



Legislation Text

File #: CPC CP 20-00180, **Version:** 2

A Concept Plan for the Pinnacle Parking Plan project illustrating a surface parking lot addition for the Pinnacle Eye Center and Surgery Center, located adjacent to the north of the Paseo Road and Melissa Drive intersection.

(Quasi-Judicial)

Related Files: CPC PUZ 20-00119

Presenter:

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Peter Wysocki, Director, Planning & Community Development

Owner: Ophthalmology Holdings, LLC

Developer: Ophthalmology Holdings, LLC

Representative: Davis Partnership Architects

Location: North of the Paseo Road and Melissa Drive intersection

The project includes concurrent applications for a zone change and concept plan for .68 acres of land located to the north of the Paseo Road and Melissa Drive intersection. The zone change request would change the current zoning from R-1 6000 (Single-family Residential) to OC (Office Complex). The proposed concept plan illustrates the layout for a surface parking lot addition and how it is being integrated with the Pinnacle Eye Center and Surgery Center property.

The submitted zone change request proposes to rezone the .68-acre project site from R-1 6000 (Single-family Residential) to OC (Office Complex) (see "Zone Change and Legal Description" exhibit). The site is adjacent to Pinnacle Eye Center and Surgery Center, a 46,795 square foot medical office building. It is the intent of this project for the owner to acquire the site from the church to the south and combine it with the lot where the medical building is located and construct a surface parking lot addition to accommodate employee parking (see "see Pinnacle Eye Center Concept Plan" exhibit). In addition, the new parking will be beneficial to the clientele of Pinnacle Eye Center and Surgery Center by opening up more spaces near the building entrance.

The zone change is an integral part of the Pinnacle Parking Plan project as it is a part of the project that makes the new parking area unified and consistent with the adjacent OC (Office Complex) zoning and existing developed conditions of surrounding commercial properties. This zone change is also necessary because private surface parking is not an allowed land use in the residential zone and because the parking lot is being integrated into the adjacent commercial use. Permitted and conditionally permitted land uses in the proposed zone support surrounding land use patterns through the adherence to established dimensional and site development standards.

The Concept Plan for the Pinnacle Parking Plan project (see “Pinnacle Eye Center Concept Plan” exhibit) illustrates the layout for the envisioned surface parking lot addition and how it will be incorporated with the Pinnacle Eye Center and Surgery Center. Further, it shows the future access point into the new parking area, circulation pattern, the number of spaces and landscape improvements. By example, the landscaping as illustrated is being used to both screen and buffer the parking area from adjacent residential to the west and residential zone property to the south and integrate into the design and layout of the existing medical office building. Together, the proposed incorporation of the parking area with the existing medical building and site improvement and the design, layout and landscaping of the new parking area as outlined above mitigate the impacts of this development and reinforce why this project will be compatible with the surrounding neighborhood.

Parking lot lighting is an identified impact associated with the Pinnacle Park Plan project. Parking lot light is a development plan standard and is not required with the concept plan. In discussion with the Applicant on this matter they are committed to not only address new lighting but ways and/or methods to reduce the impacts of existing parking lot lighting (i.e., reduce illumination level, modify fixtures to direct light to downward onto the parking area(s) and decrease glare). This will be addressed in detail with the future development plan.

The project applications have been evaluated for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. According to PlanCOS, the project site is identified as a Changing Neighborhood (see “PlanCOS Vision Map” exhibit). The Pinnacle Parking Plan project is consistent with one of the core values of PlanCOS, which reinforces the importance of encouraging infill development proposals. One of the “Big Ideas” in the Vibrant Neighborhood Chapter 2 of PlanCOS is entitled “Embrace Creative Infill, Adaptation and Land Use Change”, which has goal VN-3 that states:

“Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs.”

To do this, PlanCOS suggests, “New development should focus on safe connections into and within these neighborhoods”.

A “Big Idea” from Chapter 4, entitled “Embrace Sustainability”, has Goal TE-4 that states:

“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.”

A policy for this goal further reinforces that development should “Prioritize development within the existing City boundaries and built environment (not in the periphery).”

Adaptive and responsive land use change is one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project’s land use, location and site design meets the overall intent of this idea.

For the reasons provided in this overall staff report, City Planning staff finds that this infill development proposal and its associated applications to be in substantially conformance with

PlanCOS and its guidance.

The project site is part of the Houck Estate Tract C master planned area (“Houck Estate Master Plan”). Houck Estate Master Plan totals 66-acres in area and consists of a mix of commercial, mixed use, office and residential (see “Context Map”). The project site is presently identified for office uses and it is complimentary and supportive to land use pattern for the area. Through staff’s review of this project it has been found to be in general conformance with the long-range vision of the Houck Estate Master Plan.

The project supports the City’s Strategic plan of building community and collaborative relationships through the infill development of a vacant parcel with a complimentary commercial project. The development of additional commercial land uses in this area will support existing land uses in the area and create new employment opportunities that strengthen the Colorado Springs economy.

City Council previously took action on this property in 1951 when the property was annexed and zoned.

N/A

At the City Planning Commission meeting held on March 18, 2021, the project applications were considered under the Consent Agenda. Without discussion, Planning Commission voted unanimously 8-0 to approve the project applications (Planning Commissioner Natalie Wilson was absent).

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 308 property owners on three occasions: during the internal review and prior to the Planning Commission and City Council hearings. The site was also posted during the three occasions noted above. City Planning staff received three (3) public comments regarding this project (see “Public Comments” exhibit). The comments received from interested citizens cited concerns about parking lot lighting.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. The review agencies for this project included, Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City SWENT, City Parks, Council of Neighborhood Organizations (CONO) and City Police. City Engineering and City Traffic were the only agencies to provide project specific written comments. All comments received from the review agency have been addressed. Following are the review comments from City Engineering and City Traffic:

- City Traffic. To provide a safer vehicle maneuvering, it is recommended to relocate the internal driveway with the proposed southern access further to the east to provide a minimum 100-foot driveway stem (throat).
- City Engineering. The proposed expansion of the parking lot will require the extending of the public sidewalk along Melissa Drive about 70 feet. Show and callout on the sidewalk on the concept plan.

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.

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Recommend approval for the Pinnacle Parking Plan project, based upon the findings that the Concept Plan meets the review criteria for establishing a Concept plan, as set forth in City Code 7.3.501(E).

N/A