

**CITY PLANNING COMMISSION AGENDA
JULY 13, 2022**

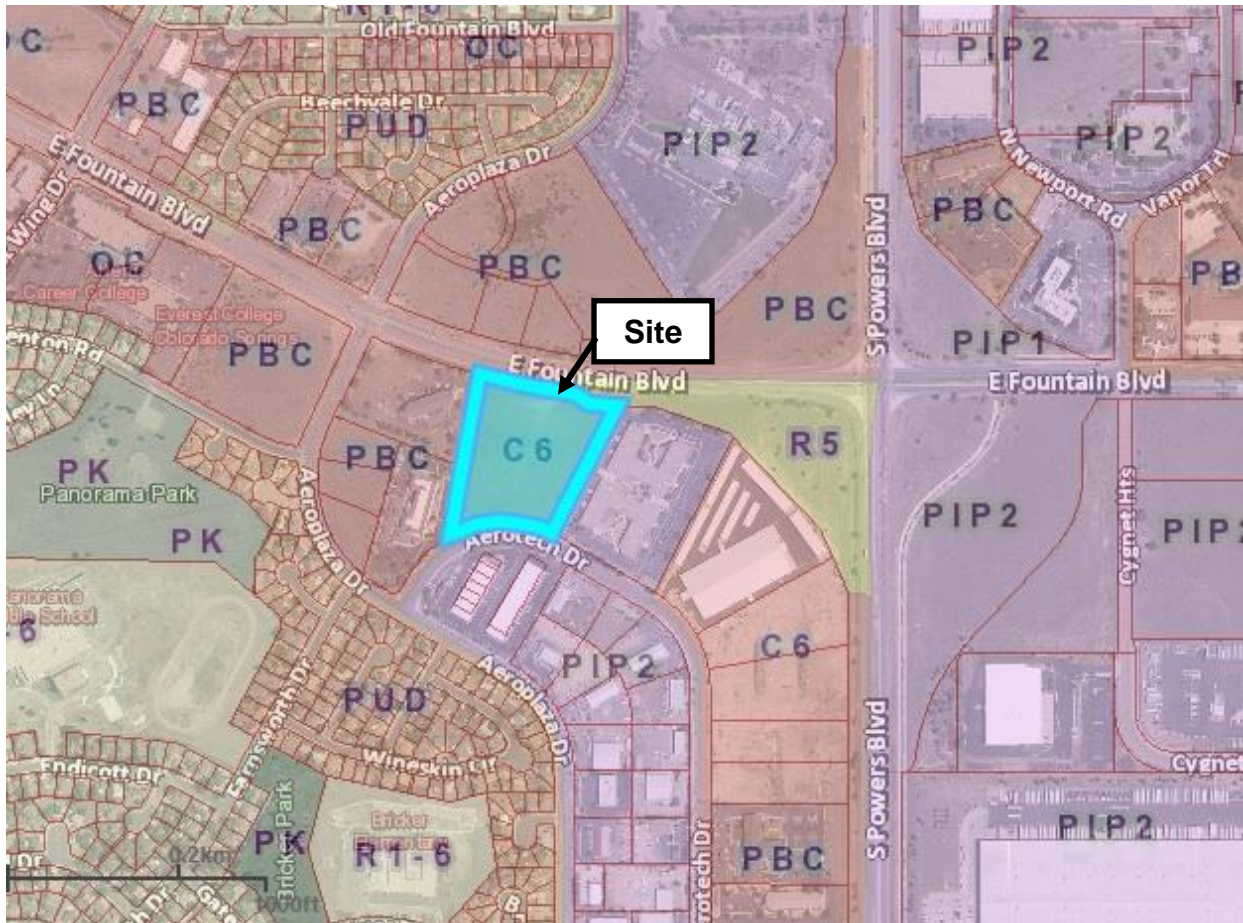
STAFF: MATTHEW ALCURAN

FILE NO(s):
CPC CP 97-00025-A1MJ22-QUASI-JUDICIAL
CPC DP 22-00043- QUASI-JUDICIAL

PROJECT: HOME 2 HOTEL

OWNER/DEVELOPER: SLAWEK PIETRASZAK

CONSULTANT: RESPEC



PROJECT SUMMARY:

