



Legislation Text

File #: CPC CP 17-00053, **Version:** 2

A concept plan for a warehouse and distribution facility on a 40.82-acre parcel located northeast of Stewart Avenue and Airport Road

(Quasi-Judicial)

Related File: CPC ZC 17-00052

Presenter:

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Summary:

Applicant: NES Inc
Owner: City of Colorado Springs
Location: northeast of Stewart Avenue and Airport Road

This project includes an application for a zone change from PIP2/CR/AO/APZ1/RPZ/SS (Planned Industrial Park with conditions of record, airport overlay, accident potential zone 1, runway protection zone and streamside overlay) to APD/AO/APZ1/RPZ (Airport Planned Development with airport overlay, accident potential zone 1, runway protection zone) and APD/AO/APZ1/RPZ/SS (Airport Planned Development with airport overlay, accident potential zone 1, runway protection zone and streamside overlay), and a concept plan to allow warehouse and distribution for Project Vector. The site is 40.82 acres, located northeast of Stewart Avenue and Airport Road.

Previous Council Action:

There are no previous Council actions on this site.

Background:

The City of Colorado Springs is the owner of this property and the property lies within the Colorado Springs Airport Master Plan. The Colorado Springs Airport is proposing to rezone the property to APD (Airport Planned Development) to be consistent with the APD zoned properties to the north and south.

The proposed zoning consists of three parcels:

- Parcel A to be zoned APD/AO/APZ1/RPZ (Airport Planned Development with airport overlay, accident potential zone 1, runway protection zone)
- Parcels B and C to be zoned APD/AO/APZ1/RPZ/SS (Airport Planned Development with airport overlay, accident potential zone 1, runway protection zone and streamside overlay).

The conditions of record have been removed and replaced with the airport overlay and the aviation easement that will be established at time of platting. The streamside overlay was removed from the zoning on Parcel A because the streamside overlay does not touch Parcel A. A buffer around the stream was created by Parcels B and C to ensure protection of the stream, and Parcels B and C maintain the streamside overlay zoning.

The concept plan illustrates uses and access for the site. The site is intended to be an extension of the airport and to contain uses that are compatible with the APZ1 (Accident Potential Zone) and RPZ (Runway Potential Zone). Note that the accident potential zones are based on Federal Aviation Agency recommendations based on the start or end of the particular runway. Each of the subzones, RPZ, APZ1 and APZ2, have set length and width parameters based on the runway location. In addition, specific uses are allowed or prohibited in the APZ and RPZ overlay. The proposed use of warehouse and distribution is a permitted use the APZ and RPZ and serves as an extension of the warehouse and distribution uses west of the airport.

Stewart Avenue serves as a main entrance for Peterson Airforce Base. In order to protect this entrance, the main access for Parcel A will be from Airport Road via a new access road into the site instead of directly from Stewart Avenue. Peterson Airforce Base has reviewed the plans and is in support of the access configuration. The exact location of the new access road will be defined with the platting process for any new lots on Parcel A. The new road will be located on property owned by the Colorado Springs Airport, but will be constructed by the developer of the warehouse and distribution facility. The Airport Road and Stewart Road intersection will be signalized; therefore, no traffic study was required for the site.

This item supports the City's strategic goal relating to building community by focusing on expanding the secondary uses surrounding the Colorado Springs Airport.

Please see the attached City Planning Commission staff report for additional detailed analysis.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting on June 15, 2017 the Planning Commission, as part of their consent calendar, voted unanimously to recommend approval both applications to the City Council. Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

The public process involved with the review of these applications included posting the site and sending postcards on two separate occasions to 15 property owners within 1,000 feet. No public comments were received.

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 Traffic, City Fire, Police, Enumerations, Floodplain, Real Estate Services, City Landscape, Comcast, and E-911. This site is within the Airport Overlay and was reviewed by the Airport Advisory Committee with no objections. This site is outside of the buffer for review by USAFA.

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:

Approve the Concept Plan for Project Vector, based upon the finding that the Concept Plan complies with the review criteria in City Code Section 7.5.501.E.

N/A