
CITY PLANNING COMMISSION AGENDA

ITEMS: 5.A, 5.B

STAFF: RICK O'CONNOR

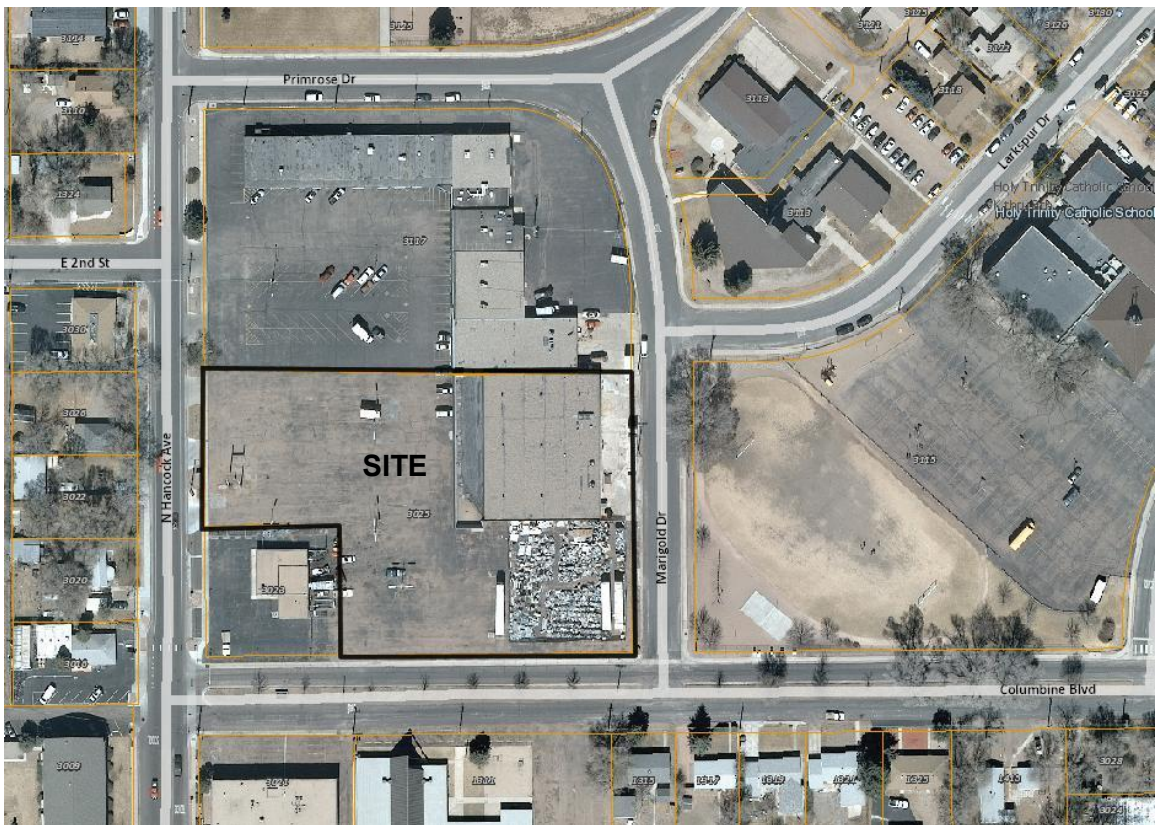
FILE NOS.:

CPC ZC 14-00052 – QUASI-JUDICIAL
CPC DP 14-00053 QUASI-JUDICIAL

PROJECT: 3025 N. HANCOCK

APPLICANT: ECHO ARCHITECTURE/CHERRY CREEK SYSTEMS

OWNER: RESTAURANT SUPPLY INC



PROJECT SUMMARY

1. Project Description:
Two applications are associated with this request. The first application is a zone change from PBC (Planned Business Center) to C-5/cr (Intermediate Business with conditions of record). The second application is an “as-built” development plan (**FIGURE 1**) indicating the new use proposed for the property.
2. Applicant’s Project Statement: **FIGURE 2**
3. Planning and Development Department’s Recommendations: Approval of the applications subject to conditions of record and technical modifications.

