

Fountain Self-Storage

CPC ZC 18-00083

CPC DP 18-00084

CITY COUNCIL

SEPTEMBER 24, 2019

RACHEL TEIXEIRA





Applications

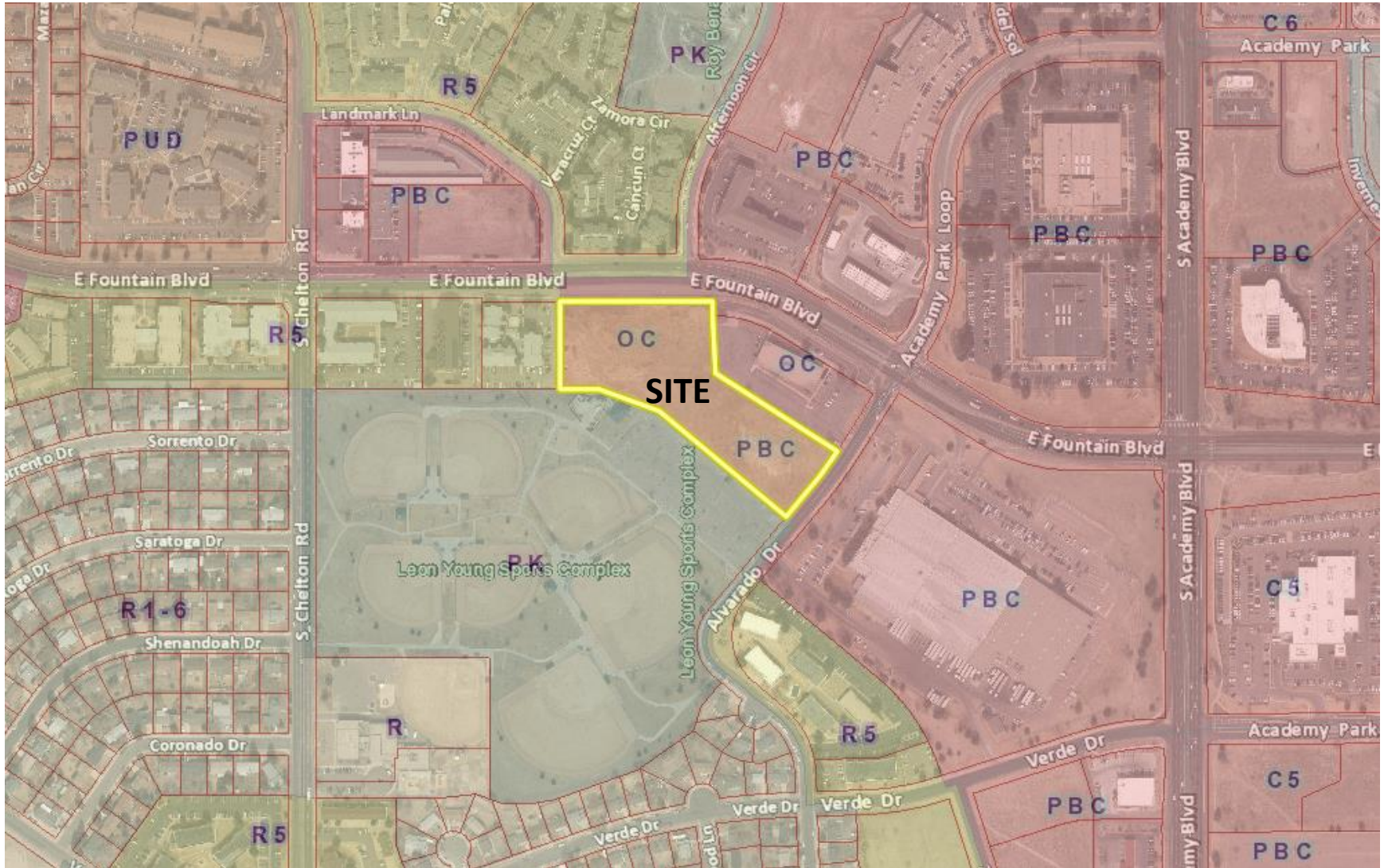
CPC ZC 18-00083 – ZONE CHANGE

A zone change of 4.77 acres from OC/PBC/cr/AO (Office Complex and Planned Business Center with conditions of record and Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay) located southwest of East Fountain Boulevard and Alvarado Drive.

