

# 7585 North Academy Boulevard Redevelopment Project

Public Hearing: CPC ZC 17-00103

January 9, 2018

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)

# Recommendation/Correct Ord.



## 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:

### Use as defined by City Code:

1. Bar;
2. Liquor Sales, **limited only to retail sales for off premises consumption of alcohol;**
3. Sexually oriented businesses;
4. Medical marijuana facilities, including: Medical marijuana centers, Medical marijuana infused product manufacturer, and Cultivation operations;
5. Teen Clubs; and
6. **Young Adult Clubs.**

### Uses not defined by City Code:

1. Methadone clinics; and
2. Pawnshops.

# Previous Actions



## **City Council:**

- On December 12, 2017, the City Council held a public hearing where the second reading of the zone change application associated with the 7585 North Academy Boulevard project. Staff requested that discussion of the item be postponed until the January 9, 2018 hearing in order to allow staff to work on a corrected ordinance with the applicant and appellants. City Council voted unanimously to approve the requested postponement.
- On November 28, 2017, the City Council held a public hearing on the applications associated with the 7585 North Academy Boulevard project. The appellants withdrew their appeal at the hearing, based on a private agreement where new notes were added to the amended development plan and additional prohibited uses were listed as conditions of record. City Council unanimously approved the development plan amendment, as amended, and change of zone ordinance on first reading.

## **Planning Commission:**

- On October 19, 2017, Planning Commission voted unanimously in favor of the items.

# Vicinity Map



# General Information



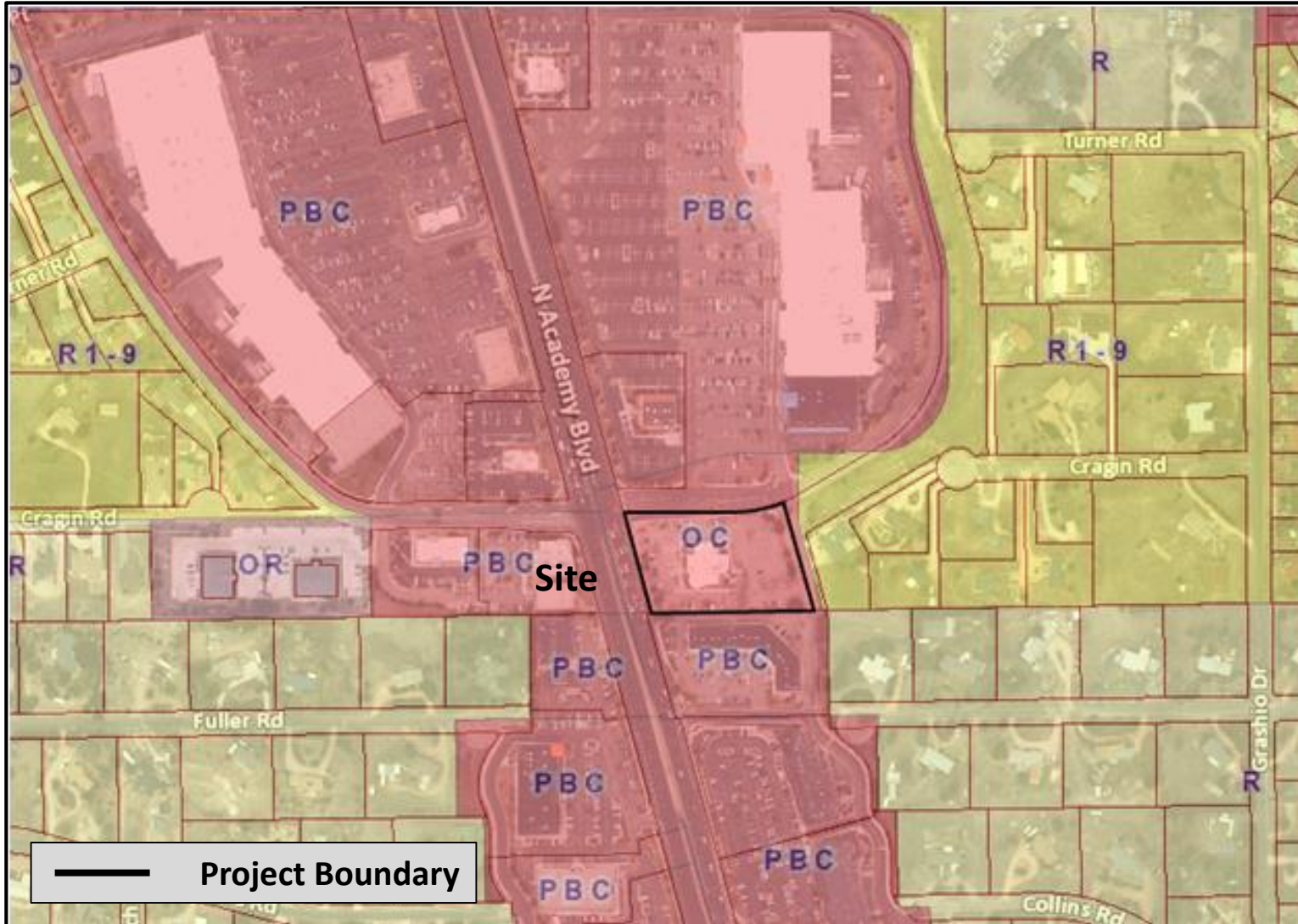
## Site Details:

- 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

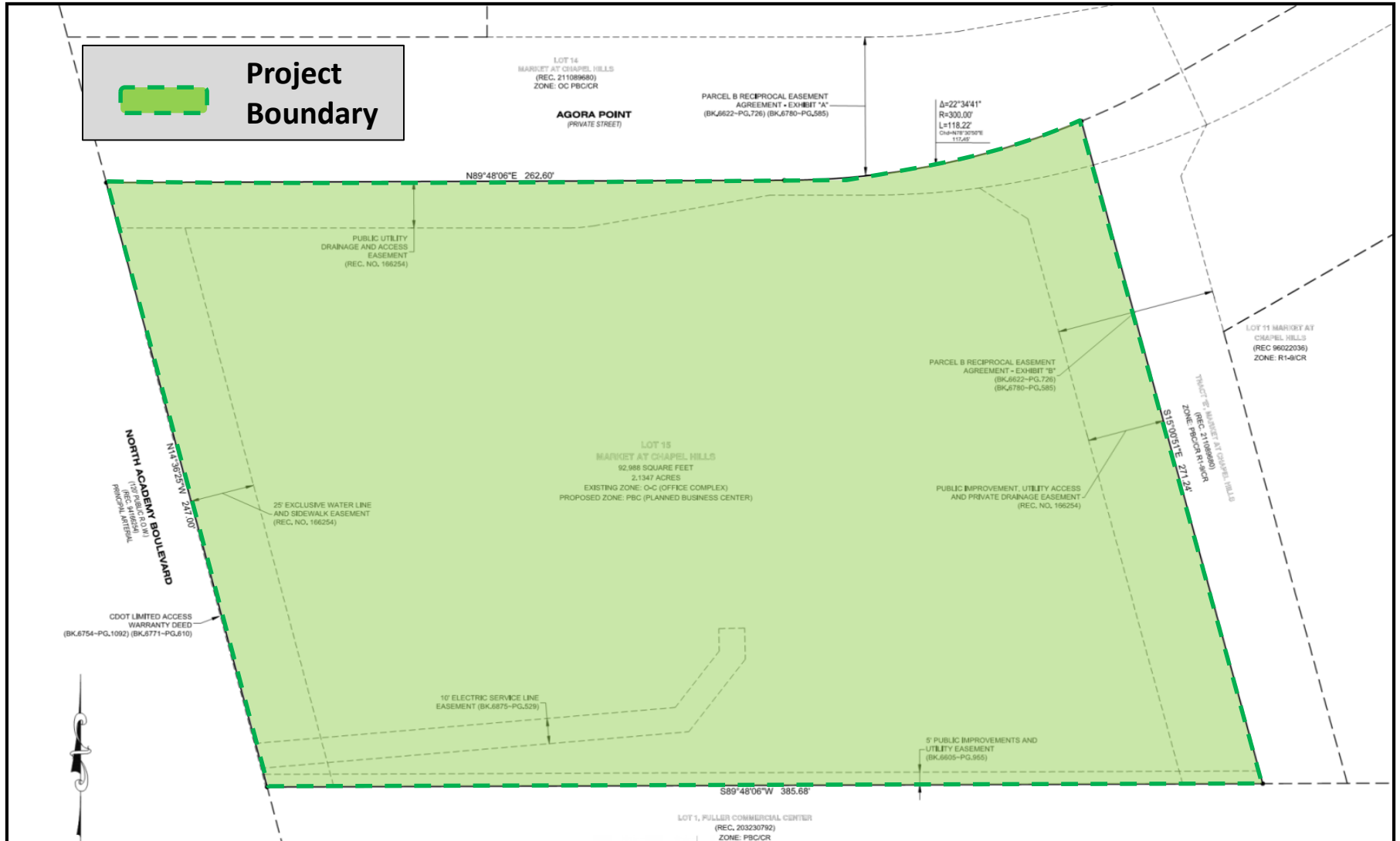
## Public Notification and Involvement:

- 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

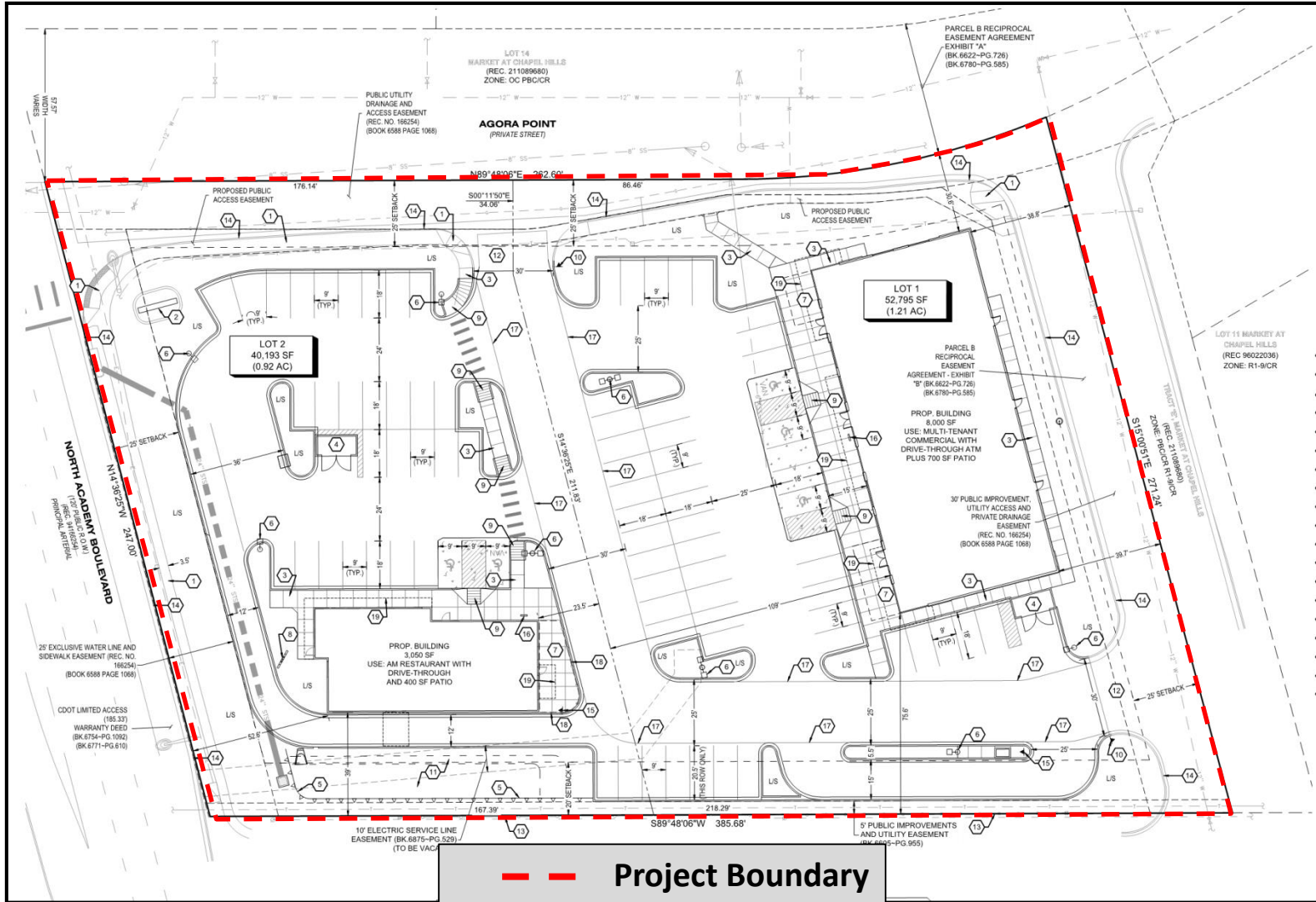


