

Burgerworks E Fillmore Street

ZONE-22-0007 & DEPN-22-0074

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Application



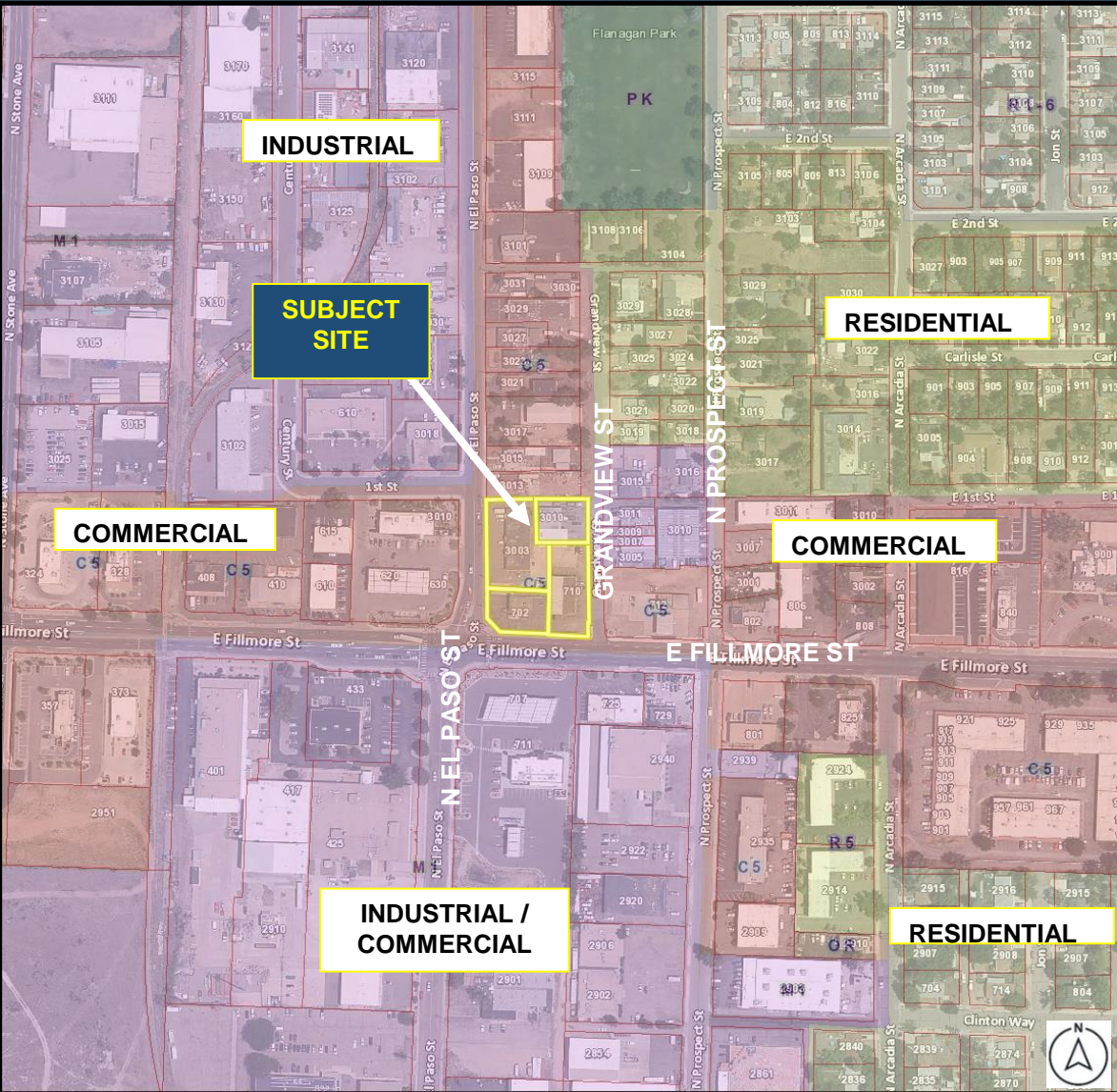
ZONE-22-0007– Zone Change

A zone change for 1.273-acres located in the northeast corner of East Fillmore Street and North El Paso Street from M1/C5 (Light Industrial and Intermediate Business) to C5 (Intermediate Business).

