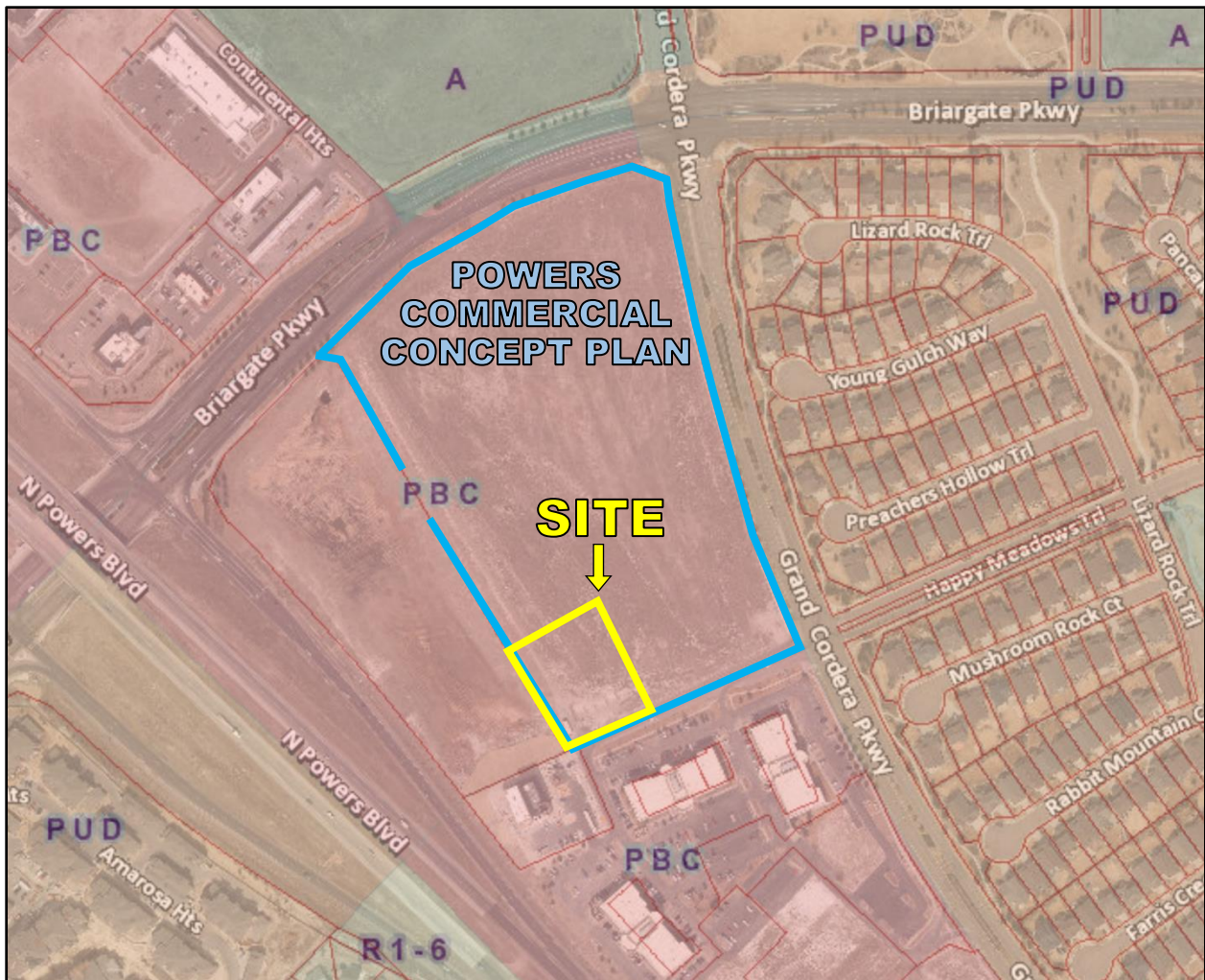


CITY PLANNING COMMISSION AGENDA
APRIL 30, 2020

STAFF: HANNAH VAN NIMWEGEN

FILE NO(S):
AR DP 19-00518 – QUASI-JUDICIAL

PROJECT: BRIARGATE KINDERCARE
APPLICANT: RCE CONSULTANTS, LLC
OWNER: HIGH VALLEY LAND COMPANY, INC



PROJECT SUMMARY

1. Project Description: The Briargate Kindercare development plan proposes a daycare facility on a 1.37-acre site generally located southwest of Grand Cordera Parkway and Briargate Parkway and zoned PBC/CR (Planned Business Center with a Condition of Record). The development plan illustrates a single structure, which is just under 12,000 square feet in size and is 35-feet in height. The proposed daycare also illustrates 8,750 square feet of outdoor playground area with associated landscape, parking, and access points (**FIGURE 1**). The Condition of Record applicable to the property requires all development plans within the scope of the applicable concept plan to be approved by the City Planning Commission.
2. Applicant's Project Statement: (**FIGURE 2**)
3. Planning and Development Team's Recommendation: City Planning staff recommends approval of the subject application finding that the request meet the review criteria

