



Legislation Text

File #: DEPN-23-0083, **Version:** 2

Quik Trip Development Plan for a convenience store with fuel canopy on 1.23 acres located at 4760 Flintridge Drive.
(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning + Neighborhood Services.
Peter Wysocki, Director, Planning + Neighborhood Services

Summary:

Owner: Academy Flintridge, LLC
Developer: QuikTrip Corp.
Representative: Aaron McLean, Galloway US
Location: 4760 Flintridge Drive

This development plan application is associated with the zone change application requesting a rezoning of 1.23 acres located at 4760 Flintridge Drive from MX-N (Mixed-Use Neighborhood) to MX-M (Mixed-Use Medium Scale). The development plan can only be considered for approval if the zone change application is approved.

Background:

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed application(s).

Review Criteria:

The review criteria for a Development Plan as set forth in City Code Section 7.5.502 are noted below.

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.
2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals
3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.
4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.
5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.
6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.

7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.
8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.
9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.
10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.
11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.
13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.

Staff finds that the proposed development plan application substantially meets the review criteria.

Previous Council Action:

At the November 14, 2023 City Council meeting the City Council approved setting the hearing date of November 28, 2023 for the associated zone change.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

City Planning Commission voted 9-0-0 to approve the Zone Change and Development Plan at the October 11th 2023, meeting.

Proposed Motions:

Motion to Approve:

Approve the Quik Trip Development Plan based upon the findings that the development plan complies with the criteria as set forth in City Code Section 7.5.502.

Motion to Deny

Deny the Quik Trip Development Plan based upon the findings that the development plan does not comply with the criteria as set forth in City Code Section 7.5.502.