



Kids on Bikes Conditional Use (Retail & Storage) Project Statement

Description

This proposed conditional use is for the existing lot currently used as a commercial kitchen, office & storage on the site known as Lot 1 Silver Key/Remco Sub to be allowed a retail usage. The purpose is to allow for part of the building to be used for an office, bike repair, volunteer work and bike classes; Specifically, a proposed 3,200 SF retail space for Mountain Equipment Recyclers, a proposed 2,500 SF retail space for Pedal Station, a proposed 200 SF for office space, a proposed 500 SF storage space for Mountain Equipment Recyclers, a proposed 2,500 SF storage space for Pedal Station, and a proposed 1,000 SF volunteer work area for Pedal Station.

The retail area will be open 7 days a week from 11AM to 6PM. The volunteer work area will be open on Tuesdays, Thursday and Saturdays from 11AM to 6PM. On these days, 4 to 8 volunteers will work for 2 to 6 hours at a time. Community events will occur once or twice a month and will go to no later than 9PM. Community bike rides will take place on Saturdays and Sundays. The hours for the community rides are not set precisely, but will likely take place during the afternoon. The rides will take place at Red Rock Canyon and along the Midland Trail. Irregularly scheduled bike classes will take place both on and off site. Nearby locations such as the old Midland School building and Red Rock Canyon will be used for these classes.

This particular area has been struggling since being sidelined by the Highway 24 bypass. It is a mix of commercial and residential property and it felt the loss of the Silver Key Service Agency. Repurposing this building for a community activity would help rebuild the sense of neighborhood as well as address a very real need for this type of service. It's location near the Midland bike trail and Red Rocks Canyon park is an ideal location for a center dedicated to bicycling. The only concerns raised by neighbors focused on safety for the bicyclists. Those have been addressed in the "Issues" section.

The property is located in the southwest quarter of Section 11, Township 14 South, Range 67 West of the 6th Principal Meridian in the city of Colorado Springs, Colorado. More specifically, the site is located at the northeast corner of the intersection of Robinson Street and Bott Avenue. The site is bounded to the north by Lot 1 Kenosha Sub, to the west by Robinson Street, to the southwest by Bott Avenue, to the south by Lot 2 Silver Key/Remco Sub, to the southeast by Lot 3 Ghost Town Sub No 3 and to the northeast by Highway 24.



The site is fully developed with a storage building to the northeast and a kitchen/office building to the southwest with supporting parking surrounding the buildings. There will be no physical changes outside of the buildings.

Justification

Surrounding Neighborhood

The proposed use for this property will have no adverse impact on this or any surrounding properties. The neighboring lots are a mix of industrial, commercial and residential zones. Kids on Bikes will be a welcome addition.

Issues

Parking

Parking needs will not substantially increase as much of the traffic will be on bike. The property will provide the 43 automobile spots required by the city within the site.

Zoning

The retail use being added will not be a misuse of the light industrial zone it lies in. The neighborhood also contains commercial and residential zones and would not be out of place. In fact, neighbors are enthusiastic about this proposal.

Safety

Concerns about safety, especially for kids, was brought up as a concern in all three stakeholder letters. Each requested some sort of traffic control. While many options would be outside of the client's jurisdiction, we have contacted traffic engineering to discuss options. Per our discussion, a new bike lane maybe added along Bott Avenue. Because 21st Street is not an ideal path for bikes to get to Midland Trail, the bike lane would direct bikes toward 26th Street which has much less traffic and is already frequented by bikes. A new stop sign placed at the intersection of Bott Avenue and Robinson Street is another option being considered.

Landscaping

Another stakeholder letter requested that short deciduous and/or evergreen trees be planted to replace the ones removed several years ago when the property was remodeled. In fact, the developer does plan to install trees along Bott Avenue; The posed trees will be appropriate for the site and the climate. They are now included on the plans.