



Legislation Text

File #: CPC CP 17-00009, **Version:** 2

A Concept Plan for an 87-room hotel on 1.61 acres located at 1170 Kelly Johnson Boulevard

(Quasi-Judicial)

Related File: CPC ZC 17-00008

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development
Peter Wysocki, Director Planning and Community Development

Summary:

Applicant: Kumar Merchant and YOW Architects PC
Owner: Harwal Inc.
Location: Southwest of Kelly Johnson Boulevard and Goddard Street

The project includes an application for a zone change from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) and a concept plan for the 2-acre site. The proposal will establish an 87 room, 4-story hotel with associated parking and water quality.

Previous Council Action:

City Council last acted on this property with annexation and zone change in 1983.

Background:

This project will rezone 1.61 acres from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) and will establish a conceptual plan for 87 rooms, 4-story hotel with associated parking and water quality facilities. The applicant proposes to rezone the property to PBC in order to develop the site as a hotel.

City Planning Staff provided notification to 22 property owners within a 1,000 foot buffer distance. No written correspondence was received either in support or in opposition.

Access to the site is off of Kelly Johnson Boulevard via two new curb cuts; one on the northern end of the property and one on the southern end. Traffic Engineering did not require a traffic study for the proposed hotel. Traffic required that the site plan reflect the proposed north access location, compared to the De Vry University north access located across the street. Street improvements include a detached sidewalk along Kelly Johnson Boulevard, curb and gutter, and driveway aprons, and a transit bus stop.

Transit requested a bus stop and shelter pad based on the location indicated on the concept plan. The concept plan illustrates the bus stop shelter located close to the south side of the north curb cut,

between the two proposed curb cuts. In addition, there is a public improvement easement granted for the Mountain Metro bus stop shelter as noted on the site plan. Public Works - Mountain Metropolitan Transit supports the new proposed bus stop location between the two, new curb cuts.

Water quality is addressed as illustrated via the sand filter basin located in two areas; the southwest corner of the site, and along the southern side of the property between the two proposed access points. City Engineering Water Resources requires water quality and detention for this development to be illustrated on the concept plan, provided that the facilities were to be provided on-site. The sand filter basins illustrated on the concept plan meet the water quality requirements. In addition, a preliminary drainage report was reviewed currently with this concept plan project. Water Resources comments have been addressed for the preliminary drainage report and the water quality and detention for this concept site plan.

The concept plan includes the following statement: "Any future development plans will require a final drainage report submitted for review and approval. The Water Resources division will review and approve the final drainage report prior to the approval of the development plan for the development of 1170 Kelly Johnson Boulevard.

This item supports the City's strategic plan to promote building community and economic development. The project will allow for future employment opportunities.

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

Financial Implications:

N/A

Board/Commission Recommendation:

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

Stakeholder Process:

City Planning Staff provided notification to 22 property owners within a 1,000 foot buffer distance. No written correspondence was received either in support or in opposition.

Staff sent the plans to the standard internal reviewing agencies for comments. Those commenting agencies included Colorado Springs Utilities, City Engineering, Traffic Engineering, Water Resources Engineering, Enumerations, Fire Prevention, Floodplain, Transit, and United States Air Force Academy. All agency comments have been addressed for this project.

Alternatives:

1. Uphold the action of the City Planning Commission and approve the zone change and the associated concept plan;
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 1170 Kelly Johnson Boulevard Hotel, based upon the findings that the concept plan complies with the review criteria as set forth in City Code Section 7.5.501(E).

N/A