



Legislation Text

File #: AR R 16-00763, **Version:** 2

Administrative Relief for the Metal Products Development Plan to allow a reduction in the required number of onsite parking stalls from 18 to 16 located west of the southwest corner of North Circle Drive and Willamette Place, addressed as 2709 and 2717 Willamette Place.

(Quasi-Judicial)

Related Items: CPC ZC 16-00125, CPC MDP 07-00131-A1MN16

Presenter:

Hannah Van Nimwegen, Planner II, Planning & Community Development
Peter Wysocki, Director Planning and Community Development

Summary:

Applicant: D.D. Greer Design Studio; Debra Greer

Owner: Conquest, LLC

Location: West of the southwest corner of North Circle Drive and Willamette Place, addressed as 2709 and 2717 Willamette Place

This project includes concurrent applications for a zone change, minor development plan amendment, and administrative relief for a 36,360 square foot site. The applicant is requesting a zone change from R-5 (Multi-Family Residential) to C-6 (General Business) for one of the subject properties-2709 Willamette Place which is 7,200 square feet in size. In conjunction with the zone change request, the applicant is proposing an amendment to the existing development plan to include the aforementioned property and illustrates a building addition as well as a parking area reconfiguration. A request for administrative relief to reduce the required number of on-site parking spaces from 18 to 16 is also part of the application package.

Previous Council Action:

City Council previously took action on a portion of this property and approved a zone change to C-6 (General Business) on August 14, 2007, also approving the accompanying minor amendment to the development plan on July 24, 2007.

Background:

The requests under review are very similar to Metal Products' initial proposal in 2007. In 2007, Metal Products requested a zone change from R-5 to C-6 to extend the C-6 zoning onto the adjacent western home (now demolished). The 2007 accompanying development plan also illustrated improvements to onsite parking as well as an increase in warehouse space.

The zone change request only pertains to a portion of the subject project. The portion of the property

proposed to be rezoned from R-5 (Multi-family Residential) to C-6 (General Business) is the western 7,200 square feet-the entirety of the adjacent single-family residence located at 2709 Willamette Place. The remainder of the proposal is currently zoned C-6 permitting the Metal Products business operation. Staff considers the zone change request a logical extension of the commercial area located to the property's east, south, and north sides.

The proposed amendment illustrates an expansion of the parking area westward and outdoor storage racks for sheet metal. In order to realize these functional improvements, the existing single-family residence will be demolished. Metal Products will extend the right-of-way sidewalk and landscaping along the new frontage. This plan also proposes a 1,670 square foot structural addition to connect the two warehouse and fabrication buildings.

Relief of the parking requirement is also requested. The building area and land use dictate the site accommodate 18 parking stalls. The design professional was able to fit 16 stalls onsite (one stall to be van accessible, 6 compact stalls, 10 standard stalls) and also accommodate the business owner's needs for outdoor storage racks. Staff deems the request is reasonable considering the infill nature of the project and availability of offsite, on street parking.

This item supports the City's strategic goal relating to building community while fostering a land use pattern that encourages infill development while nurturing local business expansion.

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

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting on December 15, 2016 the Planning Commission, as part of their consent calendar, voted unanimously to recommend approval of all three applications to the City Council. Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

Upon submittal of the applications, a public notice was mailed to 70 property owners, all within a 500-foot radius of the subject sites. The property was also posted with the application and contact information. Prior to the City Planning Commission hearing on December 15, 2016 and to the January 24, 2017 City Council hearing, the site was posted with the hearing date information and a postcard was mailed to the same 70 property owners. No public comments were received during the posting periods.

Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Landscape, and Water Resources Engineering and Management. City staff determined a traffic impact analysis would not be required; however, a drainage report is currently being reviewed by Water Resources Engineering and Management. A few minor revisionary comments remain.

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:

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Approve the Metal Products, LLC administrative relief request to allow 16 parking stalls where 18 is required, based upon the finding that the administrative relief request complies with the review criteria in City Code Section 7.5.1102.

N/A