BACKGROUND:

1. Site Address: 3025 N. Hancock
2. Existing Zoning/Land Use: PBC (Planned Business Center)/light manufacturing
3. Surrounding Zoning/Land Use:
North PBC/commercial development
South R-2 (two-family residential)/church and single family residential
East R1-6 (single family)/school athletic field
West R-5 (multi-family)/single family residential and office
4. Comprehensive Plan/Designated 2020 Land Use: Commercial Center
5. Annexation: The property was annexed in 1967 as part of the Fillmore Addition.
6. Master Plan: Not applicable.
7. Subdivision: The property was platted in 1954 as part of a lot within the Abrahamson’s Venetian Village Subdivision.
8. Zoning Enforcement Action: There have been several violation notices provided to the previous owners of this property, primarily for unsightly outside storage and debris; there are no current violations pending on this property.
9. Physical Characteristics: The site is developed with a building and parking lot.

STAKEHOLDER PROCESS:

An initial notification was provided to 69 property owners within 500 feet of the subject property during the internal review. An informal meeting was held with approximately eight (8) concerned neighbors in July. Subsequently, a second notification was sent to 315 property owners within 1,000 of the request. A neighborhood meeting was held in August to which approximately 21 individuals attended. The property was posted for the meeting and internal review. An additional postcard notification and posting will occur prior to the Planning Commission meeting.

Staff has received formal comments from one (1) neighbor with concerns/issues and two (2) letters in support of the applications (**FIGURE 3**).

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

1. Analysis of Major issues

The primary request is to rezone the property to allow for a light manufacturing operation within the existing building. The existing PBC zoning does not allow for any manufacturing whereas the C-5 zone, which is requested, does. The current tenant is the applicant with the intent to purchase the property if the applications are approved. The light manufacturing operation recently moved from a previous location and seeks the rezoning to allow his operation to continue. This application is not a result of any enforcement efforts due to the current light manufacturing use.

There are more similarities between these two commercial districts than differences (**FIGURE 4**). One of the primary differences is the light manufacturing use is an allowable use in the C-5 zone.

There is a tendency to place less emphasis on uses conducted within the confines of a building provided there are limited external impacts. The manufacturing that is occurring within the building is the assemblage of irrigation components to construct systems that are used in commercial green houses. While there is some minor manufacturing of parts, the operation is not an objectionable use. Other commercial uses, including past uses on this property, have been unsightly and a detriment to the neighborhood. A previous user had extensive outside storage that has been an issue with the neighborhood.

Colorado Springs is over commercialized. Older shopping centers lose their commercial attractiveness, the markets change and transition into other uses. As an example here, the use of this building initially was an Albertsons grocery store. As trends changed, the store closed and was replaced by multiple other users that have occupied the space over the years. In a worst case scenario, these centers fall further into decline with a lack of users and may become semi-abandoned. There is a desire for vitality within a neighborhood and a deteriorating center will not enhance this vitality. With a "clean" user occupying the space, there are "eyes" on the property, activity, and the ability for upkeep. These could be lacking with the demise of an aging center.

Staff fully supports this change and believes this is a positive effort to enhance an otherwise declining property. The rezoning is the correct approach to approve of the allowance for a light manufacturing use.

This use would have fewer impacts in some respects that many uses permitted in the existing PBC zone. While a grocer is a highly desirable use in a neighborhood, a grocery store has multiple delivery trucks daily from various vendors as well as a constant flow of customers. While traffic is always a concern, this use has limited truck traffic and employee traffic is very limited.

The conditions of record are suggested as they represent uses that staff views as incompatible in proximity to residences and would not be harmonious.

Neighborhood concerns

The neighborhood concerns are primarily the past use with the unsightly appearance of the property, primarily outside storage. While that tenant has relocated in a unit north of this request (and is currently subject to zoning enforcement actions), this user will have reduced outside storage needs. Staff is

recommending landscape treatment that will soften the storage issue as this remains a concern with the neighbors

2. Conformance with the City Comprehensive Plan:

The 2020 Land Use map identifies this property as within the Commercial Center Land Use category. The accompanying Land Use Matrix of the Comprehensive Plan indicates that industrial uses are an acceptable land use for this land use classification.

Applicable Objectives and goals are as follows:

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.

