

CITY PLANNING COMMISSION AGENDA
February 8th, 2023

STAFF: DREW FOXX

FILE NO(S):

A. - CUDP-22-0003 – QUASI-JUDICIAL

B. - COPN-22-0001 – QUASI-JUDICIAL

PROJECT: 875 VAPOR TRAIL

OWNER: Westfield Vapor Trail Development LLC.

DEVELOPER: Westfield Vapor Trail Development LLC.

CONSULTANT: HR Green Development, LLC.



PROJECT SUMMARY:

1. Project Description: This development project involves a concept plan amendment and a conditional use development plan for two vacant lots zoned PIP2/CR SS AO (Planned Industrial Park/Condition of Record with a streamside and airport overlay) located at 875 Vapor Trail. Upon approval of this application, the said site is to be developed with a 185,900 sq. ft. warehouse and distribution center known as "Vapor Trail Logistics Center" (see "**Conditional Use**" attachment). A concurrent final plat has been submitted for administrative review.
2. Applicant's Project Statement: (see "**Project Statement**" attachment),
3. Planning and Development Team's Recommendation: Staff recommends approval of the submitted conditional use development plan and concept plan minor amendment applications.

BACKGROUND:

1. Site Address: 875 Vapor Trail
2. Existing Zoning/Land Use: PIP2/CR SS AO (Planned Industrial Park/Condition of Record with a streamside and airport overlay).
3. Surrounding Zoning/Land Use:
 - a. North: PIP2 (Planned Industrial); developed with light industrial uses separated by Sand Creek East Fork waterway.
 - b. South: PIP2 (Planned Industrial); developed with light industrial uses.
 - c. East: APD (Airport Planned Development); developed with hangars on land owned by the Colorado Springs Airport.
 - d. West: PUD (Planned Unit Development); developed with townhomes.
4. PlanCOS Vision: Per the PlanCOS Vision Map, the subject site is identified as being in an "Established Suburban Neighborhood". Please see the staff analysis provided below for further detail and applicability.
5. Annexation: The subject property was annexed into the City as part of the Pikes Peak Addition #11.
6. Master Plan/Designated Master Plan Land Use: Newport Technology Center (Status: Operative)
7. Subdivision: Vapor Trail Fil No 1
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is currently vacant, gently sloping to the northwest toward the Sand Creek East Fork waterway. The northern property boundary abuts the waterway. There is little significant vegetation outside of the boundaries of the creek.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process for the development project consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 262 property owners, on two occasions: during the development project internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. No public comments were received.

Staff input is outlined in the following section of this report. As part of the City's review process, planning staff sent copies of the conditional use development plan to the standard internal and external review agencies for comments. These commenting agencies included LUR Landscaping and Streamside, Stormwater Enterprise (SWENT), Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, Colorado Department of Transportation (CDOT), and Colorado Springs Airport. All comments received from the review agencies have been addressed. City Planning staff notes that the following review agencies provided project-specific comments:

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

- Review Criteria / Design & Development Issues:
 - a. Concept Plan Minor Amendment

A Minor Concept Plan amendment to the Newport Tech Center – North Concept Plan is required both to propose the construction of a new freestanding building on the lots and to change the use designation of Parcel A: Lot 3, Block 2 from General Office to Light

Industry. Parcel B: Lot 2 of TF Subdivision Filing No.1 is already designated Light Industry. The required amendments shall include the removal of the internal lot line between 870 & 875 Vapor Trail to reflect the changes associated with the final plat and a change to the classified use for 870 Vapor Trail from general office to light industrial reflecting the proposed use for these sites on the development plan.

Staff finds that the request for a Concept Plan is in conformance with the City Code Section 7.5.501(E).

b. Conditional Use Development Plan

The proposed Newport Tech Center Conditional Use Development Plan (**see “Conditional Use” attachment**) consists of an infill commercial development proposal for a 185,900 sq. ft. light industrial logistics center. Per the Project, this development will be constructed in one phase supporting warehouse, distribution, and general office uses. The uses will involve the regional distribution of finished goods to customers and retail partners supported by a sales/marketing/and distribution coordination office. Parking will be provided around the side and front elevations of the building. The rear elevation will consist of trailer parking and loading docks, involving product distribution. The development will include a private drainage basin where all on-site drainage is directed toward the southwest side of the site. There are two primary access points off Vapor Trail and Aviation Way. A final landscape plan was submitted illustrating a variety of trees, and shrubs consistent with planting and landscape requirements defined in the zoning code, and the streamside overlay manual. A final irrigation plan will be required within 90 days of building permit issuance. The site is subject to the streamside overlay and is adjacent to the Sand Creek East Fork waterway. The development proposes a picnic area to be incorporated near the waterway on the northeast side of the site and allocates a 20’ public improvement easement for the extension of East Fork Sand Creek Trail along the northern property boundary adjacent to the waterway. The development has been found to be consistent with the streamside overlay manual and zoning code requirements. The development of a logistics center in this area is consistent with the other established uses within the Newport Technology Center master-planned area, where other light industrial uses exist.

