



Quick Facts

Applicant

AutoZone Inc.

Property Owner

NNN REIT, LP (f/k/a National Retail Properties, LP)

Developer

David Bentley

Address / Location

339 N Academy Blvd.

TSN(s)

6414204037

Zoning and Overlays

Current: MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)

Site Area

2.94 Acres

Proposed Land Use

Warehousing and Retail Sales, Small

Applicable Code

UDC

Project Summary

Proposed AutoZone store to include 25,820 sq. ft. of warehousing and 4,000 sq. ft. of retail sales. The proposed warehousing will operate as a fulfillment center for other AutoZone stores throughout the region and involve the delivery of products from one location to another.

File Number

CUDP-23-0026

Application Type

Conditional Use Permit

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Pikes Peak Vista Addition #2	Unknown
Subdivision	Circuit City Fil No 1	April 14 th , 1995
Master Plan	Town and Country Center (Implemented)	December 27 th , 1977
Prior Enforcement Action	N/A	N/A

Site History

This property was originally platted in 1964 and replatted on April 14th, 1995, under the subdivision plat "Circuit City Filing No. 1". According to building permit records, the initial permit was released in April of 1992 for a Hobby Lobby. Following the occupancy of the unit by Hobby Lobby, the unit has remained vacant for an unknown period of time. The associated master plan, "Town and Country Center" became active in 1977. This site is also a part of the "Academy Boulevard Corridor Great Streets Plan" that became active in May of 2011 and the Platte Avenue Corridor Study Report that was most recently updated in February of 2024.

Applicable Code

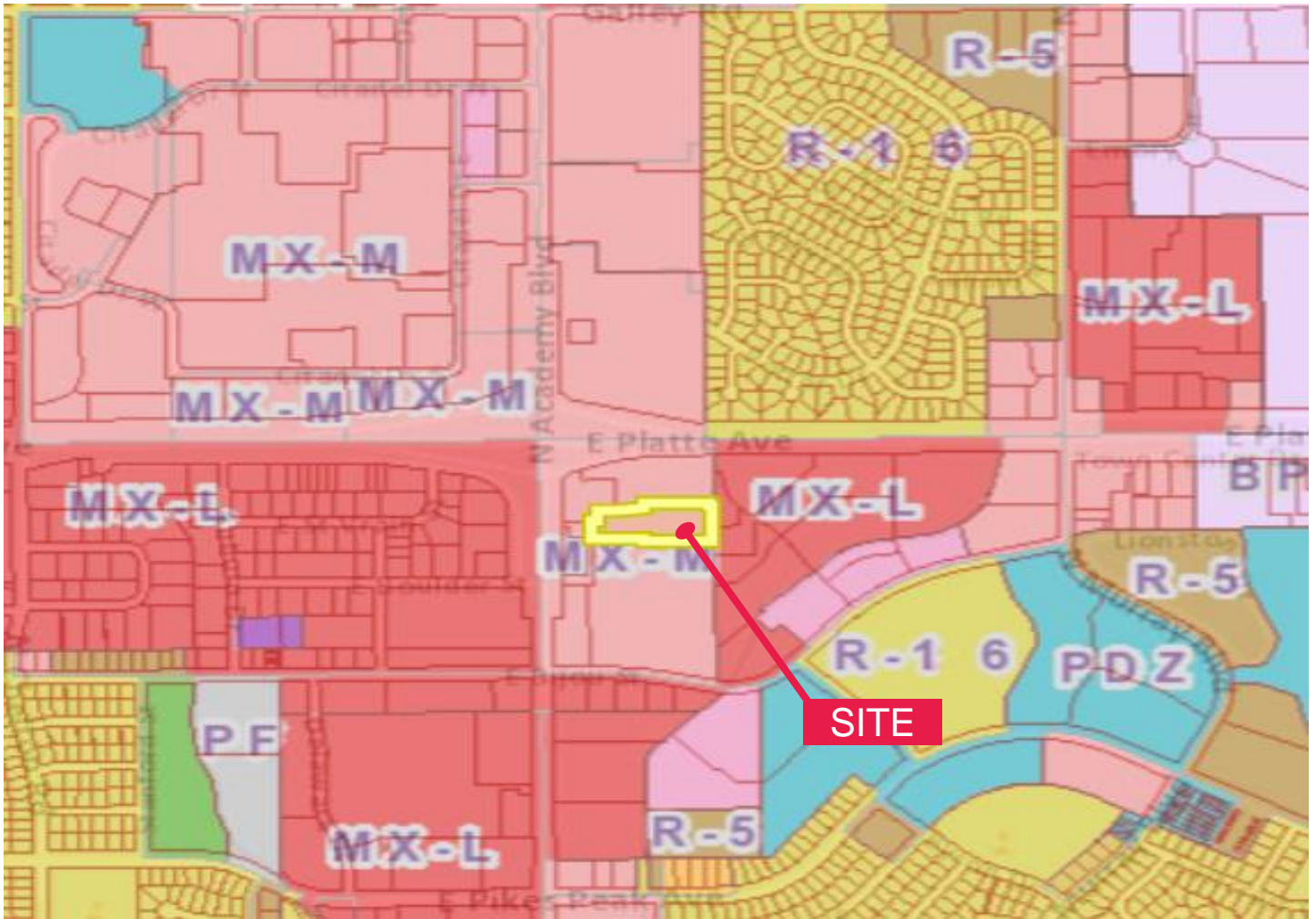
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)	Retail Sales, Medium	N/A
West	MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)	Personal or Business Service, Small	N/A
South	MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay)	Retail Sales, Large	N/A
East	MX-L/AP-O (Mixed-Use Large Scale with Airport Overlay)	Office/Warehouse	Warehousing Use (City File No. CPC CU 16-00121)