DEPN-22-0074 – Development Plan

Development plan for Burgerworks East Fillmore Street project to allow for a fast-food restaurant with ancillary site improvements located in the northeast corner of East Fillmore Street and North El Paso Street.

Context Map



General Information



Site Details:

- The four parcels consist of 1.27-acres in the northeast corner of North El Paso and East Fillmore Streets
- Zoned C-5/M-1 (Intermediate Business/Light Industrial)
- The four parcels are improved with older commercial buildings.

Public Notification and Involvement:

- Public notice was mailed to 148 property owners, on two occasions: internal review and this Planning Commission hearing
- The site was posted on the two occasions
- Written correspondence five (5) in opposition and one (1) in favor were received during the internal review. No-follow-up correspondence received.
 - Traffic flow and congestion along East Fillmore Street and at the intersection of North El Paso Street.
 - Safety of residents north of the site from 'cut through' the neighborhood
 - Too many fast-food restaurants in the area

Zone Change Request



- Three of the existing properties were zoned C-5 (Intermediate Business) in 2008 per Ordinance No. 08-24. The fourth property remained zoned M-1 (Light Industrial).
- Since the project encompasses all four properties, the zone change will combine the parcels and 1.273-acres will be rezoned to C-5 (Intermediate Business) zone district.
- A future fast-food restaurant is proposed at this location which is a permitted use in the C-5 (Intermediate Business) Zone District and is consistent with the established parameters of this zone district which provides for moderate commercial intensity near residential zoning.



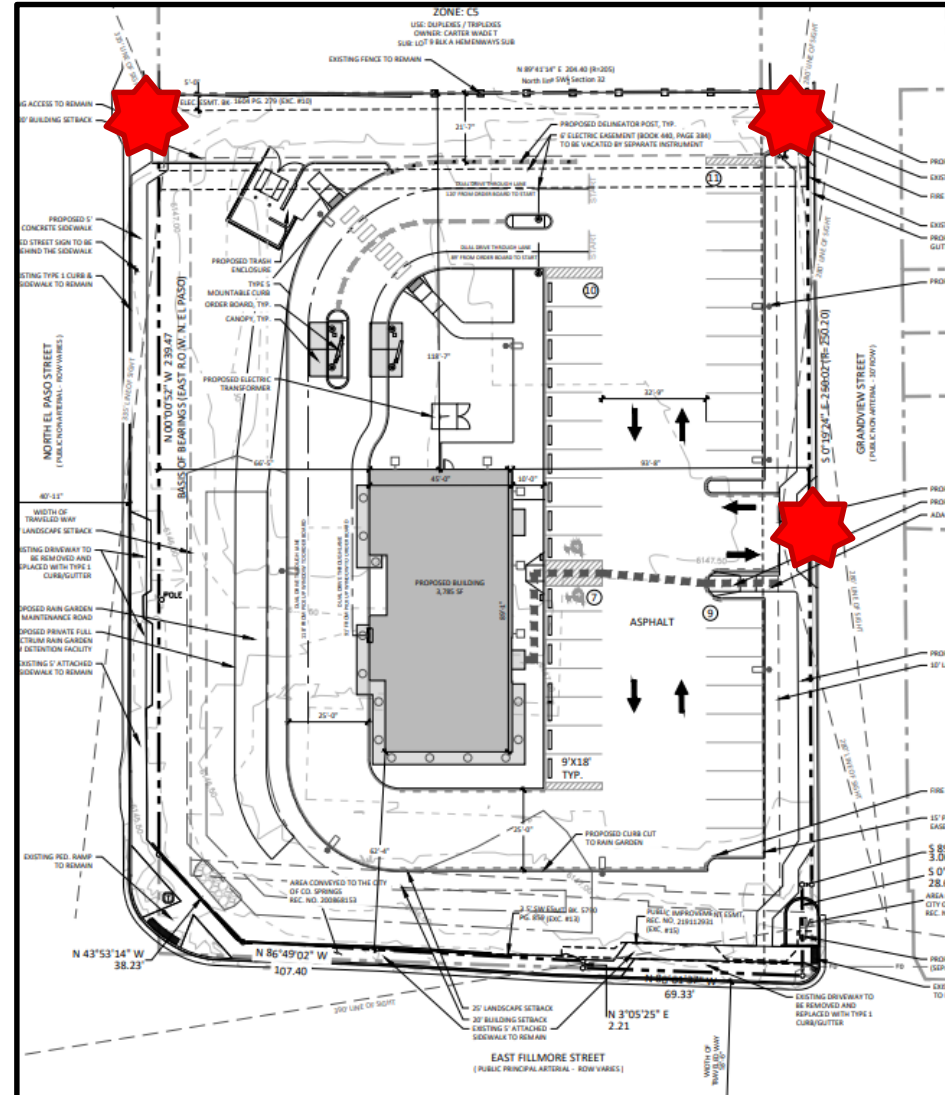
Existing Zone: C-5/M-1 (Intermediate Business/Light Industrial)

