



## Legislation Details (With Text)

**File #:** CPC ZC 16-00039    **Version:** 3    **Name:**  
**Type:** Planning Case    **Status:** Mayor's Office  
**File created:** 10/3/2016    **In control:** City Council  
**On agenda:** 12/13/2016    **Final action:** 12/13/2016  
**Title:** Ordinance No. 16-118 amending the zoning map of the City of Colorado Springs pertaining to 4.592 acres located south of Harrison High School on Janitell Road from R (Estate Single-Family Residential) to C-6/cr (General Business with conditions of record).

(Quasi-Judicial)

Related File: CPC CP 16-00040

**Presenter:**  
Lonna Thelen, Principal Planner, Planning & Community Development  
Peter Wysocki, Director Planning and Community Development

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. ZC\_ORD\_Harrison Sub, 2. Exhibit A - Harrison Subdivision Legal Description, 3. Exhibit B - Harrison Vicinity Map, 4. Ordinance 16-118

Date	Ver.	Action By	Action	Result
12/13/2016	3	City Council	finally passed	Pass
11/22/2016	2	City Council	approved on first reading	Pass
10/20/2016	1	Planning Commission	referred	Pass

Ordinance No. 16-118 amending the zoning map of the City of Colorado Springs pertaining to 4.592 acres located south of Harrison High School on Janitell Road from R (Estate Single-Family Residential) to C-6/cr (General Business with conditions of record).

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Related File: CPC CP 16-00040

### Presenter:

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Peter Wysocki, Director Planning and Community Development

### Summary:

**Applicant:** Paulson Architects, P.C.  
**Owner:** Harrison School District 2  
**Location:** South of Harrison High School on Janitell Road

This project includes concurrent applications for a zone change and a concept plan for a 4.592-acre site located south of Harrison High School on Janitell Road. The applicant is requesting a zone change from R (Estate Single-Family Residential) to C-6/cr (General Business with conditions of record). In addition, the applicant is proposing a concept plan for the property to allow an automotive storage yard for outdoor storage of recreational vehicles. Staff is also administratively reviewing the associated subdivision plat for Harrison Subdivision Filing No. 3.

**Previous Council Action:**

On 11/22/2016, the ordinance was approved on first reading on the Consent Calendar.

**Background:**

Harrison School District 2 is preparing to sell 4.592 acres at the south end of the exiting Harrison High School property. The property is currently vacant and is separated from the high school by Stratton Creek. In preparation for the sale, the school is rezoning the property to C-6 with conditions of record, creating a concept plan to allow an automotive storage yard for outdoor storage of recreational vehicles and subdividing the property to create a new lot.

The proposed C-6 zone district includes specific conditions of record to only allow a few light office/commercial uses and conditionally allow a few light industrial uses that would be compatible next to the school. The concept plan provided shows a conceptual layout for an outdoor RV storage lot. This use is classified under the automotive storage yard which is a definition that allows storage of operable automobiles, trucks, motorcycles, RV's and boats. Staff has limited the storage lot to only allow storage of RV's. A development plan with final details would be required prior to approval of the site for construction. The RV storage lot is a quiet use that would have very little traffic and would be compatible near the school.

This item supports the City's strategic plan to promote building community and collaborative relationships by facilitating intergovernmental cooperation to support efforts that provide efficiencies. This site is not being used by District 2 and the proposal allows development of the site with a land use compatible with the surrounding area.

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

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting on October 20, 2016 the Planning Commission, as part of their consent calendar, voted unanimously to recommend approval of both applications to the City Council. Please reference the minutes from the hearing for a detailed record.

**Stakeholder Process:**

The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 19 property owners within 500 feet. No public comments were received. The site was also posted prior to the City Planning Commission public hearing and will be posted prior to City Council.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal

and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 2, Police and E-911. This site is not within the Airport Overlay and was not seen by the Airport Advisory Committee and is outside of the buffer for review by USAFA.

**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:**

Adopt an ordinance changing the zoning of 4.592 acres from R (Estate Single-family Residential) to C-6/cr (General Business with conditions of record), based upon the findings that the change of zoning request complies with the criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 4.592 acres located South of Harrison High School on Janitell Road from R (Estate Single-Family Residential) to C-6/cr (General Business with conditions of record).

**Conditions of Record:**

The following uses are prohibited:

1. Domestic violence safe house
2. Rooming or boarding house
3. Agricultural sales and service
4. Automotive service
5. Automotive rentals
6. Automotive repair garage
7. Automotive sales
8. Body and fender repair services
9. Bar
10. Campground
11. Consumer convenience services
12. Convenience food sales
13. General food sales
14. Specialty food sales
15. Hotel/motel
16. Indoor kennels
17. Liquor sales
18. Medical Marijuana center
19. Medical marijuana infused product manufacturer
20. Optional Premises cultivation operation
21. Mixed commercial-residential
22. Mixed office-residential
23. Pharmacy
24. Outdoor entertainment
25. Outdoor sports and recreation
26. Drive-in or fast food

- 27. Large retail establishment
- 28. Sexually oriented business
- 29. Club
- 30. Transportation terminal

The following uses will be considered as conditional uses:

- 1. Construction contractor yard
- 2. Custom manufacturing
- 3. Light industry