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Review / Prior to Planning Commission
Postcard Mailing Radius	1,000'
Number of Postcards Mailed	59
Number of Comments Received	N/A

Public Engagement

No comments were received.

Timeline of Review

Initial Submittal Date	January 2 nd , 2024
Number of Review Cycles	Three
Item(s) Ready for Agenda	June 17th, 2024

Agency Review

Traffic Impact Study

No comments received.

Citywide Development Impact

Please note that this change of use will be evaluated in reference to Citywide Development Impact Fees (Police & Fire) fees, City Code 7.5.532. Upon development plan, please include existing use and square footage, and new use and square footage in the project statement. No other comments for this Conditional Use request.

SWENT

All comments addressed

Colorado Springs Utilities

No comments received.

Colorado Springs Airport

All comments addressed, no further objections.

Conditional Use Permit

Summary of Application

Per 7.3.2-A of the UDC, the proposed "warehousing" use is permitted conditionally in the applicable MX-M/AP-O (Mixed-Use Medium Scale with Airport Overlay) zone district. This Conditional Use application has been submitted with a Land Use Statement describing the proposed use, its compatibility with the adjacent development patterns, and impacts to adjacent development in accordance with 7.5.601 of the UDC.

The applicant (AutoZone) is requesting approval of a warehousing use for this location to act as a fulfillment center to support other AutoZone locations in the region. The warehouse use at this location is proposed as the primary use as it will consume 25,820 sq. ft. of the unit with retail use consuming the remaining approximate 4,000 sq. ft.

Application Review Criteria

UDC Code Section 7.5.601.C.2

- 1) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).
 - a) The proposed use (Warehousing) has no applicable use-specific standards in Part 7.3.3 of the UDC.
- 2) The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible.
 - a) The proposed use, while undergoing this conditional use application for warehousing, also has a retail component. The proposed use is compatible with the adjacent lots as they primarily involve retail uses. To the east of the subject lot are

existing office and warehouse uses, where the warehouse use was approved conditionally in December of 2016. Staff finds this use to be compatible with the existing and planned uses in the surrounding area and with the land use patterns associated with the relevant guiding master plans and urban corridor plans (see below).

- 3) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.
 - a) The proposed use does not negatively impact or place any burdens on the already existing infrastructure and public improvements located within this area of the Academy Boulevard corridor. Comments received from agencies such as City Traffic, City Engineering, Stormwater Enterprise, or Colorado Springs Utilities did not include any mitigation or improvement requirements/conditions to the existing infrastructure.

Compliance with Development Standards

No changes to the building envelope, number of parking stalls, or access points are proposed as part of this request. The existing structure complies with the development standards per the UDC.

Compliance with Relevant Guiding Plans and Overlays

Town and Country Center Master Plan

The proposed use is compliant with the approved master plan as the area that this lot is subject to had been originally approved for commercial use types.

Academy Boulevard Corridor Great Streets Plan

Per the Academy Boulevard Corridor Great Streets Plan, "the intent of this Great Streets Plan is to establish a vision for this segment of Academy Boulevard that integrates land use and transportation at the Corridor level. Its overall purpose is to support the needs of existing residents and businesses in the area while encouraging reinvestment, revitalization, and long-term sustainability. In short, facilitating the re-purposing of Academy Boulevard to be a "Great Street"." The proposed use supports the intent of this Plan by integrating a commercial business onto a lot that has been vacant for a considerable amount of time, thus encouraging and supporting reinvestment and revitalization into this retail center.

