

**CITY PLANNING COMMISSION AGENDA**

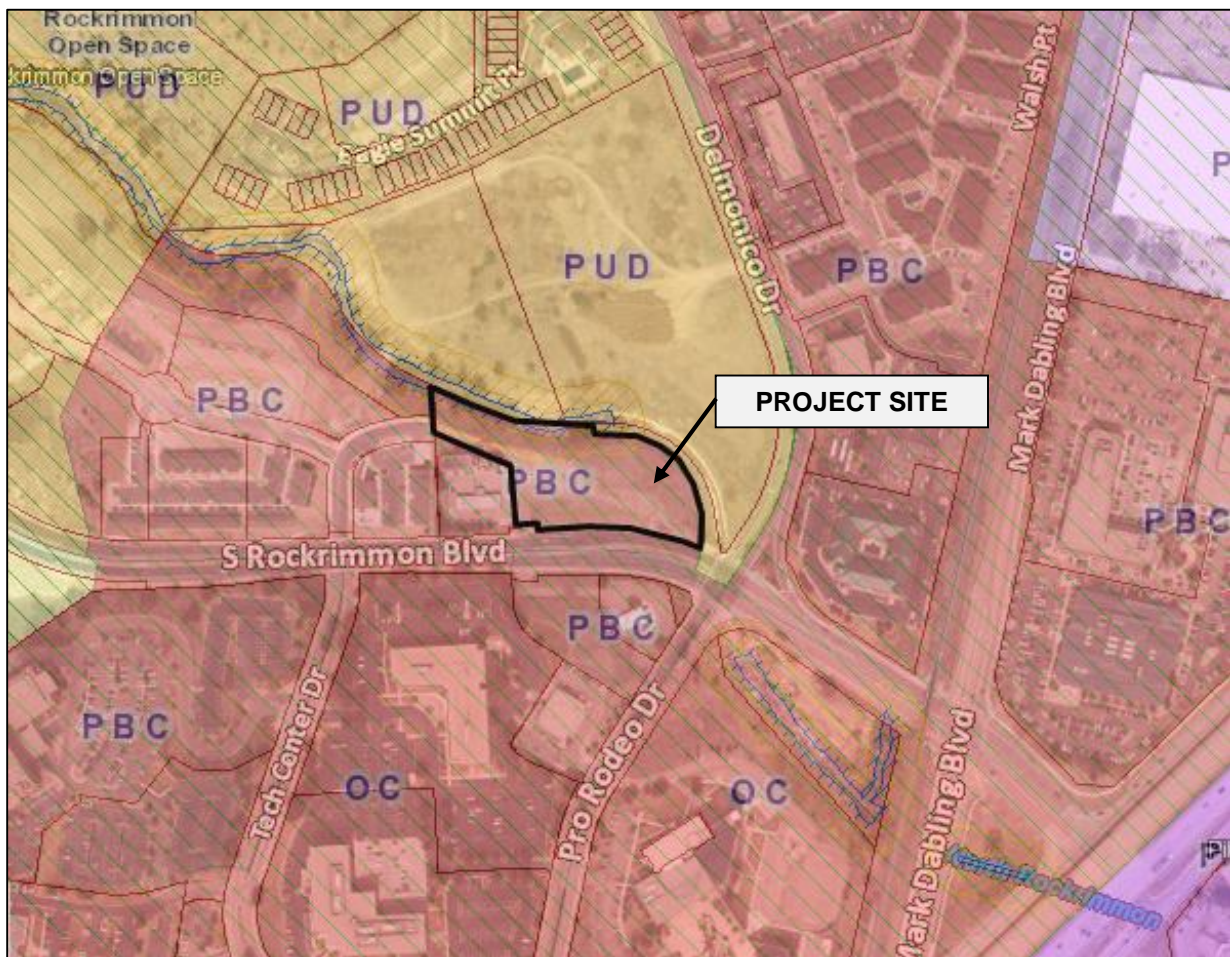
**STAFF: MIKE SCHULTZ**

**FILE NO(S):**  
**CPC CU 17-00126 – QUASI-JUDICIAL**

**PROJECT: CHRISTIAN BROTHERS AUTOMOTIVE CONDITIONAL USE**

**APPLICANT: JR ENGINEERING**

**OWNER: PUEBLO BANK & TRUST**



## **PROJECT SUMMARY:**

1. Project Description: This project is for a conditional use to allow a 5,963 square foot automobile repair facility within a PBC/CR/SS (Planned Business Center with Conditions of Record and Streamside Overlay) zone district. The 2.66-acre property is located at 20 South Rockrimmon Boulevard. The site layout is illustrated on the conditional use development plan attached as **FIGURE 1**.
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