CPC DP 18-00084 – DEVELOPMENT PLAN

A development plan for the Fountain Self-Storage project illustrating a mini-warehouse facility on 4.77 acres located southwest of East Fountain Boulevard and Alvarado Drive.

Vicinity Map



Zone Change Site Plan



FOUNTAIN SELF STORAGE



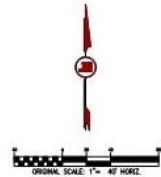
VICINITY MAP
1" = 1,000'

LEGAL DESCRIPTION

LOT 2, BLK 1
RESUBDIVISION OF LOT 2 PICES NEAR PARK SUBDIVISION NO. 21, LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 68 WEST 6TH P.M.
IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO,
AS RECORDED AT RECEIPTS # 80754

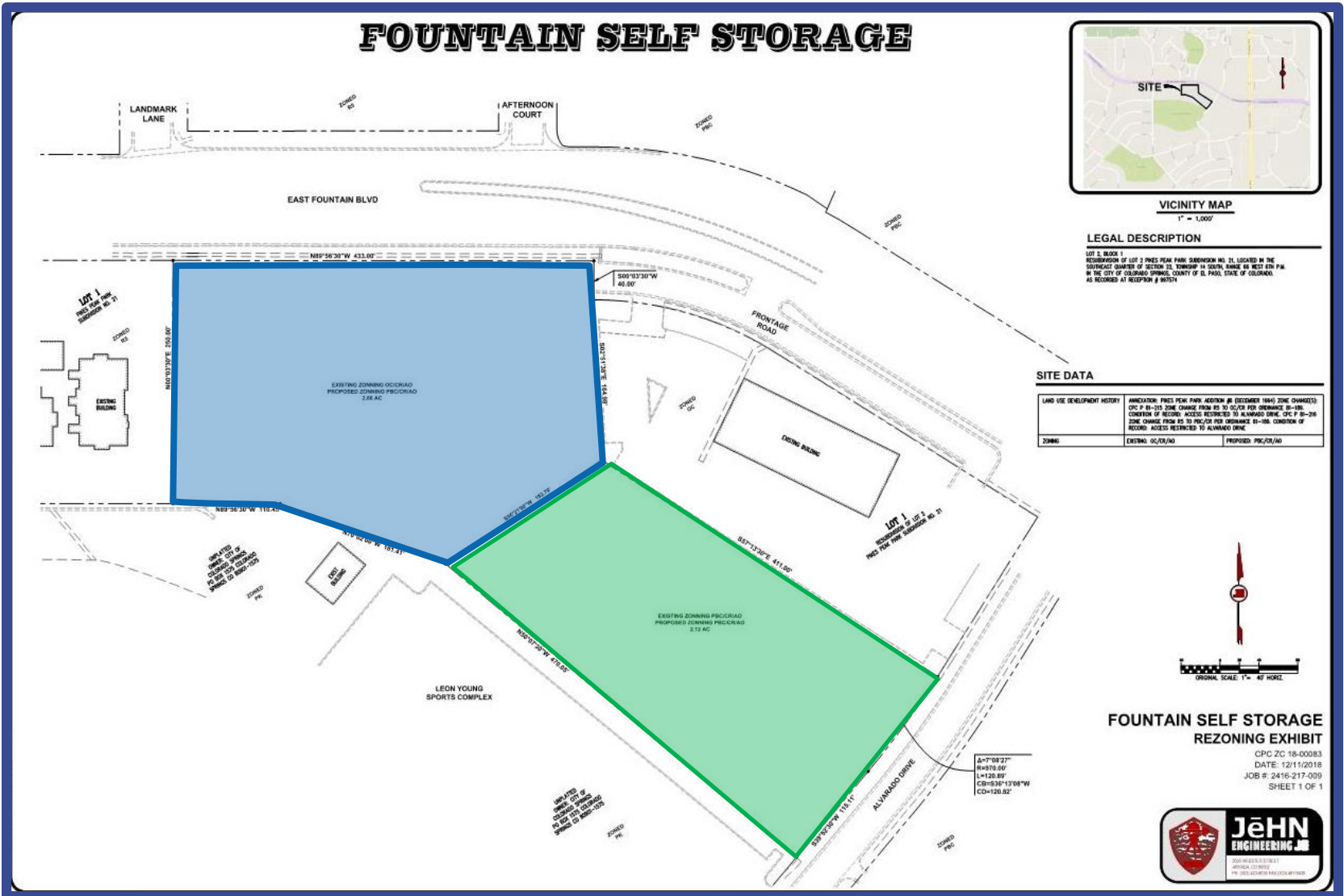
SITE DATA

LAND USE DEVELOPMENT HISTORY	ANNOUATION: PICES NEAR PARK, ADDITION #8 (DECEMBER 1984) ZONE CHANGED(S) CPC P 84-253 ZONE CHANGE FROM RS TO UO/CR FOR OVERAGE 84-196 CONDITION OF RECORD: ACCESS RESTRICTED TO ALVARADO DRIVE, CPC P 84-216 ZONE CHANGE FROM RS TO PFC/CR FOR OVERAGE 84-108. CONDITION OF RECORD: ACCESS RESTRICTED TO ALVARADO DRIVE
ZONING	EXISTING: O/C/A/NO PROPOSED: P/C/O/A/NO