Objective LU 7: Develop Shopping and Service Areas to be Convenient to Use and Compatible with Their Surroundings

Colorado Springs has numerous commercial areas that provide the necessary goods and services for visitors and regional, community, and neighborhood residents. The location and design of these areas not only has a profound effect on the financial success of commercial businesses, but also on the quality of life for the residents. Regardless of whether a commercial development is intended to serve neighborhood, community, citywide, or regional functions, it must be located and designed to balance pedestrian, bicycle, automobile, and, in many cases, transit access. In addition, the location and design of commercial uses must be integrated into surrounding areas, rather than altering the character of surrounding land uses and neighborhoods. Incorporating a mix of uses will increase the diversity and vitality of commercial areas.

Strategy LU 702a: Redevelop Obsolete Commercial Areas as Activity Centers

Redevelop commercial areas that are obsolete or under-utilized either as community activity centers, commercial centers, or employment centers, depending on their size, location and primary function.

Strategy LU 702c: Support and Encourage the Evolution of Existing Commercial Areas into Activity Centers

Support and encourage the evolution and transformation over time of existing commercial areas from their exclusive auto orientation and single use functions

into activity centers with mixed uses, pedestrian and transit orientation, and better relationships to the surrounding residential areas.

Policy LU 801: Locate New Employment Activities within Mixed-use Centers

Locate concentrated employment activities within designated mixed-use centers whenever possible. Employment centers will be designed for basic employment uses including light manufacturing, offices, corporate headquarters, as well as other uses of similar character. Include a variety of complementary uses, such as business services, lodging for business travelers, convenience retail, childcare, restaurants, and multifamily housing. Employment activities that cannot be located within mixed-use centers due to large, single employer campuses, or environmental, industrial, and operational constraints, should be planned within the context of complimentary mixed uses in nearby activity centers.

Strategy LU 801g: Support and Encourage the Redevelopment of Obsolete Industrial Areas as Activity Centers

Support the redevelopment of older, obsolete industrial areas with a mix of uses in new activity centers, including residential, employment, commercial, recreational and entertainment uses.

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.

3. Conformance with the Area's Master Plan: Does not apply.

ZONE CHANGE CRITERIA:

In accordance with City Zoning Code Chapter 7, Article 5, Section 603, a proposal for a change of zone classification may be approved by the City only if the following findings are made:

- 1.) The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
- 2.) The proposal is consistent with the goals and policies of the City Comprehensive Plan.
- 3.) The proposal is consistent with the master plan for the area, in which the parcel is located.

Staff finds that criteria one and two are met, and criteria three does not apply.

DEVELOPMENT PLAN CRITERIA

Staff has determined that the development plan review criteria (Section 7.5.502.E.) are satisfied subject to the revisions to the plan as listed below.

STAFF RECOMMENDATION:

Item No: 5.A CPC ZC 14-00052 – Rezoning to C-5/cr

Approve the rezoning to C-5/cr (Intermediate Business with conditions of record), based upon the finding that the rezoning complies with the rezone review criteria in City Code Section 7.5.603 B, subject to the following Conditions of Record:

Conditions of Record:

1. That the following uses are prohibited:
 - a. Outdoor kennels.
 - b. Construction and/or contractors yards.

Item No: 5.B CPC DP 14-00053 – Development Plan

Approve the 3025 Hancock Development Plan, based upon the finding that the development plan complies with the development plan review criteria in City Code Section 7.5.502.E, subject to compliance with the following technical plan modifications:

Technical Modifications on the Development Plan:

1. Provide an 8-10' landscaped area adjacent to the east and south side of the fence. All plant materials shall consist of shrubs and trees, to be generally consistent with the landscape buffer/screen requirements and be on a drip irrigation system. The fence along the east side may need to be relocated to the west to accommodate the landscaping. A landscaping plan shall be submitted to LUR for approval and all landscaping shall be installed within 45 days of approval of the requests.
 2. Additional screening shall be provided to block the views of materials inside the fenced area so the storage is opaquely screened. This shall also include replacing missing slats within the existing fencing
 3. No trucks shall be parked longer than 24 hours along the east side of the building.
 4. Any semi-permanent parking on the property (over one week in duration) shall be shown on the development plan.
-



Date: April 21, 2014
To: City Of Colorado Springs
Land Use Review Division
Planning & Community Development Department
Attn: Rick O'Connor, Planner
Project: Cherry Creek Systems
Location: 3025 North Hancock Avenue
Colorado Springs, CO 80907

Cherry Creek Systems - Project Statement

Proposed Zone Change:

Cherry Creek Systems (CCS) is requesting a zone change from the current PBC to C-5. Cherry Creek Systems is a "light industrial" use, manufacturing greenhouse automation systems. They have occupied this building for approximately 6 months producing this equipment. When CCS moved into this building it was highly underutilized and a large portion of the exterior site was utilized as open air storage – a use not permitted in the PBC zone. CCS has cleaned up the site and has increased the occupancy of this formerly nearly empty building.

