

**CITY PLANNING COMMISSION AGENDA  
June 18, 2020**

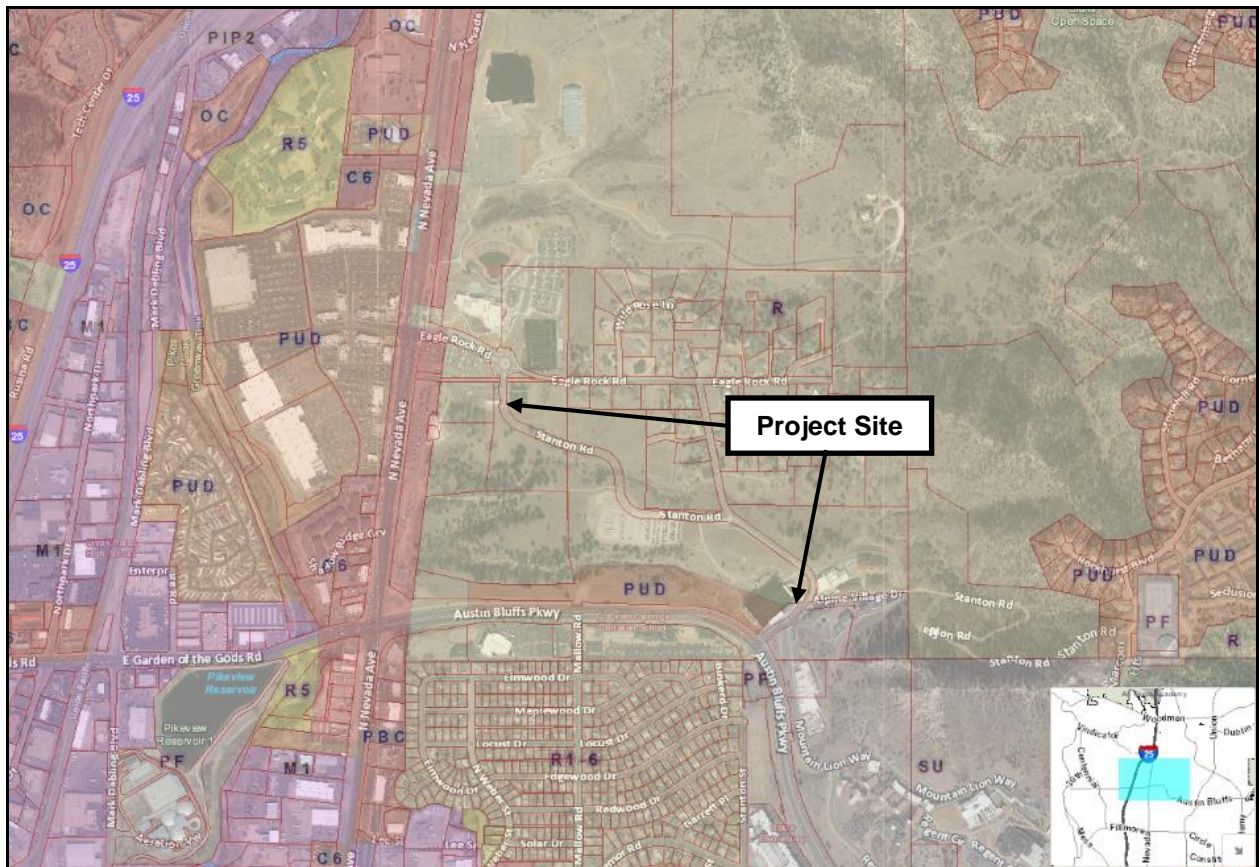
**STAFF: DANIEL SEXTON**

**FILE NO:  
CPC SN 20-00058 – QUASI-JUDICIAL**

**PROJECT: UCCS STANTON ROAD STREET NAME CHANGE**

**OWNER: CITY OF COLORADO SPRINGS**

**APPLICANT: REGENTS OF THE UNIVERSITY OF COLORADO**



## **PROJECT SUMMARY:**

1. Project Description: The project include an application for a street name change, which consists of renaming segments of Stanton Road and the newly constructed Spine Road to Clyde Way. **(see “Site Plan” attachment)**
2. Applicant’s Project Statement: **(see “Project Statement” attachment)**
3. Planning and Development Team’s Recommendation: Staff recommends approval of the application.

## **BACKGROUND:**

1. Site Address: The project site is not addressed, as it consists of existing public rights-of-way. The roadway segments are currently named Stanton Road and Spine Road.
2. Existing Zoning/Land Use: The subject property is currently zoned SU (Special Use) and R (Estate Single-Family Residential).
3. Surrounding Zoning/Land Use:  
North: R (Estate Single-Family Residential) and is residentially developed.  
  
East: SU/R (Special Use and Estate Single-Family Residential) and is in part developed residential and with the University of Colorado Colorado Springs.  
  
South: SU/R (Special Use and Estate Single-Family Residential) and is in part developed residential and with the University of Colorado Colorado Springs.  
  
West: PUD/R (Planned Unit Development and Estate Single-Family Residential) and is undeveloped.
4. PlanCOS Vision: According to the PlanCOS Vision Map, the project site is within an identified Renowned Culture node. **(see “PlanCOS Vision Map” attachment)**
5. Annexation: The subject property was annexed into the City in December 23, 1969 under the North Colorado Springs Addition #1 Annexation Plat (Ord. 3959).
6. Master Plan/Designated Master Plan Land Use: The property is not part of a master planned area. The University of Colorado, Colorado Springs does have a facilities master plan, which includes the newly constructed roadway as an integral part of the university’s envisioned campus build-out.
7. Subdivision: The roadway property is not platted. The affected segments of roadway have been deeded to the City of Colorado Springs, and are to be used for rights-of-way.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The project area consists of constructed segments of public road.