BACKGROUND

1. Site Address: Not addressed
2. Existing Zoning/Land Use: PBC (Planned Business Center)/Vacant, undeveloped (**FIGURE 3**)
3. Surrounding Zoning/Land Use: North: A (Agriculture)/Vacant, undeveloped
East: PUD (Planned Unit Development)/Grand Cordera Parkway then single-family detached residential
South: PBC (Planned Business Center)/Medical and general offices
West: PBC (Planned Business Center)/Vacant, undeveloped then Powers Boulevard
4. PlanCOS Vision: The PlanCOS Vision Map designates the area as a "Newer Developing Neighborhood," which is adjacent to a Intercity Corridor and City Priority Corridor (Powers Boulevard).
5. Annexation: The property was annexed in 1982 as part of the Briargate Addition Number 5.
6. Master Plan/Designated Master Plan Land Use: Briargate Master Plan/Community Commercial
7. Subdivision: Briargate Crossing East Filing Number 3
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is currently undeveloped, but has been graded. The site does not contain any significant slopes or natural vegetation.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public process included posting the site and sending postcards to 90 property owners within a 1000-foot radius of the subject site upon the application's submittal. A second mailing was sent to the same 90 property owners within the 1000-foot buffer prior to the Planning Commission hearing. No public comments were received following either notification.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. At this time, all comments have been addressed and the drainage report has been approved. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater Engineering, City Traffic Engineering, City Fire, and Police and E-911.

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

1. Review Criteria / Design & Development
The proposed development plan is for a daycare facility intended to look after children between 6 months of age and school age. Daycare facilities are permitted by right in the PBC (Planned Business Center) zone district, however, a condition of record tied to the zone district requires all

development plans within the scope of the Powers Commercial Concept Plan to be approved by the City Planning Commission (**FIGURES 4 & 5**).

The Powers Commercial zone change and concept plan was submitted for consideration in 2007. Neighbors within the adjacent Cordera subdivision voiced great opposition to the proposal. Their concerns were largely regarding compatibility of the commercial land uses with their residential homes. On March 6, 2008, the City Planning Commission voted to approve the proposed zone change and concept plan, however, added the condition of record requiring the review authority of all subsequent development plans to be raised to the City Planning Commission to better ensure compatibility with the neighborhood. The City Council voted to approve the package with the condition. At this time, no public comments on the proposal have been received. Attached to this staff report are the meeting minutes from the March 6, 2008 meeting of the City Planning Commission where opposition is discussed as well as the condition (**FIGURE 6**).

It is staff's opinion that the proposed daycare facility is harmonious and compatible with the residential neighborhood, and is a supportive land use for those who live in the area. Staff finds that the site design and layout makes efficient use of the property and is conducive for future commercial pad development. The proposed development plan meets all applicable code requirements and no variances have been requested. The development plan is also substantially compliant with the Powers Commercial concept plan, which illustrates a proposed daycare facility in the same location as this proposal.

2. Conformance with the City Comprehensive Plan

The City's Comprehensive Plan, PlanCOS, identifies the area subject to the applications as a "newer developing neighborhood" that is also near the Briargate/Cordera activity centers on the Vision Map. A key trend discussed in the Vibrant Neighborhoods chapter is the allowance of certain commercial land uses that are supportive to those who live nearby, therefore increasing the overall livability and resiliency of the area. Daycare facilities near residential homes are great land use for bolstering the livability of an area, because they conveniently provide an essential service to the nearby property owners. Policy VN-3.C states, "Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability" which is supported by the following strategy, "Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking or biking distance of residential areas." This particular development plan provides that supportive land use while being located within walking or biking distance of the nearby neighborhood.

3. Conformance with the Area's Master Plan

The Briargate Master Plan designates the subject site for "Community Commercial" land uses. The Briargate Master Plan lists uses that are permitted in each designation, and daycare services are listed as being permissible in the Community Commercial designation. For this reason, staff finds the proposal to be compliant with the applicable master plan.

STAFF RECOMMENDATION

AR DP 19-00518 - DEVELOPMENT PLAN

Approve the Briargate KinderCare Development Plan, based upon the findings that the development plan meets the review criteria as set forth in City Code Section 7.5.502(E).