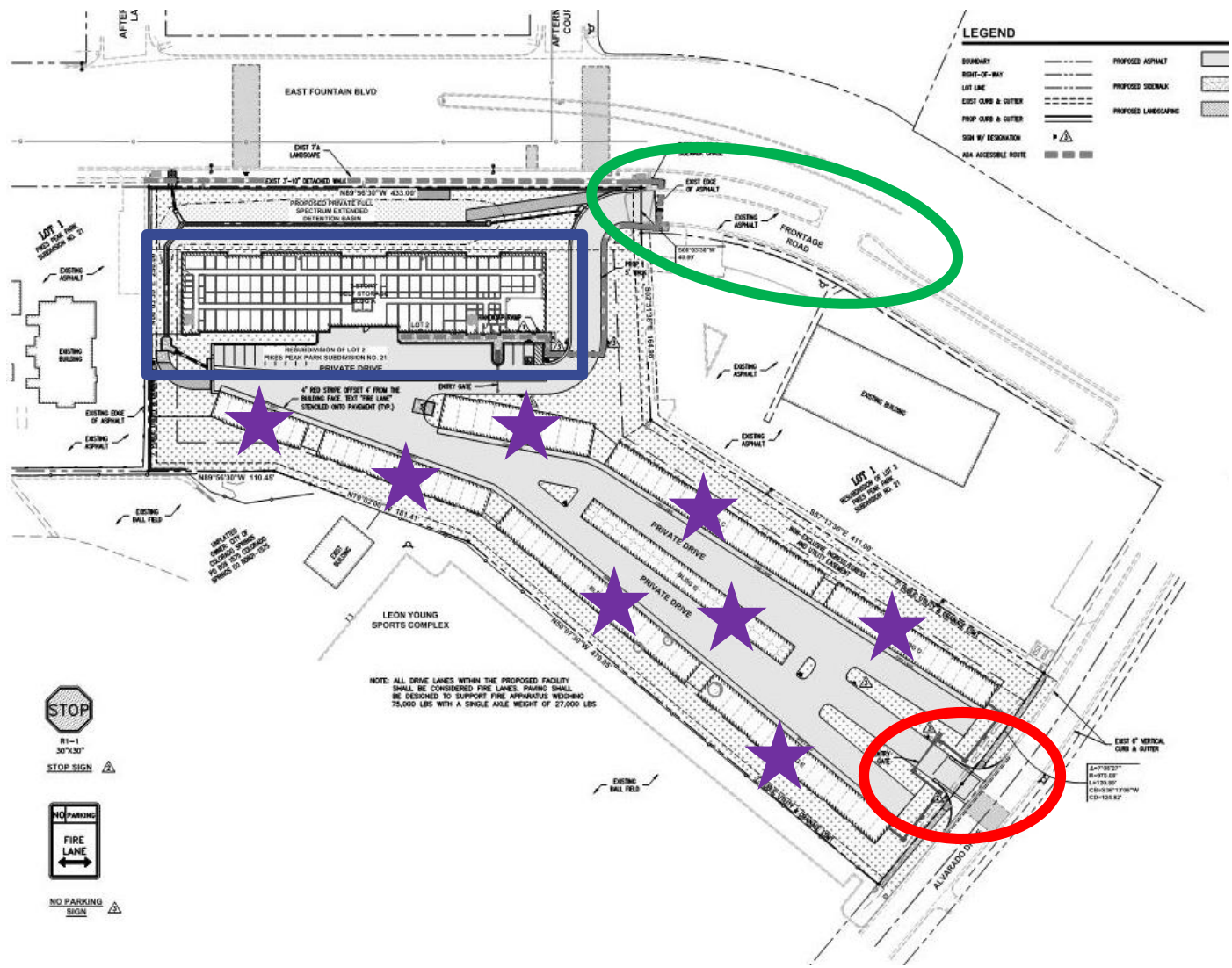


FOUNTAIN SELF STORAGE REZONING EXHIBIT

