



## Legislation Details (With Text)

**File #:** CPC CP 16-00049    **Version:** 3    **Name:**

**Type:** Planning Case    **Status:** Passed

**File created:** 5/31/2016    **In control:** City Council

**On agenda:** 7/26/2016    **Final action:** 7/26/2016

**Title:** A PUD (Planned Unit Development) Concept Plan for veterinary medical services on a site consisting of 4.23 acres located at 5520 and 5540 North Nevada Avenue.

(Quasi-Judicial)

**Presenter:**  
Conrad Olmedo, Planner II, Planning and Community Development  
Peter Wysocki, Director, Planning and Community Development

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Figure 1 - Concept Plan, 2. 7.3.605 PUD Concept Plan, 3. 7.5.501.E Concept Plans

Date	Ver.	Action By	Action	Result
7/26/2016	3	City Council	approved	Pass
6/16/2016	2	City Planning Commission	referred	

A PUD (Planned Unit Development) Concept Plan for veterinary medical services on a site consisting of 4.23 acres located at 5520 and 5540 North Nevada Avenue.

(Quasi-Judicial)

**Presenter:**

Conrad Olmedo, Planner II, Planning and Community Development  
Peter Wysocki, Director, Planning and Community Development

**Summary:**

**Applicant:** James W. Nakai & Associates  
**Owner:** CMJ Investments, LLC. and Mike Bauer  
**Location:** 5520 and 5540 North Nevada Avenue

There are two applications as part of this proposal:

1. Zone Change (File No. CPC ZC 16-00048)
2. Concept Plan (File No. CPC CP 16-00049)

This project includes concurrent applications for a zone change from OC/CR (Office Commercial with Conditions of Record) to PUD (Planned Unit Development) and a concept plan for a Veterinary Specialty Center. Approval of the request will allow for Veterinary Services and the construction of

three (3) additional veterinarian medical office buildings.

**Previous Council Action:**

The property was zoned OC/CR (Office Complex with Conditions of Record) in 1994 and approved by City Council on February 10, 2004 with revised conditions of record, per Ordinance 04-20.

**Background:**

The zone change will serve as an opportunity to bring the existing veterinary medical office building into compliance with the City Code. When the existing building and small animal clinic veterinary service were approved in 2005, AR DP 05-00004, the use was listed as permitted in the OC zone district. However, in 2009 Ordinance 09-73 changed the permitted uses of the OC zone district and prohibited small animal clinic veterinary services. Therefore, changing the zone district to PUD will allow the existing office building and future veterinary medical office uses to be permitted and compliant with the City Code under a PUD zone district.

The concept plan illustrates three (3) separate buildings, one being a maximum of 12,500 square feet and the other two being a maximum of 5,000 square feet. The buildings are proposed to be 1-story in height but will be restricted to the zone district maximum height of forty-five (45) feet. The buildings are intended to have patio cover elements that will enhance the architectural facades of the structures. Specific notes regarding the PUD zone district allowances will be included in the final Concept Plan. Further detailed analysis of the structures will occur at the development plan stage.

This item supports the City's strategic plan to promote job creation by providing a veterinary medical specialty center that will nurture the local workforce and create job opportunities. This item is subject to the North Nevada Avenue Corridor Urban Redevelopment Area Design Guidelines, which has a high standard of design that serves to define and promote the City's image. By promoting development to spur economic growth, the City is making it easy to do business with the City.

The Colorado Springs Urban Renewal Authority supports the project. The CSURA will also review the development plan for the project.

Please see the attached Planning Commission staff report for detailed analysis of the project.

**Financial Implications:**

Not applicable

**Board/Commission Recommendation:**

The City Planning Commission voted 9-0 to approve the zone change and concept plan as part of the consent calendar on June 16, 2016.

**Stakeholder Process:**

Public notice was provided to five (5) property owners within 500 feet and the site was posted following the application submittal and prior to the Planning Commission meeting. No public comment was received regarding the proposed project.

**Alternatives:**

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or

4. Refer the matter back to the City Planning Commission for further consideration.

**Proposed Motions:**

**CPC CP 16-00049 - PUD CONCEPT PLAN**

Approve the PUD concept plan for the Veterinary Specialty Center, based upon the findings that the PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E) subject to compliance with the conditions as outlined in the City Planning Commission minutes dated June 16, 2016 with inclusion of allowance for large animals veterinary medical services per note indicated on Concept Plan:

1. Large animals shall be allowed short-term veterinary medical services with no overnight stay permitted and shall not be allowed entry into any buildings, facilities, or structures.