

CITY PLANNING COMMISSION AGENDA
December 19, 2019

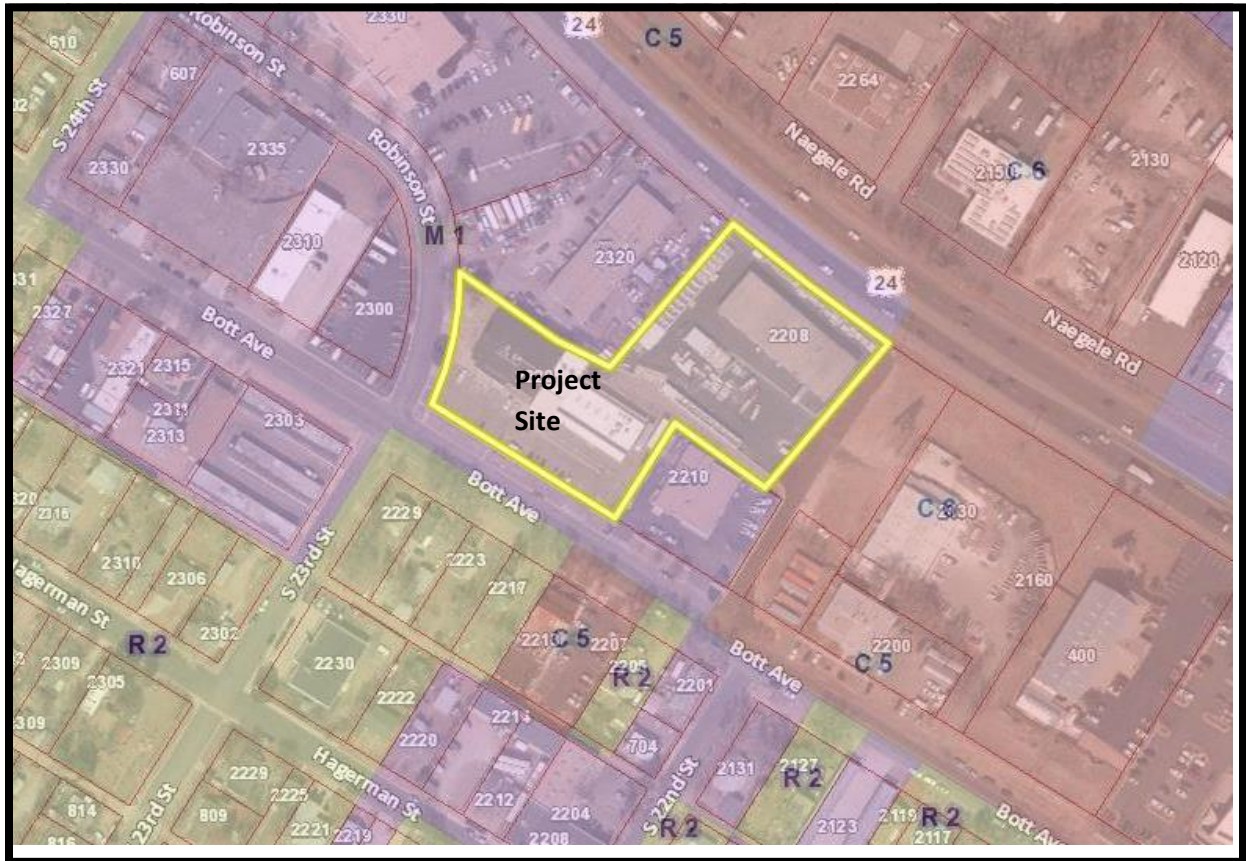
STAFF: RACHEL TEIXEIRA

FILE NO:
CPC CU 19-00122 – QUASI-JUDICIAL

PROJECT: 2208 BOTT AVENUE

PROPERTY OWNER: A BETTER BOTT LLC

CONSULTANT REPRESENTATIVE: TERRA NOVA ENGINEERING, INC



PROJECT SUMMARY

1. Project Description: This project includes a conditional use development plan for the retail component of the Kids on Bikes project. The project will allow retail and warehouse uses in an existing 21,700 square foot, one-story building with parking in the front along Bott Avenue. The site is located northeast of the Robinson Street and Bott Avenue intersection, is zoned M-1, and consists of 1.34 acres. **(FIGURE 1)**
2. Applicant's Project Statement: **(Refer to FIGURE 2)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

