



Legislation Text

File #: CPC DP 20-00068, **Version:** 2

The Allen Builders Development Plan establishing a light industrial use located at 2845 Resnik Drive.

(Quasi-Judicial)

Related Files: CPC ZC 20-00067 and CPC DP 20-00068

Presenter:

Lonna Thelen, Principal Planner, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Summary:

Applicant: James W Nakai and Associates
Owner: Mary Kovac
Location: 2845 Resnik Drive

This project includes an establishment of the M-1/AO (light industrial with airport overlay) zone district and a development plan for a light industrial use on 4.99 acres located at 2845 Resnik Drive. Staff is administratively processing the Allen Builders Subdivision plat concurrently with this review.

Background:

This property is one of the few unzoned properties within the City of Colorado Springs. The UND (Undetermined) designation is assigned to properties within the City that, to the findings of staff, were annexed into the City without establishment of a City zone district. Research found that this property was annexed as part of the Broadview Business Park in 1984 without establishment of a zone district. The properties surrounding this site were zoned after annexation into the City. The properties east of Resnik Drive and north of this site along Zeppelin Road are either zoned PIP-2 or M-1 and are used industrially. Staff encouraged the applicant to look at either a PIP-2 or M-1 zoning for this site.

This proposal includes establishing the M-1/AO (light industrial with airport overlay) for 4.99 acres. The zone establishment will allow the addition of a light industrial use for the purpose of taking already cut steel pieces and creating beams, columns and other building materials.

The development plan illustrates a 19,000 square foot light industrial building. The site will have two access points off of Resnik Drive. The southern entrance will be for any public visiting the site and employees. The northern entrance will be gated and used by trucks to transport the prepared steel to construction sites. The majority of the eastern portion of the site will be used for outdoor storage of materials. This area is not required to be paved, instead, it will be covered with recycled concrete and used for storage and 7 paved employee parking spaces. Because the vehicles that move the stored

materials may tear up any paved surfaces, the following note was added to the plan to clarify the use of the unpaved area and allow parking spaces for employees without a paved surface to those spaces.

The Asphalt was not extended from the office parking lot to the parking space adjacent to the warehouse building due to the fact that the remainder of the site is used for truck and trailer loading and the asphalt would not withstand the turning of these vehicles. The material proposed is heavy duty crushed concrete that will meet H20 loading requirements.

A six foot fence will enclose and screen the storage area. The landscaping for the site has been focused along Resnik Drive and near the office portion of the site and meets all landscape code requirements.

PlanCOS is a high level and visionary document foundationally laid out as a theme based approach to alignment of development intentions for the City. The proposed applications appear to be consistent with the envisioned land use patterns for the subject parcel as it relates to several themes in PlanCOS. The Vision Map of PlanCOS calls out the associated area for development as Airport. The Plan also specifically cites the Airport/Airport Business Park as a Regional Employment and Activity Center in the Unique Places Theme. The goal of the Regional Employment and Activity Center Typology is to encourage the continuing adaptation and development of regional centers as more complete and well-functioning places. The Context Map (**see “Context Map” attachment**) shows the location of the Colorado Springs Airport property and surrounding industrial to the north and east of the site. To the south and west, commercial, parks and residential uses are adjacent to Powers Boulevard.

The proposed development will establish a light industrial user within an existing industrial business park and adjacent to the City of Colorado Springs Airport. This development supports the development of the Airport/Airport Business Park Regional Employment an Activity Center specifically mentioned in the PlanCOS documents.

As a supplement to this memo, please see the details of the proposed development, staff’s analysis of the review criteria, and breakdown of the comprehensive plan in the City Planning Commission Staff Report.

Previous Council Action:

N/A

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

At their meeting on August 20, 2020, the Planning Commission voted 8-0 as part of the consent calendar to recommend approval of the land use applications to City Council (Aye: Almy, Eubanks, Graham, Hente, Raughton, Rickett, Slattery, Wilson).

Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

Upon submittal, public notice was provided to 18 property owners within a 1000-foot buffer of the site identifying the submittals the City received. The site was also posted with these notifications. Additional posting and public notice will be sent to neighbors prior to public hearing. No letters of opposition were received.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater Engineering, City Traffic, City Landscape, City Fire Department, School District 2, Floodplain and Enumerations, Police, E-911, Peterson and the Colorado Springs Airport. The Airport Advisory Committee reviewed and approved this application at their May Airport Advisory Committee meeting. School District 2 did not provide comments on this application. Peterson provided comments stating they did not have any objections to this application.

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 Motion:

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Approve the development plan for light industrial based upon the finding that the request complies with the development plan review criteria as set forth in City Code Section 7.5.502(E), subject to the following technical modifications:

- a. Provide a soils analysis report and update the Final Landscape plan soil amendments and fertilizer requirements.
- b. Update the ownership information to state Holdings, not Holding's and complete the notary block for the lienholder with the signers names.
- c. Receive approval of the Final Drainage Report. If the remaining minor changes to the FDR require changes to the development plan, these changes must be included on the development plan.
- d. Revise the plan to include an avigation easement note and correct the legal description to match the final plat under review.

N/A