

CITY PLANNING COMMISSION AGENDA

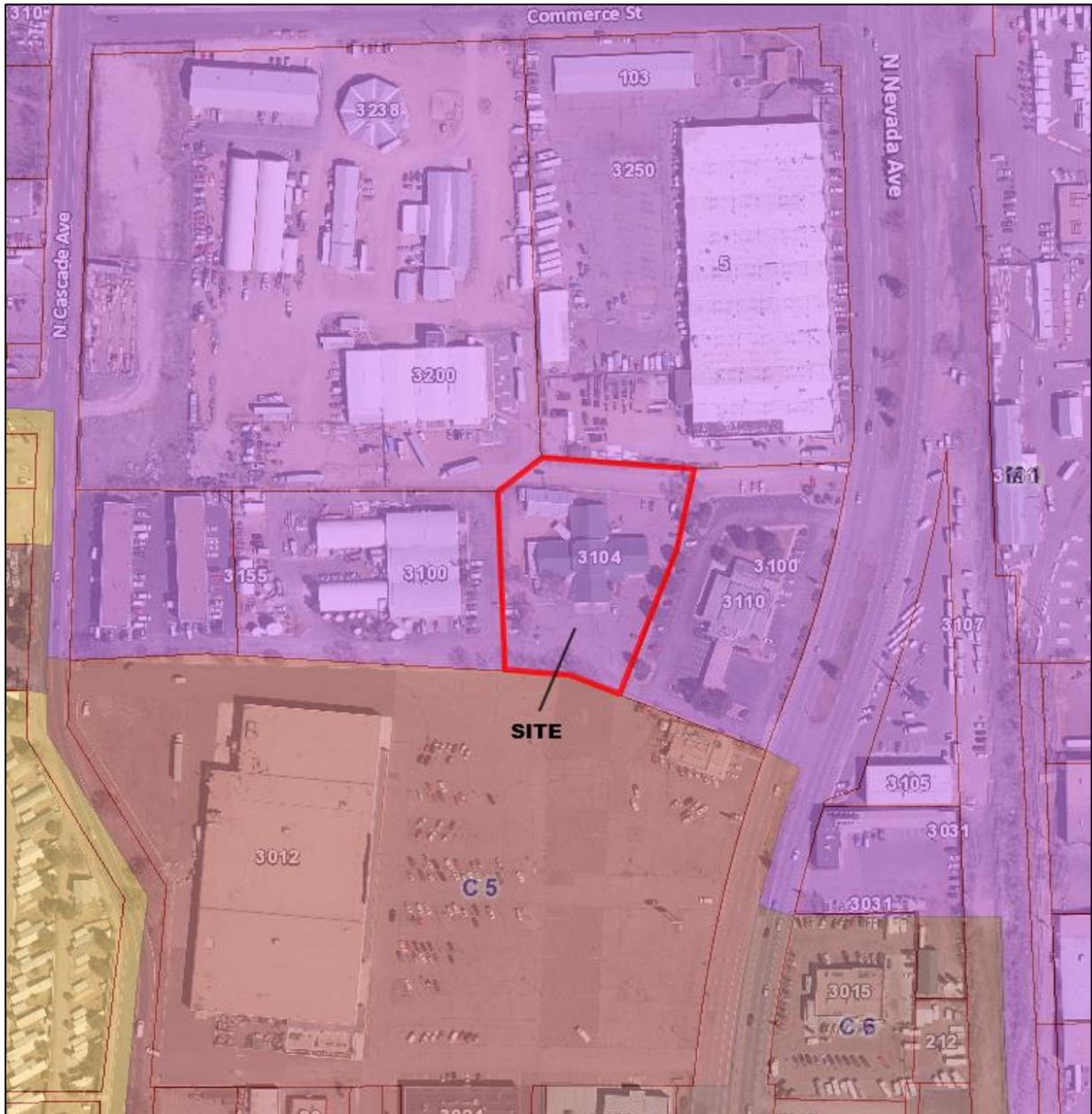
STAFF: MICHAEL SCHULTZ

FILE NO(S):
CPC CU 16-00055 – QUASI-JUDICIAL

PROJECT: TAP TRADERS

APPLICANT: ECHO ARCHITECTURE

OWNER: TIM BLACK



PROJECT SUMMARY:

1. Project Description: This project is a request for a conditional use to allow a bar (taproom) in an M-1 (Light Industrial) zone district. The site is addressed as 3104 North Nevada Avenue, located north and west of the intersection of North Nevada Avenue and Fillmore Street. The property is currently being utilized as a tile store and warehouse; the bar would co-occupy a portion of the building with the Tile Traders business (same ownership). **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Staff recommends approval of the conditional use application.

BACKGROUND:

1. Site Address: 3104 North Nevada Avenue
2. Existing Zoning/Land Use: M-1 (Light Industrial)/Retail/Office/Warehouse
3. Surrounding Zoning/Land Use:
North: M-1/Mixed Use and Warehouse
South: C-5/General Retail and Restaurant
East: M-1/Bank
West: M-1/Light Industrial
4. Comprehensive Plan/Designated 2020 Land Use: Mature Redevelopment Corridor/North Nevada Avenue EOZ
5. Annexation: Colorado Springs Addition #2, January 1970
6. Master Plan: None
7. Subdivision: Studio One Subdivision
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is fully developed, the "X" shaped building is situated almost centrally on the property. Most of the site is paved.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Standard public notification and posting process was used during the internal review. Staff noticed 11 property owners within a 500 foot buffer distance. City planning staff received no written correspondence either in support or opposition to the request.