Project Justification:

1. *The action will not be detrimental to the public interest, health, safety, convenience or general welfare?*

Yes. CCS's operations are non-hazardous, quiet, and unobtrusive. By creating a viable business in this building the site has been physically cleaned up and the area has become safer due to the increased activity at the building, creating more "eyes on the street".

2. *The proposal is consistent with the goals and policies of the Comprehensive Plan.*

Yes. The property is located in the "Mature Redevelopment Corridor". CCS occupying this underutilized and formerly undesirable building is exactly what the Mature Redevelopment Corridor calls for.

3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan.*

Not Applicable.

Project Issues:

The following issues in *'italics'* were raised during the Pre-App meeting on August 21, 2013:


Concern for declining older commercial center:

The fact that this commercial center is declining is due to many reasons. By expanding the allowed uses the potential for this commercial center to recover from its decline is increased. CCS is a great tenant and a great neighbor and will help this commercial center redevelop.

The PBC and C-5 zones are quite similar in permitted/conditional uses. The primary exception being Industrial Uses. CCS is an industrial use but a very inconspicuous one. The applicant would support a "Condition of Record" to disallow any Industrial Use that would be detrimental to the neighborhood (ie. noise, hour, and odor limitations).

Please feel free to contact me anytime with questions and/or comments on this Project Statement.

Respectfully,
Echo Architecture, LLC.

by 

Ryan Lloyd
Architect

Rick,

Thank you for your email. I did find the neighborhood meetings informative. I know you handed me the information on my question of a variance for this business. Frankly, it did not make any sense to me.

My comments/questions

I think the new business is a good thing for the neighborhood and the shopping center.

I would like the planning commission to consider keeping the PBC zone with a variance.

What is the review process for a PBC as opposed to a C-5?

So, after re-reading my emails dated the 24 and 26, I think they state my other concerns.

I also want the Planning Commission to know that I have and am still working with the State.

Thank you Rick. I believe you said that the information for the Planning Meetings will be on the city website?

From: Sharon Stone [<mailto:sharonstone1@mac.com>]

Sent: Thursday, June 26, 2014 8:27 AM

To: O'Connor, Rick

Cc: Stella Lively; Linda J

Subject: Re: concern regarding request for use of land change

Mr. O'Connor,

Thank you for your response. I am requesting a hearing/meeting with you and a representative from Cherry Creek Systems. I want to know and many of my neighbors want to know how this zone change will impact our neighborhood. When you report that the "manufacturing will be inside the building" - that answer is simply not enough information. OEM Parts also is a business that is "inside the building" and has been allowed to spill over to the outside and completely trash the area. You must understand that we are all weary regarding the particular business site where Cherry Creek is located. It has been a slow process to move the trash that continually gathers in this area. Response from the city has been minimal and it was only after I contacted the State, was there action. This business site is always in disrepair and trying to deal with the 2 owners has also been ineffective.

I turn to you with the hope that you can begin to assist us. This business site lowers our property value and is an eye sore. As property owners and citizens of this city, we deserve all of the rights and considerations to live in a neighborhood that is well maintained and supported by our city government.

From: Sharon Stone [<mailto:sharonstone1@mac.com>]

Sent: Tuesday, June 24, 2014 3:40 PM

To: O'Connor, Rick

Cc: Linda J

Subject: concern regarding request for use of land change

Mr. Rick O'connor,

I was just informed by a neighbor that there has been a request of zoning change by a business in a small business strip mall close to my neighborhood.

The business is Cherry Creek Systems, 3025 North Hancock
The reference # for rezone is CPC-ZC14-00052
The request is to change from PBC to C5

I was not notified of this change nor were my immediate neighbors. I want to understand what this change means from a Planned Business Center to Light Industrial. I understand that only neighbors within 500 ft. were notified.

My concern is the continual trash that still exists in this complex by OEM Parts at 3029 North Hancock and now this change for Cherry Creek Systems causes more concern.

