

CITY PLANNING COMMISSION AGENDA
June 20, 2019

STAFF: LONNA THELEN

ASSOCIATED FILES:
CPC SN 19-00045 – QUASI-JUDICIAL

PROJECT: BLAMIRES WAY NAME CHANGE
OWNER/APPLICANT: ERIC BLAMIRES
CONSULTANT REPRESENTATIVE: ERIC BLAMIRES



PROJECT SUMMARY

1. **Project Description:** This project is a street name change from Imola Lane to Blamires Way (**FIGURE 1**). Imola Lane currently begins at Farthing Drive and continues south into the Blamires residence. The future extension of Imola Lane is currently unbuilt. This name change will rename the constructed and unconstructed portion of Imola Lane to Blamires Way.
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:** The street begins at Farthing Drive and continues south to the El Paso County line.
2. **Existing Zoning/Land Use:** R1-9 (Single-Family Residential)
3. **Surrounding Zoning/Land Use:**
 - North: R1-9 (Single-Family Residential)/Single-Family Residence
 - South: El Paso County property/vacant
 - East: R1-9 (Single-Family Residential)/Single-Family Residence
 - West: R1-9 (Single-Family Residential)/vacant
4. **Annexation:** The property was annexed in 1972 as part of the Gates Addition #10.
5. **Master Plan/Designated Master Plan Land Use:** Cheyenne Mountain Ranch/Residential
6. **Subdivision:** Broadmoor Glen South Filing No. 15
7. **Zoning Enforcement Action:** None
8. **Physical Characteristics:** The portion of Imola Lane to the Blamires residence is constructed. The remaining portion to the El Paso County line is unbuilt right-of-way.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public notification process for the associated applications consisted of providing notice to the neighbors by placing a poster for the project on site and sending postcards to 43 property owners within 1000-feet of the project site. The public comment received is provided as **FIGURE 3**. The major concerns provided include: a street should be named after a person of honor, one person should not be able to name their street after themselves, the new street name does not fit the Tuscan or Mediterranean theme originally developed in this neighborhood, and in the case of an emergency this street may not be found due to the name change. These concerns will be addressed in the analysis of review section in this staff report. In addition, the applicant has responded to these concerns in their response letter **FIGURE 4**.

The application was sent to the standard internal and external agencies for review and comment. The review comments received have been addressed. Review agencies for this project included Engineering, Colorado Springs Police Department, Enumerations, United States Postal Service, Streets Division, Traffic, Peterson Airforce Base and the Colorado Springs Airport Advisory Committee.

ANALYSIS OF REVIEW AND CONFORMANCE WITH CITY COMPREHENSIVE PLANNING

1. **Review Criteria/Design & Development**

Background:

All requests for street name changes must meet City Code 7.7.704.D.7 and be reviewed by City review agencies including City Engineering, Colorado Springs Police Department, Enumerations, United States Postal Service, the Street Division, and City Traffic Engineering. Staff has completed each review and addressed any comments from those agencies. In order to clearly show that the criteria of a street name changes was met, the street name change criteria and the street naming regulations are listed and justified. In this case the only property addressed off of Imola Lane is the Blamires residence. No additional addresses will be required to be changed.

7.7.704. D.7. Street Name Changes: All applications for street name changes, for both public and private streets, or rights of way, shall be submitted to the Community Development Department in accord with the requirements of the Community Development Department and are subject to the jurisdiction of the Planning Commission.

In reviewing an application for a street name change, the Planning Commission shall grant the street name change only upon determination that all of the following criteria are met:

a. No Adverse Impact: That the efficient, timely and convenient delivery of services and goods, public and private, to the people and their property will not be adversely affected.

Review by City Engineering, Colorado Springs Police Department, Enumerations, United States Postal Service, the Street Division, City Traffic Engineering and Land Use Review was completed. During the initial review only Land Use Review had comments; subsequent submittals addressed Land Use Review comments. The agencies listed are tasked with determining if a street name change would adversely impact delivery of public and private goods and no issues were raised; therefore, renaming this street to Blamires Way has no adverse impact.

b. Requirements Of This Section: That the requirements of this section have been met.

Staff has reviewed this section (7.7.704.D) to ensure that all the requirements are met. These requirements include:

- 1- Approval of the name by Community Development Department (Land Use Review), Traffic Engineering, Colorado Springs Police Department, and Enumerations. As noted previously approval is recommended.
- 2- Meeting the street name regulations for renamed streets. Blamires meets the street name regulations.
- 3- Meeting the Public Street Name Designation. In this case Way was approved because it is a street without continuity.

c. Purpose Of Part: That the street name change comes within the purpose of this part, that is, to promote the health, safety, convenience and general welfare of the citizens.

Staff has determined that the street name change from Imola Lane to Blamires Way meets the purpose of this part of City Code. City Code does not require that the street be named after a person of honor, it does not prohibit someone from naming a street after them, nor does it require that the street meet a specific theme of a neighborhood (in this case Tuscan or Mediterranean). The name of Blamires Way will not negatively impact the health, safety, convenience and general welfare of citizens.

Staff finds that the request for the street name change is in conformance with the City Code standards and criteria for a street name change.

2. Conformance with the City Comprehensive Plan

PlanCOS, the City's Comprehensive Plan, is a high level and visionary document. This location falls under the Established Suburban Neighborhood. The theme that best aligns with this street name change is Majestic Landscapes.

The southwest part of Colorado Springs values the natural and man-made outdoor spaces and celebrates their location at the base of the mountains. This area is surrounded by Fort Carson, Cheyenne Mountain Air Force station and Cheyenne Mountain State Park. The residents of this neighborhood have the opportunity to engage with these places surrounding their community **(FIGURE 5)**.

PlanCOS does not specifically address street naming or give any specific goals or strategies related to street naming or re-naming. Therefore, it is the finding of the Planning and Development Department that the Blamires Street Name Change application substantially conforms to the PlanCOS goals and objectives.

3. Conformance with the Area's Master Plan

This site is within the Cheyenne Mountain Ranch Master Plan. The master plan calls out this area as residential. The application proposed is a street name change for a residential property and complies with the Cheyenne Mountain Ranch Master Plan.

STAFF RECOMMENDATION

CPC SN 19-00045 – Street name change

Approve the street name change for Imola Lane to Blamires Way, based upon the finding that the street name change complies with the review criteria in City Code Section 7.7.704.D.7.