## **BACKGROUND:**

1. Site Address: The site is addressed as 20 South Rockrimmon Boulevard.
2. Existing Zoning/Land Use: The subject property is currently zoned PBC/CR/SS (Planned Business Center with Conditions of Record and Streamside Overlay), and is vacant.
3. Surrounding Zoning/Land Use:  
North: PUD/SS (Planned Unit Development with Streamside Overlay), Two-Family Residential  
East: PUD (Planned Unit Development), Two-Family Residential (North Rockrimmon Creek runs between the subject property and the residential development to the north and east)  
South: PBC, Office and Commercial  
West: PBC/CR/SS, Gas Station
4. Comprehensive Plan/Designated 2020 Land Use: The 2020 Land Use Map designates the site as General Residential; the master plan for this site anticipated office and neighborhood oriented commercial uses.
5. Annexation: Golden Cycle Addition, April 1966
6. Master Plan/Designated Master Plan Land Use: Rockrimmon Master Plan, amended in 1978, designates the area as "office and support". The subject property was rezoned in 1987 from OC (Office Complex) to PBC (Planned Business Center). The commercial property to the west was rezoned from PBC and OC to PBC in 2008.
7. Subdivision: Lot 2, Colorado Springs Technological Center North Filing Number 1
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site has been over-lot graded; likely when the private road was constructed and/or when the gas station to the west was built. The north portion of the property slopes down to North Rockrimmon Creek. The creek channel is natural along the northwest portion of the site and a trapezoidal concrete channel starts about midway along the north property line and continues to the intersection of South Rockrimmon Boulevard to Delmonico Drive.

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 62 property owners on two occasions: once during the internal review stage and once prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. Staff did not receive any comments or objections to the proposed use on the site.

Staff input is outlined in the following sections of this report. Staff sent copies of the plans and supporting documentation to the standard internal and external review agencies for comments. All major review comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, Water Resources Engineering, Engineering Development Review, City Fire Prevention, Streamside and CONO.

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

1. Review Criteria / Design & Development Issues:

a. Application Summary

i. Site History

The subject property is part of the Rockrimmon Master Plan. The Rockrimmon Master Plan was first adopted in 1967 and has been amended on numerous occasions, the last occurring in 1996. The Master Plan identifies the northwest corner of South Rockrimmon Boulevard and Delmonico Drive as “office and support”, however, neither of the zone changes from 1987 or 2008 utilized conditions of record to restrict land uses to office or neighborhood commercial. In staff’s research of the status of the Master Plan, a 2008 staff report regarding a change of zone from OC (Office Complex) to PBC (Planned Business Center) for 11 acres located immediately west of the subject property; the master plan is noted as “implemented”. The 2008 staff report also notes that Comprehensive Plan land use designation of “neighborhood commercial” is allowed within the General Residential category, however the site was previously zoned OC (Office Complex) which would have maintained a “neighborhood commercial” character.

The zoning appears to be largely consistent with the Master Plan but not with the 2020 Land Use Map. The Comprehensive Plan describes “General Residential Secondary Uses” to: *Include supporting uses such as neighborhood centers with pedestrian-oriented, low-impact shops and services, parks and recreation areas, religious institutions, and schools. Neighborhood center may range up to 5 acres in size. Consider proposed secondary uses that individually or cumulatively exceed five acres, as proposed map amendments from General Residential to a more intense map designation to allow significant land use changes to be analyses on a neighborhood and citywide basis.*

Through the current comprehensive plan update, the property should be considered as commercial based on the extensive history of the site being zoned PBC as early as 1987 and zoned OC prior to that date.

ii. Conditions of Record

Below are the conditions of record associated with the property as outlined in Ordinance No. 87-77:

1. Compliance with the City Traffic Engineer's Report, dated April 22, 1987, described in Exhibit B, attached hereto and made a part hereof by reference.

2. Drainage treatment to be determined after submission of drainage plan.
3. Final drainage report approval prior to final grading plan approval.
4. Preservation of six existing ponderosa pine trees as shown on the grading and erosion control plan.

The applicant is providing on-site water quality detention located on the east side of the site. Traffic conditions regarding this area have changed since the 1987 traffic report;

City Traffic Engineering continues to monitor the existing conditions, no public improvements were deemed necessary for this project. Site improvements have not changed since the adjacent gas station was constructed, the adjacent gas station has numerous ponderosa pine still present on the site. Staff believes all of the conditions of record are being met on this site and with the development.

iii. Conditional Use

The project proposes a 5,963 square foot automotive repair facility on a 2.66 acre site located northwest of South Rockrimmon Boulevard and Delmonico Drive. The proposed use is a permitted use within the PBC zone, however, the use is required to seek conditional use approval when streamside overlay is present on the subject property. The proposed development plan (**FIGURE 1**) illustrates a single building centrally located on the site with 42 parking stalls provided for customer and employee parking.

