



## Legislation Text

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**File #:** CPC CU 16-00121, **Version:** 1

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A request for a conditional use to establish warehouse uses on 15.82 acres zoned C-6/P/AO (General Business with Planned Provisional and Airport Overlays), and addressed as 3990, 4040, 4060 and 4140 East Bijou Street.

(Quasi-Judicial)

**Presenter:**

Michael Turisk, Planner II, Planning and Community Development

**Proposed Motion:**

CPC CU 16-00121

Approve the request for a conditional use development plan to establish warehouse uses based upon the finding that the request complies with the conditional use review criteria in City Code Section 7.5.704 and the development plan review criteria in City Code Section 7.5.502.B, subject to compliance with the following technical and/or informational plan modifications:

1. If proposing modifications to the utility systems (e.g., fire service lines, sand/oil interceptor, etc.), provide a Preliminary Utility Plan to Colorado Springs Utilities;
2. Provide documentation showing private ownership of the water lines associated with this area;
3. Include a note on the plan set indicating that the storage of hazardous materials, including potentially volatile or explosive materials, is prohibited;
4. Include a note on the plan set indicating that no outdoor storage is permitted; and
5. Change the parking block data to indicate Warehousing and the required parking ratio (1/1,000).