The property will be posted and mailing notification sent prior to the June 16th City Planning Commission meeting.

The conditional use application was sent to the internal agencies for review and comment. Review agencies for this project included Traffic Engineering, City Engineering, and Fire Prevention and their review comments have been addressed.

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

1. Review Criteria / Design & Development Issues:

- a. Background

The applicant proposes to convert a portion of the existing building to a bar (taproom) while maintaining the existing Tile Traders business within a portion of the building. The building area is 15,138 square feet. The bar area will occupy 5,767 square feet within the building and 1,438 square feet of patio space. Conversion of the space will need to meet Regional Building Department and City Fire requirements due to the change of occupancy.

The property is situated among largely industrial type uses to the north and west and is one lot off of North Nevada Avenue behind an existing bank (Herring Bank) and restaurant (Big Train). Access to the site will primarily occur on the south side of the bank site through a shared access drive that serves the subject property along with one other business to the west. The northerly access will be used primarily for the Tile Traders business.

b. Traffic

Due to the additional traffic generation that will occur with the use (bar/taproom) and the need to implement appropriate turn lanes on North Nevada Avenue, City Traffic Engineering is requiring a \$10,000 escrow to be used at the time of improvements to North Nevada Avenue. The North Nevada Avenue redesign (**FIGURE 3**) is part of the North Nevada Avenue Economic Opportunity Zone initiative. The owner is in agreement with supplying the escrow amount at the time of building permit or certificate of occupancy for the property.

c. Criteria for Granting a Conditional Use

To approve the conditional use all of the three review criteria must be satisfied.

A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

It is staff's determination that the proposed use of a bar within an M-1 zone district would meet all three (3) review criteria listed above.

2. Conformance with the City Comprehensive Plan:

a. 2020 Land Use Map – The 2020 Land Use Map designates the site as Mature Redevelopment Corridor. There are Comprehensive Plan objectives and strategies that support the proposal, including:

Objective N 2: Enhance Neighborhoods

Preserve and enhance existing and established neighborhoods and support developing and redeveloping neighborhoods. While neighborhoods change over time, there are certain fundamental characteristics of most neighborhoods, such as natural features and landscaping, building and street patterns, historic and cultural features, parks, open space and schools, which need to be preserved in order to maintain their character. At the same time, there are new and developing residential areas that need to be supported so that they emerge as well-functioning neighborhoods.

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Strategy LU 301b: Develop Criteria for Integrating Mixed Uses in New and Established Development Areas

Develop criteria for integrating mixed uses in areas of new development and within existing neighborhoods. Complimentary uses may be located in proximity to one another on a single parcel or across multiple parcels, or within a single building or group of buildings as appropriate.

Policy LU 302: Encourage Development of Mixed-use Activity Centers

Encourage the development of activity centers designed to include a mix of uses that compliment and support each other, such as commercial, employment-related, institutional, civic, and residential. A walkable, pedestrian friendly environment will tie the mix of uses in activity centers together. Activity centers will vary in size, intensity, scale, and types of uses depending on their function, location, and surroundings. Activity centers will be designed so they are compatible with, accessible from, and serve as a benefit to the surrounding neighborhood or business area.

Strategy LU 701f: Encourage New Commercial Development in New and Developing Corridors to Form Activity Centers

Encourage new commercial development in new and developing corridors to take place in activity centers that incorporate a mix of uses and avoid large, single-use buildings and dominating parking areas.

b. North Nevada Avenue Economic Opportunity Zone

The North Nevada Avenue Economic Opportunity Zone was one of three areas identified by for potential redevelopment and reinvestment opportunities. The immediate Nevada Avenue corridor between UCCS and the Old North End, starting at Interstate 25 (I-25) and proceeding south to Rock Island Right-of-Way just south of Fillmore Street has been designated and will be evaluated by a third party consultant. The property is located within the Corridor Improvement Focus Area (**FIGURE 4**) and will be subject to the EOZ plan; the EOZ findings encourage certain desirable land uses including “Entertainment and restaurants”.

The Tap Traders bar is compatible use with the surrounding bar, restaurant and retail land uses. The partial conversion of the building to a bar/taproom is encouraged by the North Nevada Avenue corridor EOZ. This project will comply with the goals of the North Nevada Avenue corridor EOZ and the City comprehensive plan.

4. Conformance with the Area’s Master Plan:

This property is not part of a master plan.

STAFF RECOMMENDATION:

CPC CU 16-00055 – CONDITIONAL USE

Approve the conditional use for a bar in the M-1 (Light Industrial) zone district based upon the findings that the Conditional Use request does comply with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704 and the development plan review criteria in City Code Section 7.5.502.E., subject to the following informational and technical modifications to the development plan:

1. Add at least one bike rack facility.