This neighborhood is surrounded by schools and churches and manages to be a well kept neighborhood. Last summer I contacted the State Health and Environment Dept. and through their assistance, OEM was highly encouraged to move mounds of trash. OEM continues to maintain a pile of trash behind their building and I have registered complaints with Code Enforcement.

There is a "Privacy Fence" next to Cherry Creek Systems and it now too is beginning to be filled with junk. The fence, first of all, is not private. My understanding is that nothing is to be seen beyond the top of the fence nor through the fence, this the name "privacy". One is able to see items through the fence and over the top.

This neighborhood and its residents deserve better.

Please be in touch regarding this concern and let this email register as a complaint regarding this zoning request.

Sharon
sharonstone1@mac.com

September 2, 2014

Planning and Development

Mr. Rick O'Connor

Mr. O'Connor

I am writing this letter to you concerning the meeting I attended August 13, 2014 at Cherry Creek Systems. It was well attended and several points were brought up during the question and answer period by the local residence. My feeling was the overall proposal was accepted for the zoning change which I agree with the opposition was more related to the property ownership than the occupant. I feel Cherry Creek Systems manufacturing will not have any negative impact on the neighborhood in contrast I feel it would be very positive. I have lived in this area for sixty years as my family is the fifth generation on the same street in this neighborhood we have seen many changes over the years. I cannot help to believe this would be an improvement to this area. A vacant building does no good. Please feel free to contact me with any concerns or questions.

Best Regards

Ron Murphy

Property Owner of the following:

3204 Illinois Ave

3203 Illinois

3125 Illinois Ave

O'Connor, Rick

To: -
Subject: RE: mailing list

From: - [mailto:lindrama@aol.com]
Sent: Wednesday, September 03, 2014 12:09 PM
To: O'Connor, Rick
Subject: RE: mailing list

Rick...these comments still stand, following the most recent meeting with Cherry Creek Systems. They are a plus for our neighborhood and I would d advocate their being granted the zoning they seek. Linda Johnson

From: - [mailto:lindrama@aol.com]
Sent: Friday, July 11, 2014 12:09 PM
To: O'Connor, Rick
Cc: sharonstonel@mac.com
Subject: Re: mailing list

Rick...We felt that our meeting with you and the Cherry Creek Systems representatives was productive and established rapport. After you left we were given an informative tour of the CCS operation. Mention was made of building a model greenhouse in the parking area. Wouldn't it be ideal if the old strip mall could attract other related businesses? We learned that the location at 3025 N Hancock was chosen for its location, close to I-25, and for its size. Their previous location was larger than needed for their operations. It was also mentioned that some materials that they used are available locally, rather than off shore, which is a plus.

Another thought I had during the tour, is that school children, and older trade trainees, would be fascinated and educated about manufacturing, and the industry that CCS is involved in, by field tours through their operation.

Thanks for your information about the notice mailing. Linda Johnson

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7.3.203

PERMITTED, CONDITIONAL AND ACCESSORY USES
 OFFICE, COMMERCIAL, INDUSTRIAL, TRADITIONAL NEIGHBORHOOD DEVELOPMENT, SPECIAL PURPOSE AND FORM BASED ZONE DISTRICTS^{1,3,5}

Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD	TND
Residential use types:														
Accessory dwelling unit				P										P
Detoxification center	C	P	C	C	C					P				P
Dormitory, fraternity or sorority house		P	C	P	C			C				P		P
Human service establishments:														
Domestic violence safe house	P	P	P	P	P			C						P
Family support residence	P	P	C	P	C			C						P
Human service facility:	P	P	C	P	C			C						P
Hospice	P	P	C	P	C			C						P
Residential childcare facility	P	P	C	P	C			C						C
Human service home	P	P	C	P	C			C						P
Human service residence:	P	P	C	P	C			C						P
Family care home	P	P	C	P	C			C						P
Large family care home	C	P	C	P	C			C						C
Human service shelter:	C	P	C	P	C		C	C						C
Drug or alcohol treatment facility	C	P	C	P	C		C	C						C
Multi-family dwelling	C	P	C	P	C			C						P
Retirement home		P	C	P	C			C						P
Rooming or boarding house		P	C	P	P			C	C			P		P