Proposed Zone: C-5 (Intermediate Business)

Development Plan



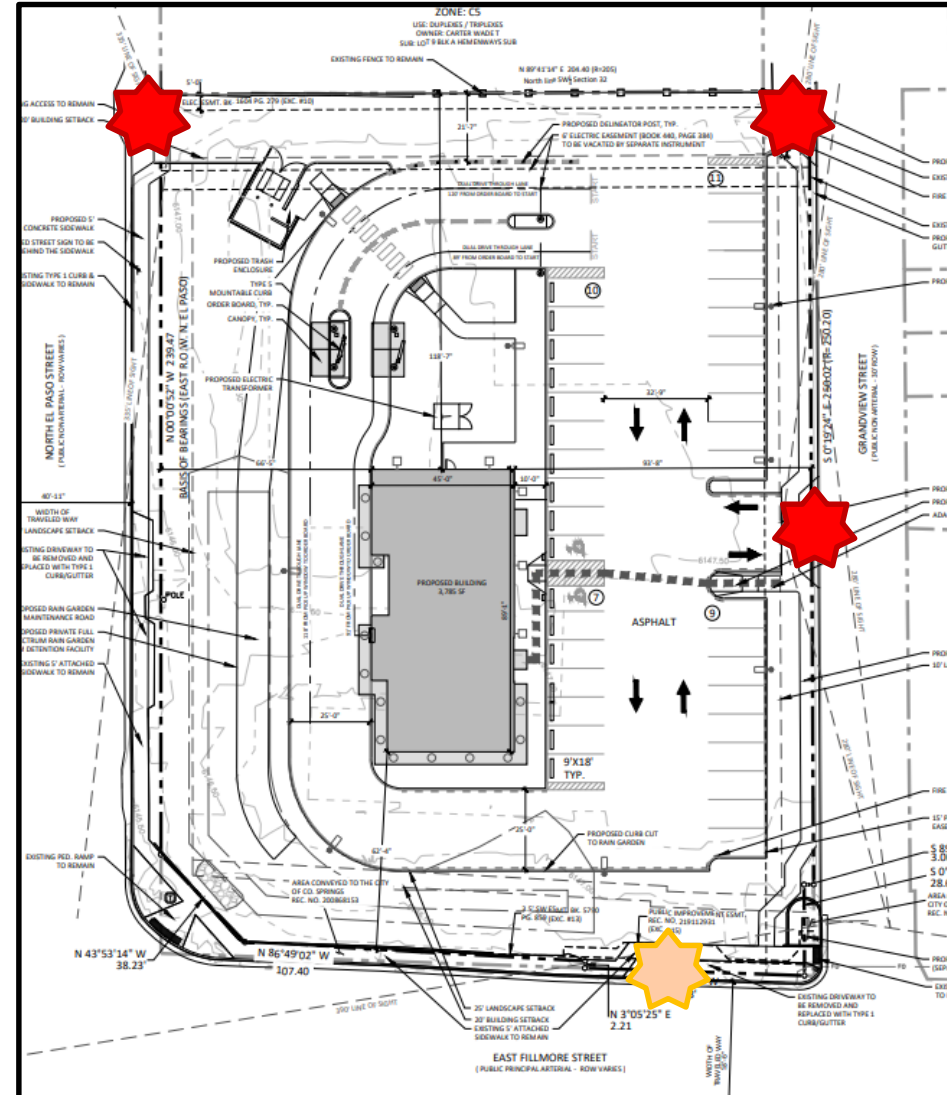
- Development plan for a fast-food restaurant was reviewed in conjunction with the zone change request.
- The project was reviewed using the criteria for a development plan.
- Existing uses along East Fillmore Street include commercial and industrial uses providing a transition between the residential to the northeast.
- Project requires 38 parking spaces. Qualifies for parking reduction as property is located 400' by direct pedestrian access to public transit along West Fillmore Street. Project provides 37 parking spaces including ADA parking.



