



Legislation Text

File #: 16-00129, **Version:** 2

Ordinance No. 16-21 amending the zoning map of the City of Colorado Springs pertaining to 2.42 acres located southeast of Circle Drive and Monterey Road from OC (Office Complex) to PBC (Planned Business Center). Quasi-Judicial

Presenter:

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

Summary:

Applicant: Circle K Stores Inc.
Owner: Circle K Stores Inc.
Location: Southeast corner of Circle Drive and Monterey Road

There are two applications as part of this project:

1. Zone Change
2. Development Plan

The applicant is requesting a zone change of 2.42 acres from OC (Office Complex) to PBC (Planned Business Center). In addition, the applicant is proposing a development plan for the property that includes a 4,480 square foot convenience store, gas canopy with 10 fuel pumps, and a 920 square foot car wash.

Previous Council Action:

None

Background:

The property is located at the intersection of South Circle Drive and Monterey Road. Circle K proposes to rezone the 2.42-acre property from OC (Office Complex) to PBC (Planned Business Center) for a Circle K gas station. Currently, the east half of the site is improved with a 19,800 square foot office building and the west half is vacant. The existing office building will be removed to accommodate the proposed gas station. The gas station includes a 4,480 square foot convenience store, gas canopy with 10 fuel pumps, and a 920 square foot car wash.

The 2.4-acre site is large enough to accommodate the gas station use while providing a buffer from the residential uses to the south and the human service facility (nursing home) use to the east. The main building, fuel pumps and car wash are pushed away from the southern property line and a 15' landscape buffer provides screening from the gas station use.

This item supports the City's strategic goal relating to investing in infrastructure. The site will utilize the existing street and utility infrastructure when developing the new convenience gas station.

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

Financial Implications:

Not applicable.

Board/Commission Recommendation:

At their meeting on January 21, 2016 the Planning Commission voted 9-0 to approve the zone change and development plan.

Stakeholder Process:

The public process included posting of the site and sending postcards to 121 property owners within 500 feet during the internal review and prior to the City Planning Commission meeting. No public comments were received.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Landscape, Police and E-911.

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 zone change for Circle K based upon the finding that the zone change complies with the zone change review criteria in City Code Section 7.5.603.B.

CPC ZC 15-00109 - ZONE CHANGE

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.42 acres located southeast of Circle Drive and Monterey Road.