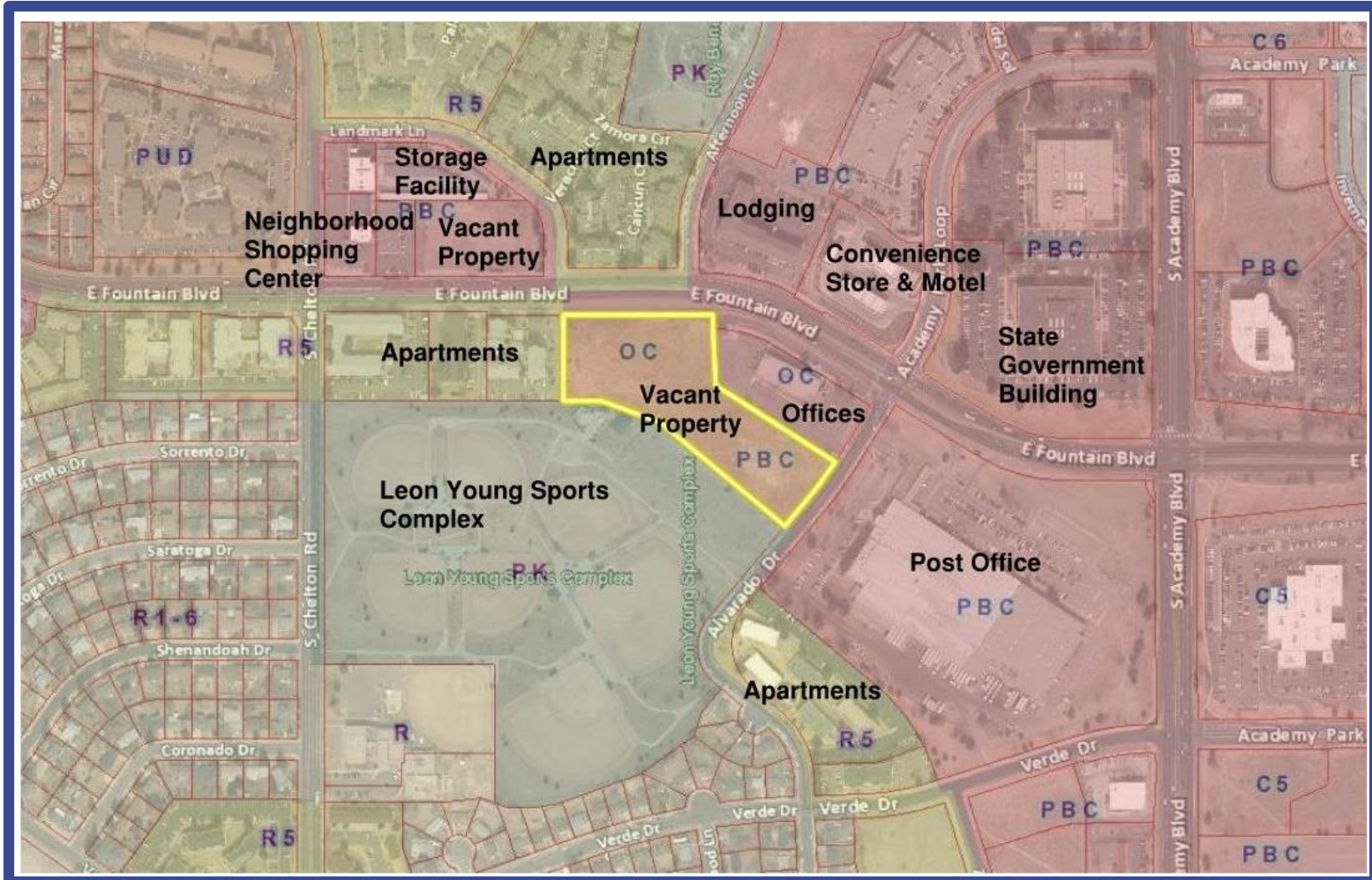
CPC ZC 18-00083
DATE: 12/11/2018
JOB #: 2416-217-009
SHEET 1 OF 1



