

CITY PLANNING COMMISSION AGENDA

STAFF: RACHEL TEIXEIRA

FILE NO:
CPC CU 18-00004 – QUASI-JUDICIAL
CPC NV 18-00005 – QUASI-JUDICIAL

PROJECT: 2204 HAGERMAN STREET

APPLICANT: YOW ARCHITECTS PC

OWNER: CARL SMITH



PROJECT SUMMARY

1. Project Description: The applications propose a conditional use for a personal improvement service (Phoenix Multisport Gym) in the M1 (Light Industrial) zone district and a nonuse variance from City Code Section 7.4.203, Parking Space Requirements by Use, to allow 26 parking spaces where 38 are required. The 0.41-acre site is located northwest corner of Hagerman Street and 22nd Street and addressed as 2204 Hagerman Street. **(FIGURE 1)**.

2. Applicant's Project Statement: (**Refer to FIGURE 2**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the conditional use and nonuse variance applications.

BACKGROUND

1. Site Address: 2204 Hagerman Street
2. Existing Zoning/Land Use: M1 (Light Industrial)/Warehouse/Storage
3. Surrounding Zoning/Land Use: North: M1 & R2/Warehouse/Storage & Single Family Residential
South (of Hagerman Street): M1/ Warehouse/Storage & Single Family Residential
West: M1/Warehouse/Storage, and
East (of South 22nd Street): R2/M1/Single Family Residential & Vacant Industrial Lots
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Colorado City & Vicinity, June 1917
6. Master Plan/Designated Master Plan Land Use: Westside Master Plan/Low Density Residential
7. Subdivision: US Telephonics Subdivision
8. Zoning Enforcement Action: None
9. Physical Characteristics: The 0.41 acre site is relatively flat and there landscaping along the Hagerman and South 22nd Street frontages. The property contains an 11,600 square foot warehouse building occupied as office, manufacturing, and warehouse storage uses.

STAKEHOLDER PROCESS AND INVOLVEMENT

Staff noticed 220 property owners within a 1,000 foot buffer distance and the Organization of Westside Neighbors. No written correspondence was received either in support or in opposition to the project.

The property will be posted and mailing notification sent prior to the April 19th City Planning Commission Hearing.

Staff sent the plans to the standard internal reviewing agencies for comments. Those commenting agencies included Colorado Springs Utilities, Engineering Development Review, Traffic Engineering, Water Resources Engineering, City Surveyor, Landscape Architect, Enumerations, and Fire Prevention. All agency comments have been addressed for this project.

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

1. Review Criteria/Design & Development Issues
 - a. Background:

The 0.41-acre property is located at the northwest corner of Hagerman Street and South 22nd Street. The site currently contains an 11,600 square foot warehouse building. The site has been occupied as office, manufacturing, and warehouse storage uses since 1972, and in 1999 plans were approved for the construction of an addition for warehouse storage.
 - b. Conditional Use and Nonuse Variance Development Plan:

The applicant is requesting a conditional use to allow a personal improvement services use for a gym in the M1 zone district and a nonuse variance to allow 26 spaces where

38 are required. The gym, called Phoenix Multisport, is a nonprofit organization offering free gym time and exercise classes such as kickboxing, CrossFit and yoga to people with at least 48 hours of sobriety. Members also meet up for hiking, biking, rock climbing, races and fitness competitions.

The personal improvement service use will occupy 7,375 square feet of space of the building. The remainder of the building will be used as follows: 2,425 square feet for office, and 1,800 square feet for warehouse/storage. The adjacent land uses and zoning are industrial and residential in nature including, single family residential, and warehouse storage. The personal improvement service is a compatible use for this neighborhood. There is a variety of uses in this neighborhood, including general commercial, warehouse/storage, single family, duplex, and multi-family residences, elementary school, and offices.

The site plan illustrates a total of 26 parking spaces; fifteen off street parking spaces, and eleven on-street parking spaces. City Code Section 7.4.204, Alternative Parking Options, provides credit towards the required parking spaces to count on-street parking spaces as off-street parking for alternative parking options. The additional, eleven on-street parking spaces are adjacent to the subject property; six spaces are along Hagerman Street, and the five are along South 22nd Street. These spaces are illustrated on the plan and meet the standard dimensional requirements.

The code requires a total of 38 parking spaces, including two handicapped accessible spaces, for the site; 30 spaces for the proposed gym, six spaces for office, and two spaces for the warehouse/storage. There are a total of 26 parking spaces being provided for the property with the mixture of land uses. The applicant has included a bike rack to alleviate vehicle traffic and promote a different mode of transportation. The nearby residential properties can also benefit in using a local gym within their neighborhood.