# Zone Change

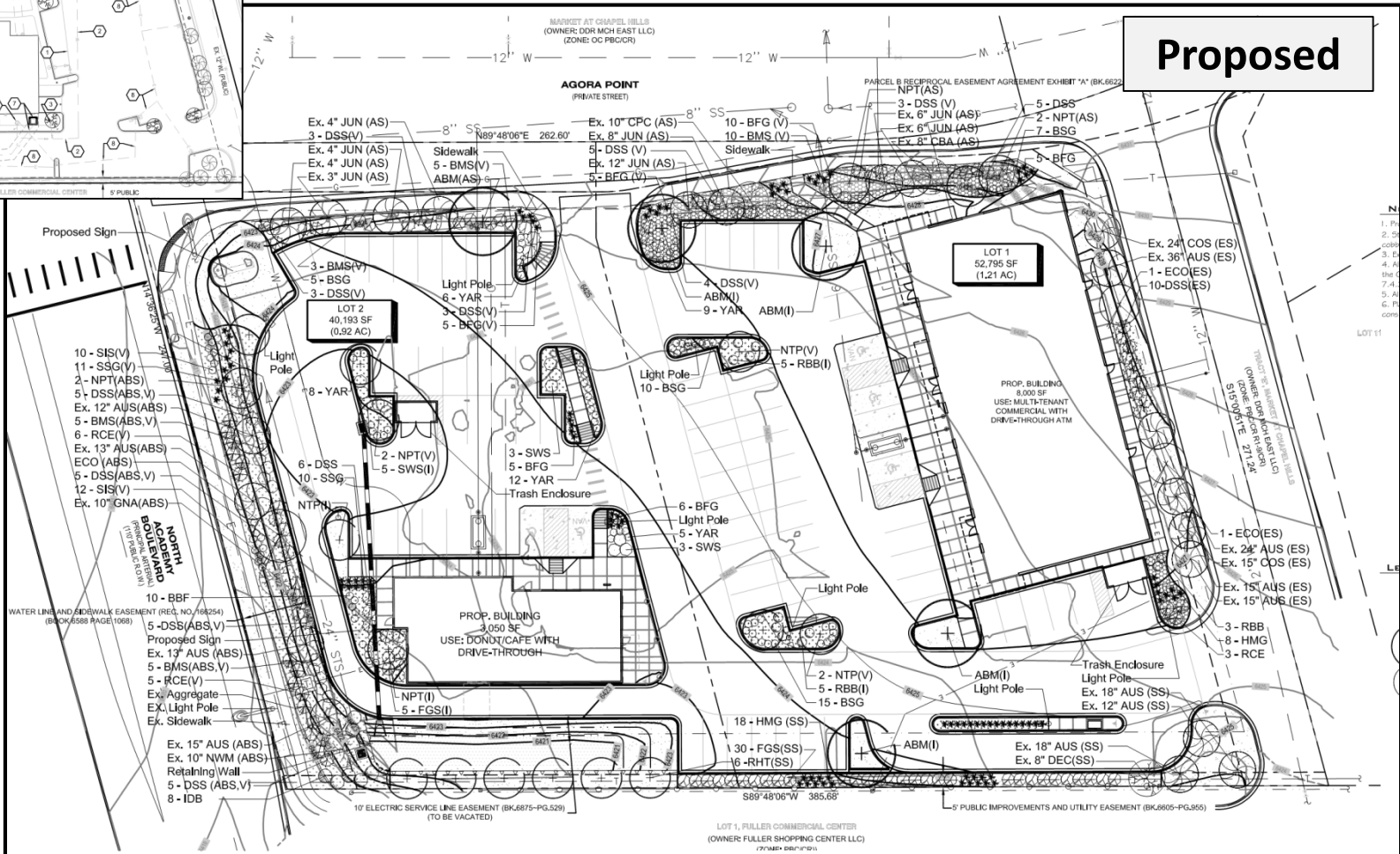
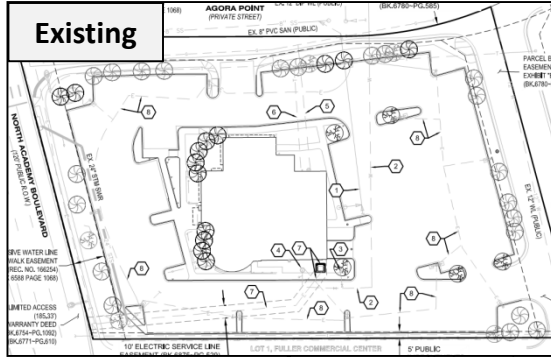