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public notification process consisted of providing notice to adjacent property owners with 1,000 feet of the site, which included the mailing of postcards to 86 property owners, on two occasions: as part of the internal review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. During the public comment period, City Planning staff received one written public comment objecting to the project. **(see “Public Comments” attachment)** The resident raised questions concerning the need for the request and other issues unrelated to the proposal.

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included City Engineering, City Traffic, City Fire Prevention, E-911, and Enumerations. All agency comments have been addressed. City Planning staff notes that the following review agency provided project specific comments:

- E-911 – The proposed configuration and name were found to be acceptable according to City Code Sections 7.7.704(D)(3) *Continuity of Names* and 7.7.704(D)(5) *Public Street Names*.

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

1. Review Criteria / Design & Development Issues:

a. Application Summary:

i. Street Name Change

The applicant's street name change request consists of renaming segments of Stanton Road and the newly constructed Spine Road to Clyde Way. **(see "Site Plan" attachment)** More specifically, the impacted segments of roadway include a portion of Stanton Road extending from Austin Bluffs Parkway to a modified "T" intersection; and the Spine Road, which extends from the modified "T" intersection to the University of Colorado Colorado Springs (UCCS) parking facility located to the east of the Ent Center for the Arts. **(see "Context Map" attachment)** The adoption of the proposed street name will allow for the existing segment of Stanton Road and the new Spine Road, which are now a continuous street due to the recent construction of the Spine Road, to become a singularly named street. UCCS owns all the properties adjacent to the effected segments of roadway, so no residents or their property will be adversely affected by this request. The remaining segment of Stanton Road will not be affected by this request. UCCS's facilities master plan, envisions campus facilities being developed along the norther side of Austin Bluffs Parkway and east of North Nevada Avenue, and includes the recently constructed Spine Road as an integral part of the university's envisioned campus build-out.

b. Review Criteria:

Per City Code Section 7.7.704(D)(7) *Street Name Changes*, all applications for street name changes shall be determined by the City Planning Commission and in doing so consider whether the following criteria have been met:

i. ***No Adverse Impact: That the efficient, timely and convenient delivery of services and goods, public and private, to the people and their property will not be adversely affected.***

City Planning staff find that the street name change request will not adversely affect residents or their property, as the renaming request will eliminate confusion and a potential public safety issue. As noted above, UCCS owns all the property adjoining the effected segments of roadway. The currently developed residential lots of Stanton Road, located to the north of the modified "T" intersection, will contain their current addressing.

ii. ***Requirements Of This Section: That the requirements of this section have been met.***

City Planning staff find that the street name change request is appropriate, as Stanton Road will no longer continue in two different directions from the modified "T" intersection. The proposed roadway name of "Clyde Way" was reviewed by City Engineering, City Traffic, City Fire Prevention, E-911, and Enumerations, and found to comply with the naming designation standards as set forth in City Code Section 7.7.704(D)(5) *Public Street Name Designation*.

iii. ***Purpose Of Part: That the street name change comes within the purpose of this part, that is, to promote the health, safety, convenience and general welfare of the citizens.***

As discussed above, the applicant's street name change request was found to be in conformity with the applicable City Code sections regarding the naming of public streets and will not adversely affect any residents or their property. As such, City Planning staff finds that the request is consistent with the purpose of City Code Section 7.7.102(A) *Purpose*, which states:

*"To promote the health, safety, convenience and general welfare of the citizens of the City."*

Staff finds that the street name change request is consistent with the requirements for granting the street name change, as set forth in City Code Section 7.704(D)(7).

2. Conformance with the City Comprehensive Plan

Staff has evaluated the proposed applications 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 on the PlanCOS Vision Map as an Renowned Cultural node. **(see "PlanCOS Vision Map" attachment)**

In the Strong Connections Chapter 5 of PlanCOS, the request is in-sync with this chapter's "Big Idea" entitled "Connect Multimodal Transportation" and its goal SC-1, which states:

*"Multimodally connect people and land uses throughout the city and region."*

In the Renowned Culture Chapter 6 of PlanCOS, the project aligns with this chapter's "Big Idea" entitled "Strengthen Our Educational Resources" and its goal RC-6:, which states:

*"Strengthen and diversify the range of educational and lifelong learning opportunities and resources in Colorado Springs."*

This application supports the economic changes and growth of our community through the orderly expansion of the UCCS campus. Projects such as this must be considered to ensure the City meets the needs of the larger community and the orderly development of certain areas. Adaptive and responsive change is one of the core values of PlanCOS, and is on balance with staff's support for this proposal. City staff finds this proposal to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan

The project site is not located within adopted area master plan. UCCS does have a facilities master plan, which envisions campus facilities being developed along the norther side of Austin Bluffs Parkway and east of North Nevada Avenue. **(see "UCCS Master Plan Map" attachment)** Within the envisioned areas of expansion, the newly constructed Spine Road is illustrated as an integral part of the university's campus build-out. City Planning staff finds this request to be complimentary and supportive of the long-range vision for the UCCS Facilities Master Plan.

**STAFF RECOMMENDATION:**

**CPC SN 20-00058**

Approve the street name change request, based upon the finding that the request meets the review criteria for granting a street name change, as set forth in City Code Section 7.7.704(D)(7).