Additional landscaping has been added to the site, including along Hagerman Street, South 22nd Street, and inside the site between the sidewalk and the edge of the parking lot. The parking lot has been restriped to accommodate for one additional handicapped parking space and van loading area and sign, and a new loop bike rack.

There is adequate parking, on and off street spaces, for the personal improvement service use, the warehouse/storage, and office spaces, to not overburden the surrounding properties. The proposed gym has activities ranging from an hour to two hours and scheduled between the hours of 10:00 am to 7:00 pm.

Staff finds that the conditional use and the nonuse variance are consistent with the review criteria and standards found in City Code Sections 7.5.704 and 7.5.802.E.

2. Conformance with the City Comprehensive Plan

The Comprehensive Plan's 2020 Land Use Map designates this area as General Residential. This designation includes a wide variety of residential uses, as well as uses that serve and support individual neighborhoods. There are Comprehensive Plan objectives and strategies that support the proposal, including:

Objective N 2: Enhance Neighborhoods

Preserve and enhance existing and established neighborhoods and support developing and redeveloping neighborhoods. While neighborhoods change over time, there are certain fundamental characteristics of most neighborhoods, such as natural features and landscaping, building and street patterns, historic and cultural features, parks, open space and schools, which need to be preserved in order to maintain their character. At the same time, there are new and developing residential areas that need to be supported so that they emerge as well-functioning neighborhoods.

Policy N 201: Protect Established and Stable Neighborhoods

Protect the character of established and stable neighborhoods through neighborhood planning, assistance to neighborhood organizations, and supportive regulatory actions.

Strategy N 201c: Evaluate Land Use Proposals Recognizing Anticipated Changes to Neighborhood Conditions

Evaluate land use proposals in existing, stable neighborhoods on the basis of projected changes in scale, traffic patterns, intensity of use, pedestrian orientation, and relationship of the site to adjacent development.

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Policy LU 401: Encourage Appropriate Uses and Designs for Redevelopment and Infill Projects

Work with property owners in neighborhoods, the downtown, and other existing activity centers and corridors to determine appropriate uses and criteria for redevelopment and infill projects to ensure compatibility with the surrounding area.

Strategy LU 401a: Identify Infill and Redevelopment Opportunities and Target Public Investments

Identify major infill and redevelopment opportunities and target infrastructure improvements to the preferred infill development and redevelopment areas.

The project also meets the intent of the Infill Comprehensive Plan with the 'Economic Stimulus' and 'Reinvestment in Priority Areas' goals. The Economic Stimulus catalyzes further development and/or contributes to primary employment. The Reinvestment in priority areas drives development in the downtown and along mature arterial corridors, aiming to take advantage of the city's existing capacity and development potential and reflect a more dense urban environment. The personal improvement service creates employment in a vacant suite within the existing building. This new business will create economic diversity in this neighborhood of varied land use types. This property is very close to the West Colorado Priority Area based on the Infill & Redevelopment Map.

Staff finds that the conditional use and the nonuse variance conform to the City's Comprehensive Plan 2020 Land Use Map and the Plan's objectives, policies, and strategies.

3. Conformance with the Area's Master Plan

The Westside Master Plan designates the generalized land use for this property as residential low density, although industrial is the existing land use for this site. The existing warehouse/storage use of the property has been in place since 1972. In 1980, The City of Colorado Springs adopted The Westside Plan, a redevelopment master plan. The Westside Plan provided recommendations for subareas within its boundaries, including The Midland Master Plan. The existing land use for the property is Industrial Light per the Midland plan.

It was determined in 1985 that an amendment to the Westside Plan was required. Considerable land had been rezoned and/or developed which did not conform to the Westside Plan. The amended Westside Plan added a blanket residential use designation to the larger area and currently designates the site as residential low density. The M1 zone district on this property was designated prior to the 1980 adoption of 'The Westside Plan'.

STAFF RECOMMENDATION:

CPC CU 18-00004 – CONDITIONAL USE

Approve the Phoenix Multisport Gym Conditional Use to allow a personal improvement service in the M1 (Light Industrial) zone district, based on the findings that the use meets the review criteria for conditional use as set forth in City Code Section 7.5.704, and that the 2204 Hagerman Street Development Plan meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).

CPC NV 18-00005 – NONUSE VARIANCE

Approve the nonuse variance from City Code Section 7.4.203, Parking Space Requirements by Use, to allow 26 parking spaces where 38 are required, based on the findings that the nonuse variance meets the review criteria as set forth in City Code Section 7.5.802.E.