1. Project Description: The project applications are for approval of a major amendment to the existing New Discovery Concept Plan updating Lot 1 and Lot 2 to allow for the development of a proposed four-store hotel and a potential car

rental facility and for the Home 2 Hotel development plan application proposing a four-story hotel. The site is zoned C6/CR/P/AO (General Business with Condition of Records, Planned Provisional and Airport Overlays) and located at 1913 Aerotech Drive consisting of approximately 6.08 acres. (see “**Development Plan**” attachment).

2. Applicant’s Project Statement: (see “**DP Project Statement**” and **CP Project Statement**” attachment)
3. Planning and Development Recommendation: City Planning staff recommends approval of the applications as proposed.

BACKGROUND:

1. Site Address: The project site is addressed 1913 Aerotech Drive.
2. Existing Zoning/Land Use: The property is currently zoned C6/CR/P/AO (General Business with Condition of Records, Planned Provisional and Airport Overlays) and currently is vacant undeveloped land.
3. Surrounding Zoning/Land Use: (see “**Context Map**” attachment)
 - North: PBC (Planned Business Center) across from East Fountain Boulevard and currently undeveloped vacant land.
 - East: PIP-2 (Planned Industrial Park) adjacent and currently developed with commercial/office uses.
 - South: PIP-2 (Planned Industrial Park) adjacent and currently developed with commercial/office uses.
 - West: PBC (Planned Business Center) adjacent and currently developed with two existing hotel uses.
4. PlanCOS Vision: According to the PlanCOS Vision Map (see “**PlanCOS Vision Map**” attachment), the project site is identified as an Activity Centers in a Reinvestment Area & Community Hub.
5. Annexation: The property was annexed into the City on April 1, 1971 under the Pikes Peak Park Addition # 10.
6. Master Plan/Designated Master Plan Land Use: The project site is part of the Gateway Park Master Plan (Privately Initiated).
7. Subdivision: Aerotech R & D Subdivision Filing No. 2.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project site is currently vacant undeveloped land.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to 151 property owners within 1,000 feet of the site, on two occasions: during the internal review stage and before the Planning Commission hearing. The site was also posted during the two

occasions noted above. One public comments was received by staff (**see “Public Comment” attachment**). Interested resident cited concerns about overcrowding of hotel uses and suspicious activities from out of state visitors. Further details related to these areas of concern are covered below as part of the findings of this report.

The applicant provided a written response to the received public comments, in a document dated April 28, 2022 (**see “Applicant’s Response Letter” attachment**).

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater, City Parks and Recreation, Engineering, City Traffic, City Fire, and Police. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. This application is within the two-mile buffer for military notification to Peterson Air Force Base. As of today, no written communication has been received.

ANALYSIS OF REVIEW CRITERIA, COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development:

a. Background

The site was annexed as the Pikes Peak Park Addition # 10 and rezoned C6/CR/P/AO (General Business with Condition of Records, Planned Provisional and Airport Overlays) in 1997. The conditions of record in Ordinance Number 97-90 required all development plans to be reviewed by the City Planning Commission.

b. Major Amendment to an Existing Concept Plan

The original concept plan approved under CPC CP 97-00025 identified an anticipated car rental use to be located on Lot 1 consisting of 3.05 acres and Lot 2 consisting of 3.13 acres under the Data legend. The applicant has requested to modify the approved concept plan to now identify Lot 1 consisting of 3.33 acres maintaining the original car rental use and identifies Lot 2 consisting of 2.75 acres with a hotel as the new listed use.

c. Development Plan

The property is zoned C6/CR/P/AO (General Business with Condition of Records, Planned Provisional and Airport Overlays) and a hotel/motel use is permitted as of right. A development plan application is not normally reviewed by City Planning Commission, but a Condition of Record associated with CPC CP 97-00025, was approved by City Planning Commission on May 8, 1998 and then approved by City Council on June 10, 1998. The Condition of Record No. 3 states that “Development plans will be reviewed by the City Planning Commission.”