# Development Plan



# Development Plan, cont.



# Public Comments



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

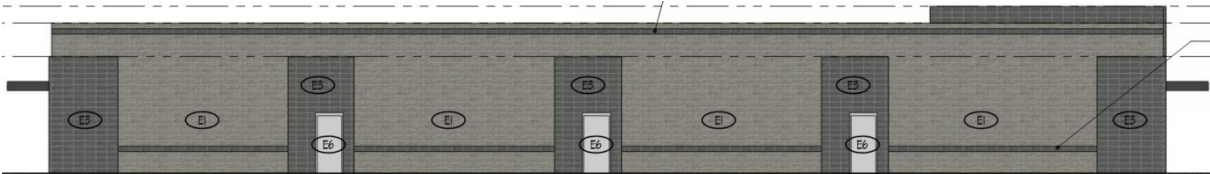
- **Future Land Uses Compatibility** – Certain land uses prohibited
- **Site Design** – Restricted on/off-site services and utilized current points of access
- **Traffic** – No traffic analysis or off-site improvements were required
- **Visual Impacts** – Use of different façade materials and robust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

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

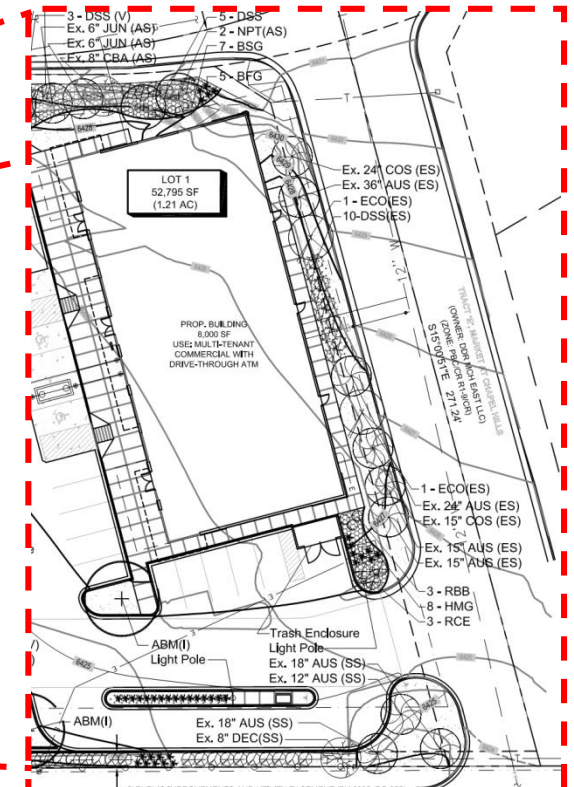
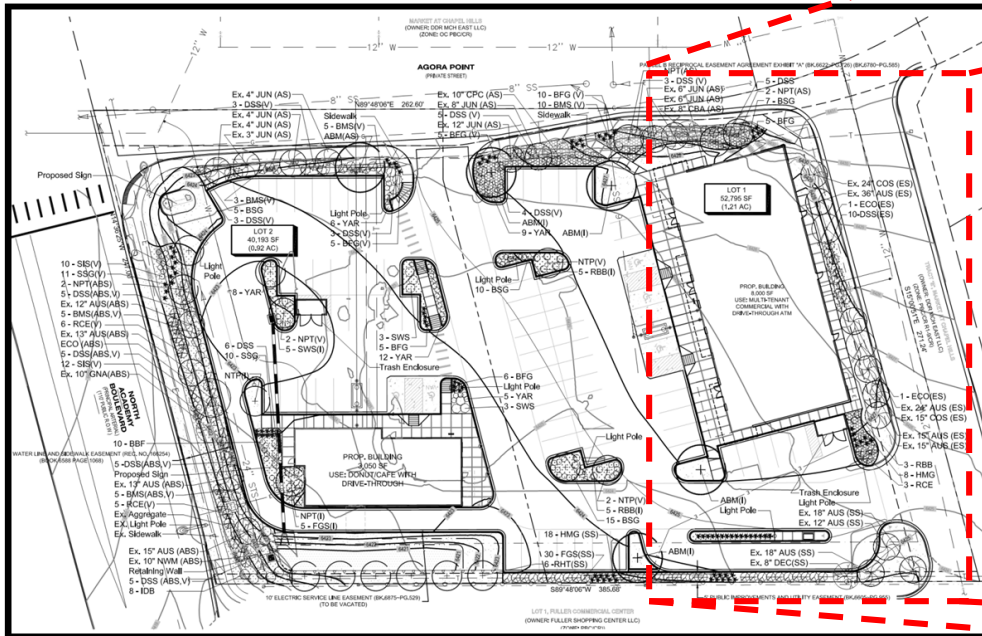
# Public Comments, cont.



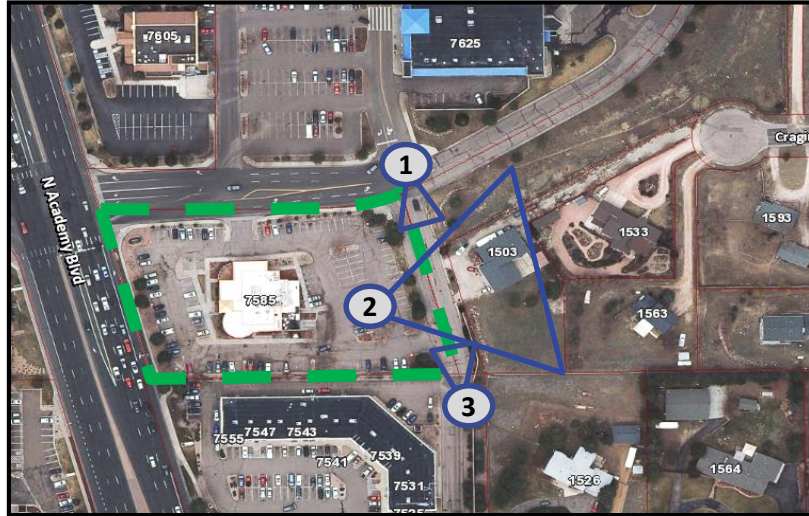
## Eastern Façade of Retail Building



## Landscape Treatments



# Aerial Photograph of Area



# Aerial Photograph of Area

