



## Legislation Text

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**File #:** CPC DP 16-00066, **Version:** 2

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A development plan for a new two (2)-tenant 5,946 square-foot medical/office building on a site consisting of 1.16 acres located at the southwest corner of North Carefree Circle and North Powers Boulevard.

(Quasi-Judicial)

Related Files: CPC ZC 16-00064, AR CP 11-00482-A2MJ16

**Presenter:**

Conrad Olmedo, Planner II, Planning & Community Development  
Peter Wysocki, Director Planning and Community Development

**Summary:**

Applicant: N.E.S., Inc.  
Owner: Carefree & Powers SW Inc.  
Location: Southwest corner of North Carefree Circle and North Powers Boulevard

This project includes concurrent applications for a Zone Change, a Concept Plan Major Amendment, and a Development Plan for a site located at the southwest corner of North Carefree Circle and North Powers Boulevard. The zone change proposes a rezone to OC/CR/AO (Office Complex with Conditions of Record and Airport Overlay) for medical and general office uses. The development plan shows one new building that will be 5,946 square feet in size and house two tenants; one of which will be Abba Eye Care. The associated concept plan shows land use changes, potential building layout for the undeveloped southern portion, as well as vehicular access points.

**Previous Council Action:**

N/A

**Background:**

The project site is primarily vacant with parking on the northern-most portion and a private detention pond on the southeasterly portion. Approval will allow a medical/office building and later development of the southern-most portion. Prior to this submittal, City Planning Commission reviewed a Popeye's restaurant for the site. The Popeye's project was unanimously disapproved by the Planning Commission on November 20, 2014. Based on this decision, the property owner revised their vision for the property. This new vision now includes general/medical office uses and restricts land uses that are not compatible with the surrounding properties and general neighborhood.

This item supports both the City Council 2016 Strategic Plan and the Mayor 2016 Strategic Plan. The project falls within the Economic Strength Focus Area per the Council Strategic Plan by

facilitating regional economic strength through supporting a regional workforce that enhances high-technology business. The incoming tenant of the project is a medical service that incorporates high medical industry standards and the remainder of the project provides opportunities for offices to house businesses that may explore high-technology avenues. Additionally, the project falls within the Mayoral Strategic Plan Platform Goals of Promoting Job Creation by nurturing local business through providing physical office locations to house them and job opportunities for those who are hired to be employees by such businesses.

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

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting on July 21, 2016 the 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:**

On April 18, 2016 staff, the applicant, and four (4) key neighborhood representatives met to discuss met prior a formal submittal to discuss the proposed project. After formal submittal, on May 25, 2016 a formal neighborhood meeting was conducted to which eight (8) citizens participated. Concerns at both informal and formal neighborhood meetings included: compatible land uses, litter, drainage, a wall for buffering, internal vehicular circulation and access, CDOT Powers Boulevard land acquisition, traffic and congestion, and U-turns done at North Carefree Circle and Rio Vista Drive.

Staff conducted public noticing via posters posted on the subject property and sent postcards to an expanded radius of 1,000 feet from the site (317 surrounding property owners). During the public comment period, staff received no written comments of support or of opposition to the proposed project.

Staff also sent copies of the plan and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Fire Prevention, City Engineering, City Traffic, Police, CONO, School District #11, and Colorado Springs Airport.

**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 Abba Eyecare Center development plan based upon the findings that the development plan complies with the review criteria in City Code Section 7.5.502.E.

N/A