Development Plan



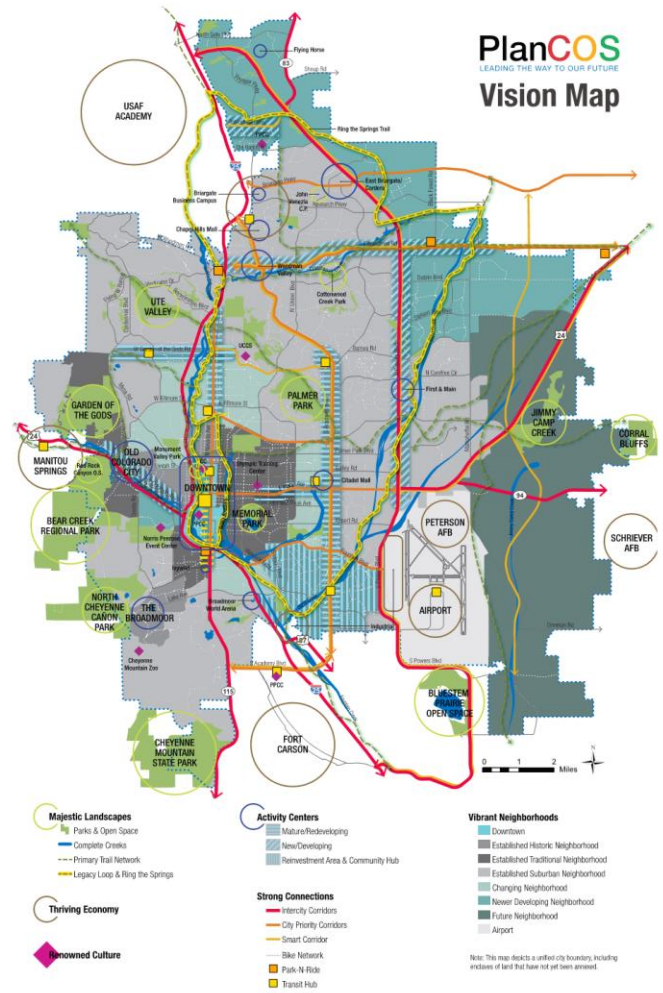
- The existing access point off East Street Fillmore will be removed. Access to the site will be by means of Grandview Street and North El Paso Street.
- Traffic Impact Analysis specific to a fast-food restaurant was submitted. City Traffic Engineering agreed with the findings and recommendations.
 - Future car wash will not negatively affect the signal LOS at North El Paso and East Fillmore Streets.
- Traffic Engineering requested a note be added to the development plan that states that *“the City maintains the right to modify or restrict the intersection of Fillmore Street/Grandview Street due to safety concern or operational problems.”*



PlanCOS Conformance



PlanCOS LEADING THE WAY TO OUR FUTURE Vision Map



- Chapter 2 entitled **“Embrace Creative Infill, Adaptation, and Land Use Change”** which has Goal UP-2, which states *“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-2.A in Chapter 2: **“Support infill and land use investment throughout the mature and developed areas of the city.”**
- Chapter 4 entitled “Expand our Base”, has Goal TE-2, which states:
 - **“Diversify the local economy by fostering a range of business types and sizes.”**
- Chapter 4 entitled **“Embrace Sustainability”**, which has Goal TE-4 that states:
 - *“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.”*
 - A policy [Policy TE-4.A] for this goal further reinforces that development should **“Prioritize development within the existing City boundaries and built environment (not in the periphery).”**

Recommendation



ZONE-22-0007

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 1.273-acres from C-5/M-1 (Intermediate Business/Light Industrial) to C-5 (Intermediate Business), based upon the findings that the change of zone request complies with the three criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

DEPN-22-0074

Approve the development plan for Burgerworks East Fillmore Street project, based upon the findings that the request meets the review criteria for granting a development plan, as set forth in City Code Section 7.5.502(E).