manufacturing and industrial uses with operations which are "quiet and clean" to ensure the creation and maintenance of an environment which will serve the mutual interest of the community as a whole, any adjacent residential areas, and the occupants of the industrial park in particular." Furthermore, because some PIP districts are located near to residential uses -- as is somewhat the case here -- it is necessary that activities be carried on in a manner which is not detrimental to health, safety, welfare and quality of life to area residents. To this point, the proposed use would not be a detriment to area residential uses, as, although the proposed use would generate additional traffic, it would occur only periodically. What's more, the use would likely enhance the quality of life for at least a portion of area residents, and would not compromise the consistency, intent or purpose of the Zoning Code, as it would promote public health, and would not be injurious to safety and general welfare.

Access to the site would be provided via the existing private Resnik Drive right-of-way (owned by City Parks and Recreation Department). Parking, for the use, however, is shown on the submitted Development Plan as encroaching upon the north Resnik Drive right-of-way (despite what's noted on the submitted Project Statement and communicated by the consultant). The City's Parks and Recreation Department has communicated with staff and the applicant regarding the project as a whole, the proposed parking configuration and possible road maintenance agreement, and has requested that the applicant enter into an access and maintenance agreement for use of the Resnik Drive right-of-way prior to operation of the soccer fields. Therefore, a technical modification is recommended requiring revision of the Development Plan to show all dedicated parking for the use entirely on the subject property (and with adequate setback from the right-of-way to preclude direct vehicular movements onto the Resnik Drive). In addition, a condition of approval is recommended that speaks to the aforementioned maintenance agreement for Resnik Drive.

No structures or permanent seating are proposed with this use, as visitors would sit on the ground or bring along portable seating. Portable toilets and trash receptacles would be provided, and the practice/training fields would be grassed and irrigated via a yet-to-be installed Colorado Springs Utilities water connection. Recreational activities would occur each day of the week, during afternoon and evening hours, with an estimated maximum of 75 vehicles that would be parked on site. No on-site lighting is proposed (*see attached Development Plan – FIGURE 2*).

As noted above, the City's Parks and Recreation Department operates the Skyview Sports Complex to the south, so a rationale may be made that this proposed use is an extension of that public recreational use. Staff has carefully considered the aforementioned findings and determines that the Conditional Use application is generally consistent with the review standards provided for in City Code.

2. Conformance with the City Comprehensive Plan:

The Planning Commission may approve and/or modify a Conditional Use application in whole or in part, with or without conditions, if the Conditional Use is deemed inconsistent with the Comprehensive Plan. That noted, the Comprehensive Plan's *2020 Land Use Map* identifies this area of the City as an *Employment Center* – "...activity centers that are major concentrations of employment supported by a mix of uses that meet the needs of employees and visitors, such as restaurants, lodging, child care, higher density residential, and educational facilities." Although the proposed use would not provide for any measure of permanent on-site employment, it would add to the overall diversity of uses in the general area.

Staff considers the project as one that generally conforms to the following Comprehensive Plan Objectives, Policies and Strategies, including:

Objective LU 4: Encourage Infill and Redevelopment

Regarding this proposed project, per the Infill Comprehensive Plan Supplement (Supplement), the development of vacant properties such as this are considered urban infill.

Infill projects seeking approval should generally be supported if they advance the overall infill and redevelopment principles, goals and outcomes, such as making use of the City's existing road and utilities infrastructure. Further to this point, per the Supplement's identified Goals, one considered relevant describes the need for development or redevelopment in vacant or underutilized sites and areas, and thus should be considered at least partial justification for the proposed use.

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

This policy relates to Objective LU4, above, in part, in that it is proposed within a well-defined, commercial/industrial sector of the City that provides for adequate services and infrastructure given the nature and scope of the proposed use.

Strategy LU 301a: Support Mixed-use Development in Neighborhoods

As noted, the area proximate to the subject property has varied industrial, commercial and to a lesser degree, residential zoning and land uses. The Conditional Use as proposed would further diversify the types of uses in this area of the City.

Given the above, the Planning and Community Development Department determines that the requested Conditional Use generally conforms to the City's Comprehensive Plan 2020 Land Use Map and the Plan's relevant Goals, Policies and Objectives.

3. Conformance with the Area's Master Plan:

The site lies within the bounds of the implemented *Broadview Business Park Master Plan* (Master Plan) (adopted 1984). The Master plan is comparatively limited in terms of specific objectives and policies, those relevant to this request include:

- *No direct access to Powers Boulevard; and*
- *Full development may not occur until either Powers Boulevard or Hancock Expressway is complete.*

The proposed project does not take direct access to Powers Boulevard, and that arterial development is complete, the proposed project is deemed compliant.

STAFF RECOMMENDATION:

CPC CU 16-00088 – CONDITIONAL USE

Approve the Conditional Use Development Plan for Resnik Soccer Fields, LLC based upon the findings that the Conditional Use complies with the three (3) review criteria for granting of Conditional Uses and complies with the Development Plan review criteria as set forth in City Code Sections 7.5.704 and 7.5.502 with the following technical modification and condition:

1. Provide a revised Development Plan showing all dedicated parking for the use entirely on the subject property and with adequate setback from the right-of-way to preclude direct vehicular movements onto Resnik Drive.
2. Prior to operation, the applicant shall enter into an access and maintenance agreement with the City's Parks and Recreation Department for use of the Resnik Drive right-of-way.