Staff finds that the request for the conditional use development plan is in conformance with the City Code standards and criteria for a conditional use development plan in City Code Sections 7.5.502.E and 7.5.704.

- City Traffic:
 - a. The City Traffic Engineering agency has reviewed the proposed development and recommended approval after requesting specific conditions. The agency has required the developer to be responsible for restriping Aeroplaza Drive and has requested the applicant to coordinate with CDOT regarding improvements for Aeroplaza Drive and Powers Blvd. upon recommendation for approval of this development.
- Colorado Department of Transportation (CDOT)
 - a. The Colorado Department of Transportation has reviewed the proposed development and recommended approval after requesting specific conditions. The agency has required the developer to obtain an access permit to CDOT public right-of-way (Highway 24) and that escrow be provided for improvements to the southbound left-hand turn lane onto Aeroplaza Drive. An access permit has been acquired and escrow has been provided. Per CDOT, no direct access to Powers Blvd. is permitted.
- Stormwater Enterprise (SWENT):
 - a. The City Stormwater Enterprise (SWENT) agency has reviewed the proposed development and recommended approval after requesting specific conditions. The site shall adhere to the submitted and accepted grading and erosion control plan and the final drainage report (STM-REV22-0875).

- Streamside:
The project is located within the city's streamside overlay buffer area, which requires that certain elements of the property and creek be preserved when the property is developed. The city code limits the amount of impervious surface to be placed upon the property, as well as providing for the creek to be preserved for its vegetation and wildlife habitat, water quality, stormwater conveyance, open space, multi-use trails, and passive enjoyment by the public. The development plan indicates the amount of impervious surface proposed to be located within the outer buffer zone is to be within the allowed percentage, and that there is no proposed impervious surface within the inner streamside buffer. Additionally, the development incorporates the stream ecosystem into the project design by adding seating near the future trail system that is to run along the stream from east to west. The project also incorporates numerous trees and shrubs between the building and the future trail system to assist in maintaining the natural streamside features. Finally, the drainage of the lot is to be graded so that drainage of the lot flows to the southern portion of the lot into a private water quality detention basin, away from the stream. This is consistent and compliant with the city streamside overlay ordinance and the proposed use is supportable in terms of the overlay's objectives.
- Conformance with the City Comprehensive Plan:
City Planning staff has evaluated the proposed project for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to the PlanCOS Vision Map, the project site is identified as an Established Suburban Neighborhood (**see "PlanCOS Vision Map" attachment**). The project aligns with the following PlanCOS policies and strategies:
 - a. **Policy TE-1.A: Preserve and strengthen key economic sectors and strive to grow medium and high-wage jobs in targeted industry clusters.**
 - i. *Strategy TE-1.A-2: Prioritize growth in regional targeted industry clusters – sports medicine and related health services; professional, scientific, and technical services; and aviation and specialty manufacturing – when allocating available economic development incentives.*
 - b. **Policy TE-1.C: Leverage the city's livability as a workforce and economic driver**
 - i. *Strategy TE-1.C-1: Improve access to parks, trails, nature and the outdoors from employment centers.*
 - ii. *Strategy TE-1.C-5: Provide for convenient access to quality goods and services that support major employment areas, through a combination of proactive and responsive planning, zoning, and development approval actions.*
 - c. **Policy TE-2.A: Preserve and strengthen the city's Industry Icons Typology (Typology 5).**
 - i. *Strategy TE-2.A-3: Promote improvements that make industrial districts cleaner, energy efficient, and safer for integration with surrounding neighborhoods, including the implementation of cost-effective technologies and environmentally sensitive building and site design.*
 - ii. *Strategy TE-2.A-4: Ensure screening or other mitigation around high-impact industrial districts to reduce impacts on nearby residential areas.*

Staff finds the proposed conditional use for warehouse, distribution, and general office located within this industry hub promotes the above policies and strategies by providing opportunities for job growth and specialized manufacturing, space for improvement to local community trails, improvements to the access of local trails and nature from employment centers, and installations of landscaping to mitigate the impacts of the industrial hub to adjacent residential areas and public areas of enjoyment. Staff finds the proposed conditional use is in conformance with PlanCOS.

- Conformance with the Area's Master Plan:
The Master Plan for this property is currently established as *operative*; the PIP2 (Planned Industrial Park) zoning that was established when the Master Plan was in force allows for light industrial development. Given the proposed site plan, and compatibility with the surrounding uses as described in the above sections of this report, staff finds that the proposed use is compatible with this master planned area.

STAFF RECOMMENDATION:

COPN-22-0001 - Concept Plan Minor Amendment

Approve the concept plan amendment to the Newport Tech Center – North project, based upon the findings that the request meets the review criteria for granting a concept plan amendment as set forth in the City Code Section 7.5.501 and meets the review criteria for granting a concept plan amendment as set forth in City Code Section 7.5.501(E).

CUDP-22-0003 - Conditional Use Development Plan

Approve the conditional use development plan for the Vapor Trail Logistics Center, based upon the findings that the request meets the review criteria for granting a conditional use as set forth in the City Code Section 7.5.704 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).