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FIGURE 4

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Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD	TND
Residential use types (cont.)														
Single-family detached dwelling on individual lot	P	P	C	P	C			C						P
Manufactured home	P	P	C	P	C			C						P
Two-family dwelling on an individual lot	P	P	C	P	C			C						P
Office use types:														
Call center	P	P	P	P	P	P	P	P	P				P	P
Financial services		P	P	P	P	P	P	P	P				P	P
General offices	P	P	P	P	P	P	P	P	P				P	P
Medical offices, labs and/or clinics	P	P	P	P	P	P	P	P	P				P	P
Mixed office/residential use	P	P	C	P	C			C	C					
Commercial use types:														
Agricultural sales and service			P	P	P			C	C					P
Automotive and equipment services:														
Automotive service ⁴			P	P	P			P	P					C
Automotive rentals ⁴		P	P	C	P			C	C				P	
Automotive repair garage ⁴			C	C	P	P	P	P	P				C	C
Automotive sales ⁴			C	C	P			C	C					
Automotive storage yard					P			P	P					
Automotive wash			P	C	P			C	C					C
Body and fender repair services					P			P	P					
Construction equipment business								C	P					

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FIGURE 4

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7.3.203

Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD	TND
Commercial use types (cont.)														
Equipment rental and sales					C			P	P					
Equipment repair services								P	P					
Equipment storage yard					C	C	C	C	P					
Bar			P	P	P			C	C			P	P	P
Bed and breakfast inn	C	P	P	P	P			C	C					P
Building maintenance services				P	P		P	C	C					
Business office support services		P	P	P	P	P	P	P	P				P	P
Business park		C	P	P	P	P	P	P	P				P	P
Campground			P	P	P					P	P	P		
Commercial center			P	P	P			C	C				P	P
Communication services	P	P	P	P	P	P	P	P	P				C	P
Construction sales and services			P	P	P			P	P					P
Consumer convenience services			P	P	P			C	C					P
Consumer repair services			P	P	P			C	C					P
Crematory services				C	C			P	P					
Data center			P	P	P	P	P	P	P					
Exterminating services					P	P	P	P	P					P
Food sales:														
Convenience food sales			P	P	P		C	C					P	P
General food sales			P	P	P		C	C						P
Specialty food sales		C	P	P	P		C	C					P	P

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FIGURE 4

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7.3.203

Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD	TND
Commercial use types (cont.)														
Funeral services:	P	P	P	P	P									P
Crematory services (as an accessory use)			C	C	C									C
Hookah bar			C	C	C			C	C					C
Hotel/motel		C	P	P	P			C	C			P	P	P
Kennels:														
Indoor			C	C	P			P	P					
Indoor and outdoor				C	C			P	P					
Animal shelters					C					P				
Liquor sales			P	P	P			C	C					P
Medical marijuana facility:														
Medical marijuana center	7	7	P	P	P	A ⁶	A ⁶	A ⁶	A ⁶					
Medical marijuana infused product manufacturer	7	7	P	P	P	P	P	P	P					
Optional premises cultivation operation	7	7	P	P	P	P	P	P	P					
Miniwarehouses		C	P	C	P	C	P	P	P	P				
Mixed commercial-residential		C	P	P	P									P
Mixed office-residential		C	P	P	P									P
Personal consumer services		P	P	P	P			C	C				P	P
Personal improvement services			P	P	P			C	C				P	P
Pet services			P	P	P			C	C				C	P

FIGURE 4

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Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD	TND
Commercial use types (cont.)														
Pharmacy	A	P	P	P	P			C	C				P	P
Recreation, commercial:														
Indoor entertainment			P	P	P	C	C	C	C			C	C	P
Indoor sports and recreation			P	P	P	C	C	C	C			C	C	P
Outdoor entertainment					P			C	C			C		P
Outdoor sports and recreation			C		P	C	C	C	C			C	P	P
Restaurants:														
Drive-in or fast food		C	P	P	P	C	C	C	C			C	P	
Quick serve restaurant		P	P	P	P	C	C	C	C		P	P	P	
Sit down - served at table		P	P	P	P	C	C	C	C		P	P	P	P
Retail, general:			P	P	P			C	C			P	P	P
Large retail establishment			P	P	P			C	C			C	P	P
Neighborhood serving retail		C	P	P	P							P	P	P
Sexually oriented business			P	P	P				P					
Surplus sales					P			C	C					P
Teen club/young adult club			C	C	C			C	C					P
Veterinary service:														
Large animal hospitals								P	P					
Small animal clinics			P	P	P			P	P					P

