



Legislation Text

File #: CPC ZC 16-00018, **Version:** 4

Ordinance No. 16-60 amending the zoning map of the City of Colorado Springs pertaining to a 10.7-acre property located at the corner of Boychuk Avenue (just west of South Academy Boulevard) and Drennan Road from C-6/AO (General Business with Airport Overlay) to M-1/AO (Light Industrial with Airport Overlay).

Quasi-Judicial

Presenter:

Michael Turisk, Planner II
Peter Wysocki, Director, Planning and Community Development Department

Summary:

Applicant: Denise McLeod, Terra Nova Engineering
Owner: Olga Zhukova
Location: Corner of Boychuk Avenue and Drennan Road, just west of South Academy Boulevard.

There are two applications as part of this project:

1. Zone Change
2. Concept Plan

The applicant is requesting a zone change for a 10.7-acre site from C-6/AO (General Business with Airport Overlay) to M-1/AO (Light Industrial with Airport Overlay), and an associated concept plan for the purpose of establishing light industrial uses, specifically, a garbage services company use for Springs Waste Systems.

Previous Council Action:

This item was approved on First Reading on May 24, 2016.

Background:

This is a request is to rezone the 10.7-acre site from C-6/CU/AO (General Business with Airport Overlay) to M-1/AO (Light Industrial with Airport Overlay) including a concept plan (concept plans must accompany rezone applications for M-1) that intends a garbage services company use, per City Code.

The proposed project site lies adjacent to a comparatively large area of industrially-zoned properties to the west, as the Drennan Road corridor from South Academy Boulevard westward accommodates a number of M-1 and M-2 properties, one of the largest such areas with contiguous industrial zoning in the City (Drennan Industrial Center). The Lamplighter Mobile Home Park lies to the north, separated by the subject property by a comparatively wide (approximately 100-foot) City-owned drainage way (Sand Creek Peterson Field).

In order to help mitigate any negative off-site impacts generated by the use, notably from potential noise and visual impacts, the applicant has proposed an extensive landscape buffer and opaque screening along the north property boundary.

The concept plan illustrates a proposed approximately 22,000 square-foot maintenance and storage building and a 4,000 square-foot administration building with associated parking for trucks and various personnel (Phase I). Ingress and egress would be provided via Boychuk Avenue. A possible future 24,000 square-foot administration/customer service building would be constructed at the western portion of the subject property (Phase II). Although the proposed conceptual use is defined per City Code as a garbage services company, the project would not include a landfill or on-site storage of refuse and/or recyclables. Rather, the site would be used to store and maintain Springs Waste System's fleet trucks and other vehicles, and would include an administrative building(s) to coordinate route logistics and provide other administrative functions. The site would act in essence as a point of departure for trucks embarking on routes during the day and provide parking/storage after operating hours.

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

Financial Implications:

N/A

Board/Commission Recommendation:

At their regular meeting on April 21, 2016 the Planning Commission approved the zone change and associated concept plan by a unanimous 8-0 vote. It was noted, however, that several Commissioners communicated concern that individual tenants of the Lamplighter Mobile Home Community were not formally noticed (notification of individual tenants of mobile home parks and apartments is not standard practice, as only owners of such are notified). To allay the Commissioner's concerns, staff discussed the proposed project with the manager of the Lamplighter community, and provided notice to display at the common area. Furthermore, staff directed the applicant to post notice near to the community (and along the Drennan Road frontage).

Stakeholder Process:

Public notice that was provided to 13 property owners within 500-feet of the subject property during the internal review and prior to the Planning Commission meeting on April 21, 2016 did not generate comments. In addition, staff convened a neighborhood meeting on February 29, 2016 to provide opportunity for the applicant and staff to present the proposed project to potentially interested neighbors, but no attendees were noted. Notice was also posted on-site (and postcards mailed) prior to the City Council hearing on May 24, 2016. As noted above, staff alerted the manager of the Lamplighter community of the proposed project. However, as of this report, staff has not received any comments regarding the proposed rezoning and associated concept. The applications were also sent to internal agencies for review and comment; review agencies for this project included Traffic Engineering, City Engineering, and Fire Prevention. Their review comments have been addressed.

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 from C-6/AO (General Business with Airport Overlay) to M-1/AO (Light Industrial with Airport Overlay) based on the finding the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries).

An ordinance amending the Zoning Map of the City of Colorado Springs relating to 10.7-acres located at 3640, 3720 and 3760 Drennan Street just west of Boychuk Avenue from C-6/AO (General Business with Airport Overlay) to M-1/AO (Light Industrial with Airport Overlay).