BACKGROUND

1. Site Address: 2208 Bott Avenue

2. Existing Zoning/Land Use: M1/CU (Light Industrial with Conditional Use)/Offices, Vacant Space, and Warehouse & Storage
3. Surrounding Zoning/Land Use:
 - North: M1/Automotive Repair Garage
 - West (of Robinson Street): M1/Warehouse & Storage
 - Southwest (of Robinson Street and Bott Avenue): M1/Warehouse & Storage and Offices
 - South (of Bott Avenue): R2 & C5/Single-Family Residential & Restaurant
 - East: M1 & C5/Warehouse & Storage
4. Annexation: 25th Street Addition #3, May 1971
5. Master Plan: Westside Master Plan/Industrial
6. Subdivision: Lot 1 Silver Key/Remco Subdivision
7. Zoning Enforcement Action: None
8. Physical Characteristics: The 1.34-acre property is developed with two existing buildings and a parking lot along Bott Avenue.

STAKEHOLDER PROCESS AND INVOLVEMENT

City Planning noticed 196 property owners within a 1,000 foot buffer distance. Three (3) e-mails were received in response to the internal review postcard mailing and the property posting (**FIGURE 4**). The concerns raised by the neighborhood include; the current speed of vehicles traveling along Bott Avenue, the placement of a stop-sign at the Bott Avenue and Robinson Street intersection, and the need for additional landscaping to be added along the Bott Avenue street frontage. The site was also noticed and posted prior to the City Planning Commission hearing.

The applicant provided a written response to those three e-mails with concerns. The owner will continue the discussions with City Traffic Engineering in an attempt to address the speeding concerns and the possibility of a stop-sign being installed at the Bott Avenue and Robinson Street intersection. This, however, is not a condition of approval as City Traffic Engineering has commented that there are no traffic concerns related to the reuse of this portion of the building. As part of the approval process, a series of trees will be added along the street front of Bott Avenue. Those trees are depicted on the conditional use development plan.

The revised site plans, project statement and letter of response were forwarded to the three neighbors and each asked to provide comments to City Planning. Staff received one response to the resubmittal package that stated the specific concerns had been addressed.

Staff sent the plans to the standard internal and external reviewing agencies for comments. Those commenting agencies included Colorado Springs Utilities, Traffic Engineering, City Engineering Development Review, City Surveyor, Enumerations, Water Resources, Fire Department, Public Works - Streets, CONO, and Organization of Westside Neighbors. All city agency comments have been addressed for the conditional use development plan.

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

1. Review Criteria/Design & Development Issues

Background

The 1.34-acre property is located at the northeast corner of Bott Avenue and Robinson Street. The site is improved with a total 21,700 square foot, one-story building with parking in the front along Bott Avenue, and a 10,500 square foot, one-story warehouse building located in the rear of the site. The front building was built in 1975, and was recently occupied with a commercial kitchen, office and storage uses. The rear building was built in 1972, and later in 1986, a conditional use was approved for a light recreational vehicle storage yard. The property was platted into one lot per the Silver Key/Remco Subdivision plat and this official document was recorded on December 28, 1994 by the El Paso County Clerk and Recorder's office under Reception No. 94169572.

Conditional Use Development Plan

The request is for approval of a conditional use to allow for the retail component of the Kids on Bikes project in the M-1 zone district. Kids on Bikes is a local nonprofit program for kids to be engaged with bicycling under the partnership of Mountain Equipment Recyclers (MER). The program allows kids to get access to bikes, to provide opportunities to ride within neighborhoods and/or at bike camps, and to provide educational classes on bicycling. Kids on Bikes will occupy the existing, 9,900 square feet of vacant space in the front building, with the retail component being 6,700 square feet. The remaining space for the Kids on Bikes facility will utilize 200 square feet of office, bike repair, volunteer space and bike class space, and 3,000 square feet of warehouse space.

The retail area will be open seven days a week from 11:00 am to 6:00 pm. The volunteer work area will be open on Tuesdays, Thursday and Saturdays from 11:00 am to 6:00 pm. On these days, four to eight volunteers will work for two to six hours at a time. Community events will occur once or twice a month and will go to no later than 9:00 pm. Community bike rides will take place on Saturdays and Sundays. The hours for the community rides are not set precisely, but will likely take place during the afternoon, and these rides will take place at Red Rock Canyon and along the Midland Trail. The business site is in close proximity to the old Midland School building and to Red Rocks Canyon park for off-site bike classes for kids.