Development Plan



Context Map



General Information



Neighborhood Process and Involvement:

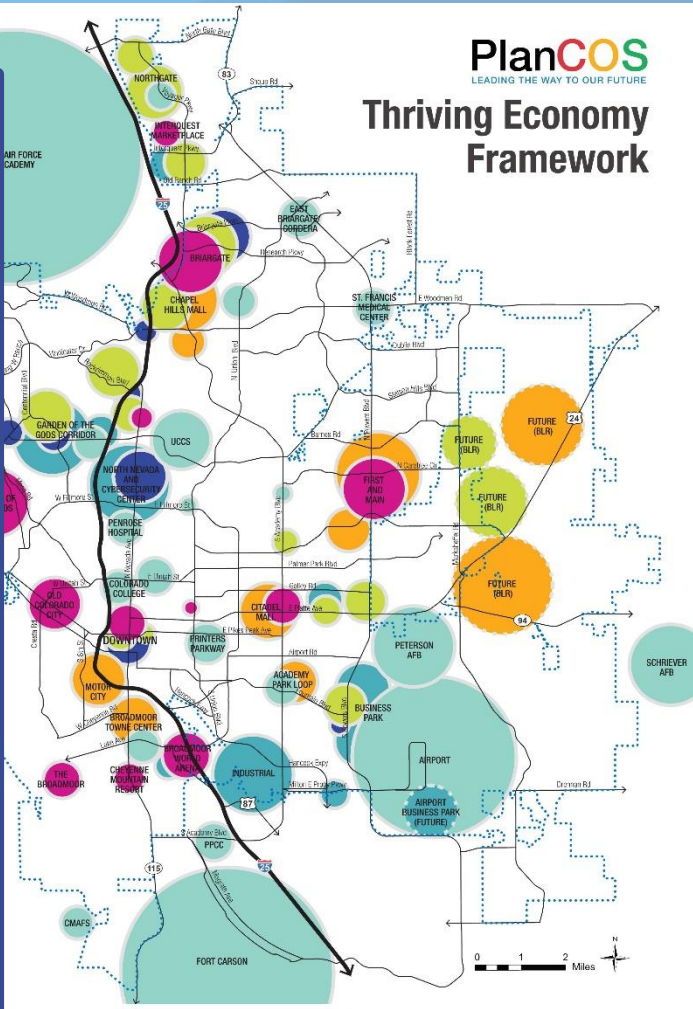
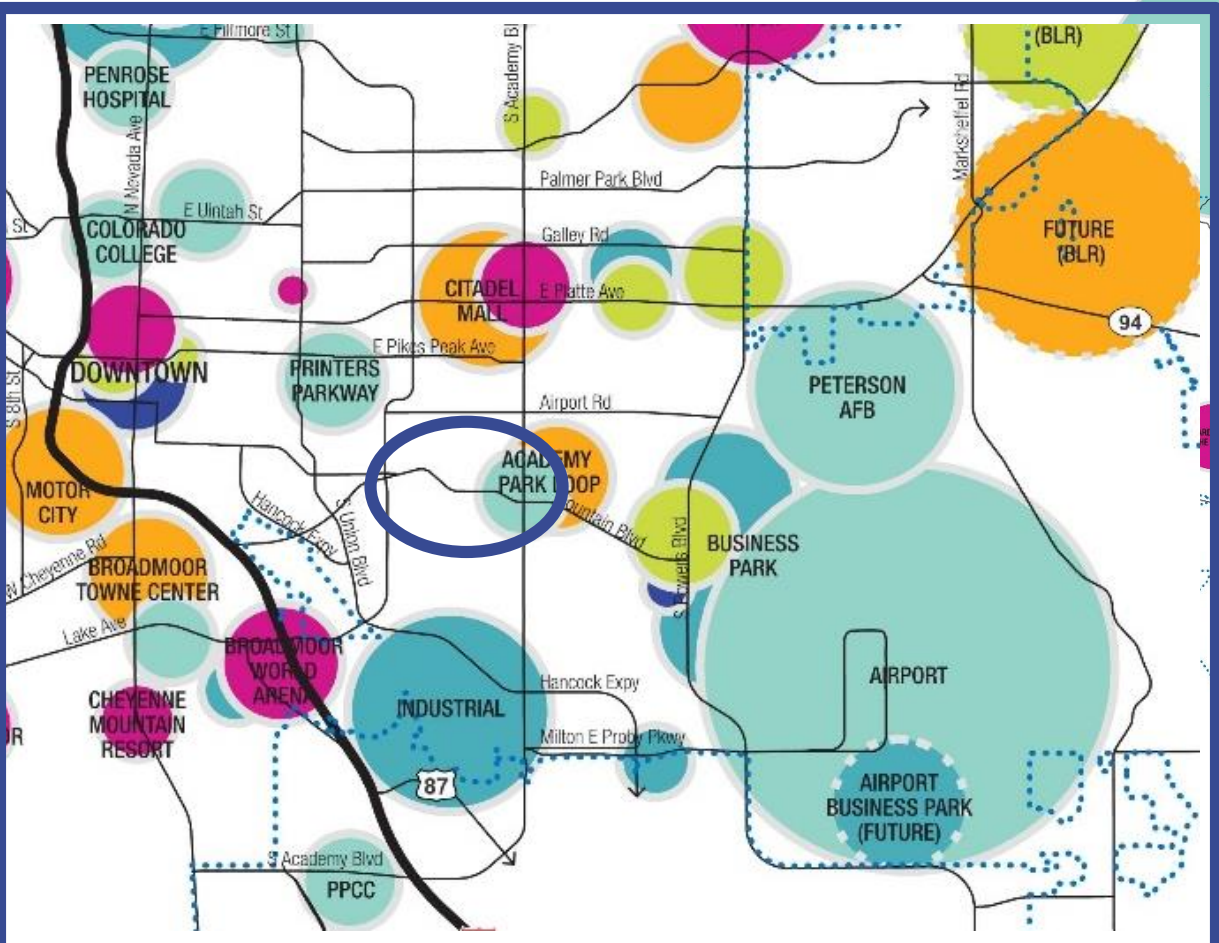
- Public Notification - Submittal:
 - 66 property owners - 1,000 foot buffer distance
 - Received no written communication.
- City Agencies
 - Traffic Engineering and CDOT:
 - Condition of Record: Subject to access restricted to Alvarado Drive
 - Expansion of U.S. 24 by-pass road (East Fountain Boulevard)
 - Traffic Engineering: No concerns with utilizing the Fountain Boulevard access frontage road
 - CDOT: No comments received and no response to staff inquiries
 - If Fountain Boulevard were expanded – the access can be reconfigured or closed and there's adequate access from Alvarado Drive for site.