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FIGURE 4

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Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD	TND
Civic use types:														
Administrative/safety services										P				P
Cemetery	C	C	C	C	C	C	C	C	C	P				P
Club (membership, social and recreational)			P	P	P	P	P	P	P				C	P
Community gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cultural services	C	C	P	P	P			C	C	P	P	C	P	P
Daycare services	C	P	P	P	P	C	C	C	C				C	P
Detention facilities/halfway houses										P				
Educational institutions:														
Charter school	C	C	P	P	P	C	C	C	C	P				P
College and university	C	C	P	P	P	P	P	C	C				C	P
Nonpublic schools	C	C	P	P	P	C	C	C	C					P
Proprietary schools	P	P	P	P	P	P	P	P	P				P	P
Public schools	C	C	P	P	P	C	C	C	C					P
Hospital		P	P	C	P	C	C	C	C					P
Maintenance and service facility										P			P	
Public assembly			P	P	P			C	P	P				P
Public park and recreation										P	P		P	P
Religious institution	P	P	P	P	P	C	C	C	C					P
Semipublic community recreation	C	C	C	C	C	C	C	C	C					P
Social service center			P		P			C						P
Utility facilities										P				

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FIGURE 4

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7.3.203

Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD	TND
Industrial use types:														
Accessory retail sales (accessory to principal use) ⁴						A	A	A	A			A	A	A
Construction and/or contractor yards				P	P	P	P	P	P					
Construction batch plant									P					
Custom manufacturing				P	P	P	P	P	P				P	P
Garbage service companies								C	C					
General industry:														
Heavy							P		P					
Light							P	P	P				P	P
Industrial laundry services (large scale activity)							P	P	P					C
Junkyard								C	P					
Manufacturing							P	P	P				P	C
Meatpacking and related industry									P					
Mining operations:														
Temporary surface and open pit	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Underground (activities above)														
Underground (activities under)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Recycling:														
Large recycling collection center							C	C	P					
Recycling processing center								C	P					

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FIGURE 4

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Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD	TND
Industrial use types (cont.)														
Research and development						P	P	P	P				P	P
Stockyards									P					
Transfer station								C	P					
Truck terminal						P	P	P	P				P	
Vehicle dismantling yard								C	P					
Warehouse					C	P	P	P	P				P	
Warehousing and distribution						P	P	P	P				P	
Parking use types:														
Parking lot/surface parking:														
Private						P	P	P	P	P			P	P
Public						P	P	P	P	P			P	P
Parking structure:														
Private								C	C	C			P	P
Public								C	C	C			P	P
Transportation use types:														
Aviation facilities													P	
Railroad facilities										A				P
Transit shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation terminal					P	C	C	C	C				P	P

FIGURE 4

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Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD	TND
Agricultural use types:														
Commercial greenhouse			P	P	P	P	P	P	P					P
Stable, commercial											P			
Miscellaneous use types:														
Broadcasting tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C
CMRS facilities ²														
Landfill (putrescible and nonputrescible)								C	P					

7.3.203

Notes:

1. Unless otherwise permitted by this Zoning Code, all uses permitted in a specific PUD zone district shall be determined at the time of zoning.
2. See section 7.4.603 of this chapter for additional CMRS information.
3. Development plan required for all conditional uses and when required per section 7.7.502 of this chapter.
4. See section 7.3.205 of this part for additional standards for specific land uses.
5. Unless otherwise permitted by this Zoning Code, all uses permitted in a specific FBZ zone district shall be determined at the time of zoning and described in the zone specific regulating plan.
6. In accord with subsection 7.3.205C, "Accessory Retail Sales And Services", of this part.
7. Refer to subsection 7.3.205K6 of this part for additional standards for MMJ facilities located within the OR and OC zone districts.

(Ord. 80-131; Ord. 81-102; Ord. 86-39; Ord. 86-117; Ord. 86-119; Ord. 90-108; Ord. 91-30; Ord. 94-107; Ord. 01-42; Ord. 01-173; Ord. 02-97; Ord. 02-125; Ord. 02-153; Ord. 03-74; Ord. 03-110; Ord. 03-157; Ord. 06-55; Ord. 06-162; Ord. 09-73; Ord. 09-88; Ord. 10-42; Ord. 10-107; Ord. 12-66)

FIGURE 4