



## Legislation Details (With Text)

**File #:** CPC CP 16-00114      **Version:** 2      **Name:**

**Type:** Planning Case      **Status:** Passed

**File created:** 10/31/2016      **In control:** City Council

**On agenda:** 1/10/2017      **Final action:** 1/10/2017

**Title:** A Concept Plan for a 96-room hotel on 2.00 acres located at 1060 Kelly Johnson Boulevard. (Quasi-Judicial)

**Presenter:**  
Rachel Teixeira, Planner II, Planning and Community Development  
Peter Wysocki, Director Planning and Community Development

### Sponsors:

### Indexes:

**Code sections:** 7.5.501.E - Concept Plans

**Attachments:** 1. concept plan updated 12/21/2016, 2. 7.5.501.E Concept Plans

Date	Ver.	Action By	Action	Result
1/10/2017	2	City Council	approved	Pass
11/17/2016	1	Planning Commission	adopted and forward to City Council	Pass

A Concept Plan for a 96-room hotel on 2.00 acres located at 1060 Kelly Johnson Boulevard. (Quasi-Judicial)

### Presenter:

Rachel Teixeira, Planner II, Planning and Community Development  
Peter Wysocki, Director Planning and Community Development

### Summary:

**Applicant:** YOW Architects PC  
**Owner:** Harwal Inc.  
**Location:** Southwest corner of Kelly Johnson Boulevard and Goddard Street

The project includes an application for a zone change from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center), and a concept plan for the 2.00-acre site. The proposal will establish a 96 room, 4-story hotel with associated parking and water quality.

### Previous Council Action:

City Council last acted on this property with annexation and zone change in 1983.

### Background:

This project will rezone 2.00 acres from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) and will establish a conceptual plan for 96 rooms, 4-story hotel with associated parking and water quality facilities. The applicant proposes to rezone the property to PBC in order to develop the site as a hotel.

This item supports the City's strategic plan to promote building community and economic development. The project will allow for future employment opportunities.

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

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their hearing on November 17, 2016 the City 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:**

City Planning Staff provided notification to 20 property owners within a 1,000 foot buffer distance. An e-mail, dated October 31, 2016, noting concerns pertaining to the drainage, and the possibility of blocking Discover My Goodwill's signage was received from Jeff Johnson, on behalf of Discover My Goodwill. No other written comments were received.

The concept plan shows a water quality basin at the southwest corner of the site as required by City Engineering. No drainage report was submitted with the concept plan review, only adding the water quality basin and the location is acceptable to City Engineering. City Engineering has stated that the future development plan for the site will require a final drainage report.

The other concern raised by the adjacent business is the possibility of the hotel structure blocking the Discover My Goodwill's signage from the North Academy Boulevard and Kelly Johnson Boulevard intersection. At this intersection, the larger signage for Goodwill is visible. The street curves with an angle and there is a direct line of sight along Kelly Johnson driving west. There is an existing tree on Discover My Goodwill's site which partially blocks the sign, however, this issue will be better addressed during the development plan review stage.

Staff sent the plans to the standard internal reviewing agencies for comments. Those commenting agencies included Academy School District 20, Colorado Springs Utilities, City Engineering, Traffic Engineering, Enumerations, Fire Prevention, Floodplain, GIS Analyst/Public Safety Street Naming Coordinator, and Transit. All agency comments have been addressed for this project.

**Alternatives:**

1. Uphold the action of the City Planning Commission and approve the zone change and the associated concept plan;
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:**

CPC CP 16-00114 - CONCEPT PLAN

Approve the Concept Plan for 1060 Kelly Johnson Boulevard Hotel, based upon the findings that the concept plan complies with the review criteria as set forth in City Code Section 7.5.501(E).

N/A