PlanCOS: Thriving Economy Framework Map



PlanCOS
LEADING THE WAY TO OUR FUTURE

Thriving Economy Framework



- Predominant Typology**
- Cornerstone Institutions
 - Spinoffs and Startups
 - The Experience Economy
 - Life and Style
 - Industry Icons
 - Critical Support
 - City Boundary
 - Interstate 25
 - Major Roads

Recommendation



CPC ZC 18-00083 – ZONE CHANGE

Recommend approval to City Council the zone change of 4.77 acres from OC/PBC/cr/AO (Office Complex and Planned Business Center with conditions of record and Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B), subject to compliance with the following technical modification to the zoning exhibit:

1. Update the text on the plan to reflect the zone change to PBC and elimination of the condition of record

CPC DP 18-00084 – DEVELOPMENT PLAN

Recommend approval to City Council the Fountain Self-Storage Development Plan, based upon the findings that the development plan complies with the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E), subject to compliance with the following technical modification(s):

1. Add the text under application(s) under review on Cover Sheet – Sheet 1 of 5: “THE PROPERTY OWNER/APPLICANT IS ON NOTICE: THERE IS A POSSIBILITY OF CDOT EXPANDING FOUNTAIN BOULEVARD IN THE FUTURE. THIS WOULD RESULT IN THE CLOSURE OF THE FOUNTAIN BOULEVARD FRONTAGE ROAD ACCESS ENTRANCE, LEAVING ALVARADO DRIVE AS THE ONLY PRIMARY ACCESS FOR THE ENTIRE SITE.”
2. Modify the text from “TO PBC/CR/AO (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND AIRPORT OVERLAY)” to “TO PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY).”
3. Remove the conditional use language from Cover Sheet – Sheet 1 of 5.