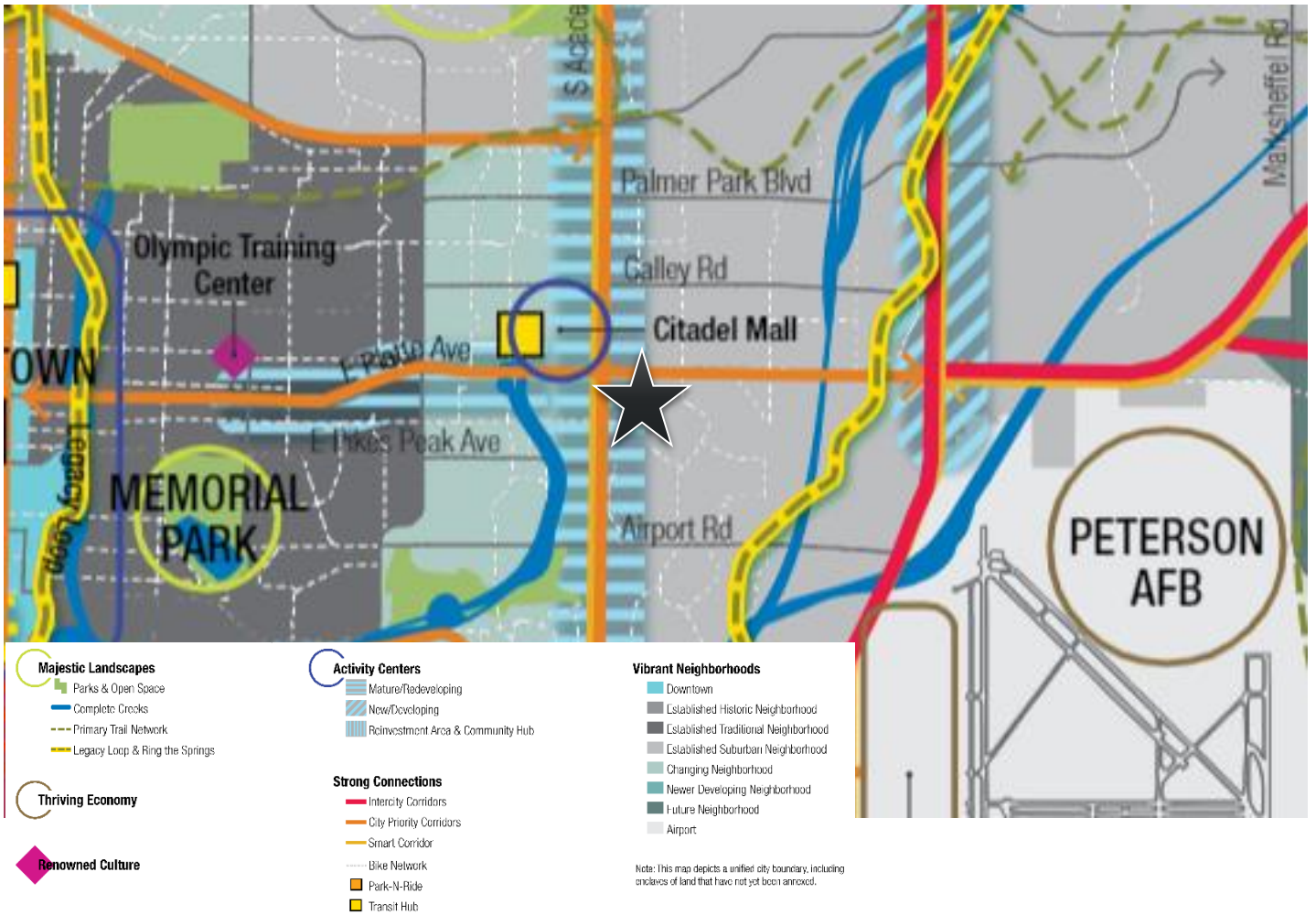
Platte Avenue Corridor Study Report

The proposed use has no negative implications on the goals of this report and promotes the primary goal of the report to bring redevelopment opportunities that catalyze the economic development adjacent to the Platte Avenue corridor.

Airport Overlay

The proposed use will have no negative impacts on the Airport Overlay associated with this lot and is a permitted use. The Colorado Springs Airport had no objection to the proposed land use and requested that if no avigation easement has yet been recorded, that the applicant contact Real Estate Services to begin the application process for recording an avigation easement on this lot (see "Agency Review" above).

PlanCOS Vision



Staff evaluated the proposed application for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. According to the PlanCOS, the project site is identified as being within a “Mature/Redeveloping” Activity Center or Corridor. Mature/Redeveloping corridors are defined as “corridors that line older arterial streets including current or former state highways. Often the existing pattern along these corridors includes a combination of retail uses and auto-oriented services developed in a typical in-line retail pattern, with multiple curb cuts, individual parking lots, cluttered signage, and small lots. These corridors represent significant infill and redevelopment opportunities.

Staff finds the proposed AutoZone “superstore” to be in compliance with the goals, policies, and strategies of PlanCOS, and more specifically with the “Unique Places” framework.



Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

Unique Places

One of the primary goals of the Unique Places framework is to embrace reinvestment and redevelopment along the City’s mature and redeveloping corridors, with Academy Boulevard specifically called out as an example for these types of corridors in which this proposed use is located adjacent to.

Policy UP-2.A of PlanCOS encourages the City to “support infill and land use investment throughout the mature and developed areas of the city”. This proposed use comes as an opportunity for reinvestment and infill of the partially vacant inline retail located within this commercial center.

Strategy UP-2.A-4 of this policy encourages active support of ongoing and potential infill projects. This proposed use offers a chance for revitalizing this partially vacant commercial development, in turn providing economic benefit, consumer services, and furthering the City’s interest in maintaining the progression of Academy Boulevard.

Statement of Compliance

CUDP-23-0026

After Staff’s evaluation of the Conditional Use the application meets the review criteria.