The current proposal is a four-story hotel with a total gross building area of 74,972 square feet and 119 guest rooms. The facility will not have a restaurant

or any additional meeting space. The site dimensional standards including building setbacks, landscape setbacks and heights are within the C6 zone district requirements. The project will have 119 guest rooms (1 space/guest room required). A total of 122 spaces are provided as shown on the site plan. A Fire Apparatus Movement Plan is included in the Development Plan submittal package to ensure emergency vehicles can maneuver through the parking lot. An ADA route is identified on the site plan with sidewalks around the perimeter of the building. Driveway widths are a minimum of 24' wide with asphalt paving. Along the property frontage of Aerotech Drive, a concrete sidewalk is proposed along the lot. Off-site impacts from the site will be minimized. No access to Fountain Boulevard is requested

to avoid impacts on the CDOT controlled roadway. Lighting will have cut-off shielding to minimize off-site lighting impacts. No significant odor or noise pollution from the site is anticipated, and the proposed project is consistent with the master plan for the area.

d. Traffic

City Traffic Engineering only had two comments regarding sight distance and site access, which was addressed by the applicant and accepted by City Traffic Engineering.

e. Drainage Report

A final drainage report was prepared by RESPEC on February 22, 2022, in conformance with the master plan of the drainage basin and accepted by City Stormwater Engineering. The overall pattern and quantity will not be significantly changed from the existing conditions. The addition of full spectrum detention basin will also benefit the area. All areas disturbed by construction will be reseeded, and erosion control measures will be installed during construction of the proposed site per the approval Grading and Erosion Control Plan to be submitted separately for review and approval.

f. Geologic Hazards

The applicant provided a Geotechnical Report to City Engineering but a geohazard report or waiver was not needed for this lot.

City Planning staff finds that the proposed project addresses all the applicable review criteria set forth in City Code.

2. 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 Activity Centers in a Reinvestment Area & Community Hub (**see "PlanCOS Vision Map" attachment**). In PlanCOS an Activity Center includes a predominant type of use, such as commercial or employment related. The hotel use will be an addition to existing hotel uses within the area. Activity centers are intended to include mixed uses, be pedestrian-friendly and provide good connections and transitions to surrounding areas. A single shared 32-foot-wide driveway is proposed for this development and the adjacent undeveloped lot. This project is

consistent with Strategy TE-2.C-1: *Prioritize redevelopment and activation in Downtown and other urban activity centers in order to establish or enhance economic development.* This project is consistent with the overall commercial park area and will blend harmoniously with other buildings in the area, including size, overall height, building treatments, landscaping and promote continued employment with the region.

For the reasons provided in this overall staff report, City Planning staff finds that this development plan proposal and its associated applications to be in substantial conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The project site is part of the Gateway Park Master Plan, and this master plan is considered to be implemented. It means that the master plan is eighty-five percent (85%) or more built out and the remaining vacant land is zoned in conformance with the master plan. The master plan indicates this area to be commercial. As such, staff has found the proposed hotel use will be compatible, complementary, and supportive with the surrounding land use patterns.

STAFF RECOMMENDATION:

CPC CP 97-00025-A1MJ22 – MAJOR AMENDMENT TO AN EXISTING CONCEPT PLAN

Approve the major amendment to the existing New Discovery Concept Plan to allow for the development of a proposed four-story hotel on a portion of a 6.08 acres site located at 1913 Aerotech Drive, based upon the findings that the request meets the review criteria for granting a major amendment to an existing concept plan as set forth in City Code Section 7.5.501(E).

CPC DP 22-00043 – DEVELOPMENT PLAN

Approve the Home 2 Hotel development plan proposing a four-story hotel with 119 guest rooms consisting of 2.75 acres and located at 1913 Aerotech Drive, based upon the findings that the request meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).