The proposed building will consist of four (4) sided architecture constructed of brick and limestone veneer; five (5) overhead garage doors will face both to the east and to the west and none toward the residential development to the north. The south facing façade will have a residential appearance with four (4) large paned windows facing the public street.

The project will provide pedestrian access from South Rockrimmon Boulevard. Bike parking is incorporated into the project along with providing a streamside amenity of a picnic bench overlooking the creek intended for both customers and employees. Landscaping is provided throughout the site as well as along the complete frontage of South Rockrimmon Boulevard.

The City's Traffic Division determined a traffic analysis or off-site roadway improvements would not be required. This decision was based on the fact that the proposed land use is in line with the existing PBC zoning and the use would not generate traffic that would exceed anticipated traffic counts. The city's Traffic Division does, as always, reserve the right to require future on- or off-site improvements to address issues that may arise after development.

Water Resources Engineering is continuing to work with the applicant's engineering consultant to determine the "area of disturbance", which

includes the total area to be graded on the site. If the area of disturbance exceeds one (1) acre, full spectrum detention design will be required, which would likely enlarge the water quality facility. Currently the project demonstrates a water quality pond to be constructed on the east side of the site where the site slopes toward North Rockrimmon Creek. The site has the space available on the eastern portion of the site to accommodate full spectrum detention; staff does not believe the design would be significantly impacted if full spectrum design is required. A technical modification has been added to the recommended motion requiring the ongoing coordination with City Engineering and any required modifications impacting the development plan be made prior to final approval.

Staff finds that the proposed conditional use development plan meets the review criteria set forth in City Code Section 7.5.502(E) and the three findings for granting a conditional use permit as set forth in City Code Section 7.5.704.

## 2. Conformance with the City Comprehensive Plan

Based on the City's Comprehensive Plan as amended, the proposed application appear to be consistent with the envisioned development patterns for the subject parcel, which is identified as General Residential per the Plan's 2020 Land Use map.

### *Objective LU 2: Develop A Land Use Pattern That Preserves the City's Natural Environment, Livability, And Sense of Community*

A focused pattern of development makes more efficient use of land and natural and financial resources than scattered, "leap frog" development. In contrast to dispersed patterns of development, a consolidated pattern helps to decrease traffic congestion and facilitates the ability of the City to provide needed services and public facilities, such as street maintenance, public transit, police and fire protection, and emergency services.

A more focused land use pattern should be planned to better protect open spaces and natural resources, deliver public facilities and services more effectively, provide a greater range of options for housing in neighborhoods, preserve the unique character of the community, and make available a greater range of choices in modes of transportation.

### *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.

The Comprehensive Plan describes "General Residential Secondary Uses" to: *Include supporting uses such as neighborhood centers with pedestrian-oriented, low-impact shops and services, parks and recreation areas, religious institutions, and schools. Neighborhood center may range up to 5 acres in size. Consider proposed secondary uses that individually or cumulatively exceed five acres, as proposed map amendments*

*from General Residential to a more intense map designation to allow significant land use changes to be analysed on a neighborhood and citywide basis.*

It is the finding of the Planning and Community Development Department that the conditional use development plan will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives. Because the zoning has been established and the applicant is only seeking approval of a conditional use land use staff will closely with comprehensive planning through the current comprehensive plan update to ensure that the land use is reflected based on the extensive history of the site being zoned PBC as early as 1987 and zoned OC prior to that date.

3. Conformance with the Area's Master Plan

The project site is located within the boundaries of the Rockrimmon Master Plan, the plan has been considered implemented. The applicant's proposal for an automotive repair facility aligns with the land use designation established by the Rockrimmon Master Plan for this site, which called for "neighborhood serving commercial". Staff finds the project to be in substantial compliance with the Rockrimmon Master Plan as amended.

**STAFF RECOMMENDATION:**

**CPC CU 17-00126 – CONDITIONAL USE**

Approve Christian Brothers Automotive Conditional Use based upon the findings that the conditional use development plan complies with the development plan review criteria set forth in City Code Section 7.5.502.E and the three findings for granting a conditional use as set forth in City Code Section 7.5.704 subject to the below technical modification:

1. Determine overall land disturbance area and if full spectrum detention is necessary, make required adjustments to the water quality pond as shown on the plan.