The Kids on Bikes project fits with the context of the Midland neighborhood area. The neighborhood consists of a wide variety of land use types including; schools, single-family residential, offices, warehouse and storage, and commercial uses. The zoning in the area includes; Light Industrial (M1), Two-Family (R2), and Intermediate Business (C5) **(FIGURE 3)**. The Kids on Bikes program will not be an impact on the values and qualities of the neighborhood. The project is also consistent with the intent and purpose of the City's Zoning Code to promote public health, safety, and general welfare. The only concerns raised by neighbors focused on safety for the bicyclists. Their concerns have been addressed in the 'Stakeholder Process and Involvement' section of this staff report. The Kids on Bikes program will allow kids to be active and healthy in the sport of bicycling, and will provide opportunities for all in the community to support the program in volunteering or participating in community events such as bike clinics, and family rides.

Landscaping will be added to the site. Six (6) trees are to be installed along Bott Avenue between the sidewalk and the edge of the street. The parking lot will be modified to accommodate the 43 required parking spaces for the entire 1.43-acre site. The code requires a total of 43 parking spaces, including the two (2) handicapped accessible spaces; 23 spaces for the proposed retail component, three spaces for the proposed warehouse; eight spaces for light industrial, three spaces for office; five spaces for warehouse/distribution, and one space for the rear storage facility building. There is adequate parking being provided per the City's Zoning Code on the 1.34-acre site for the existing and proposed uses to not overburden the surrounding properties.

Staff finds that the conditional use development plan project for Kids on Bikes is consistent with the review criteria and standards found in City Code Sections 7.5.704 and 7.5.502(E).

2. Conformance with the City's Comprehensive Plan(PlanCOS)

PlanCOS, the City's adopted Comprehensive Plan, is a high level and visionary document as a theme based approach to alignment of development intentions for the City. The conditional use for Kids on Bikes retail and warehouse project application is consistent with the envisioned land use pattern for the subject parcel as it relates to the Unique Places and Thriving Economy vision themes in PlanCOS **(FIGURES 5 & 6)**.

Unique Places

The project site is identified on the plan's Vision map as Midland Neighborhood Center. This site extends from north of Highway 24 to south of the City's limits, between Interstate Highway 25 to the western edge of the City's limit per the Unique Places Framework map. The applicant's retail and

warehouse land use types are supportive of this typology goal, which provides for a smaller-scale impact that fits into the neighborhood fabric and provides benefits and amenities for residents and other users from a local area. In addition, the project incorporates a variety of uses and services available to local residents which is needed to enhance this existing center in Colorado Springs.

As a whole, this project provides retail space, community events, volunteer work, bike rides in Red Rock Canyon and along the Midland Trail, and scheduled bike classes for the community. Here, the neighborhood center typology reinforces the connection with the outdoor spaces and trails, and provides a focal point for community life and services at a neighborhood scale.

Goal UP-4: Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

Policy UP-4.A: Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.

Policy UP-4.C: Ensure that the City Zoning Code supports the intent of unique places.

Strategy UP-4.C-1: Support additional mixing and integration of land uses as zoning use-by-right or administrative approval.

Thriving Economy

The project site is not illustrated or identified with a predominant typology on the Thriving Economy Map, however the site is identified on the plan's Vision Map (**FIGURE 7**) as an Established Traditional Neighborhood. The project has the characteristics of life and style topology, where the goal is to meet the daily needs of residents and businesses with high quality, varied, and easily accessible options.

The applicant's retail and warehouse land uses are supportive in embracing sustainability under the Thriving Economy. The project utilizes the existing infrastructure, encourages small, local businesses, and integrates within the existing, mixed-uses neighborhood.

Goal TE-4: Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.

Policy TE-4.A: Prioritize development within the existing City boundaries and built environment (not in the periphery).

Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3.

Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity centers, and urban corridors.

It is the finding of the Planning and Development Department that this Kids on Bikes conditional use development plan application supports the PlanCOS Goals, Policies and Strategies with Unique Places and Thriving Economy visions.

3. Conformance with the Area's Master Plan

The Westside Master Plan designates the generalized land use for this property as 'Industrial Planned'. The existing storage has been in place since 1975, and two additional uses have been recently occupied with offices and commercial kitchen. 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 Industrial Planned. The M-1 zone district on this property was designated prior to the 1980 adoption of 'The Westside Plan'.

STAFF RECOMMENDATION:

CPC CU 19-00122 – CONDITIONAL USE DEVELOPMENT PLAN

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