



# Quik Trip Zone Change

Council Hearing – 11-14-2023





# Quik Trip Zone Change



## QUICK FACTS

### Address:

4760 Flintridge Drive

### Location:

Southwest of Flintridge Drive and North Academy Boulevard

### Zoning and Overlays

Current: MX-N (Mixed-Use Neighborhood)

Proposed: MX-M (Mixed-Use Medium Scale)

### Site Area

1.23 Acres

### Proposed Land Use

Convenience Store with Fuel Canopy

## VICINITY MAP



# Quik Trip Zone Change



## PROJECT SUMMARY

File #(s):

ZONE-23-0012

DEPN-23-0083

Project Proposal:

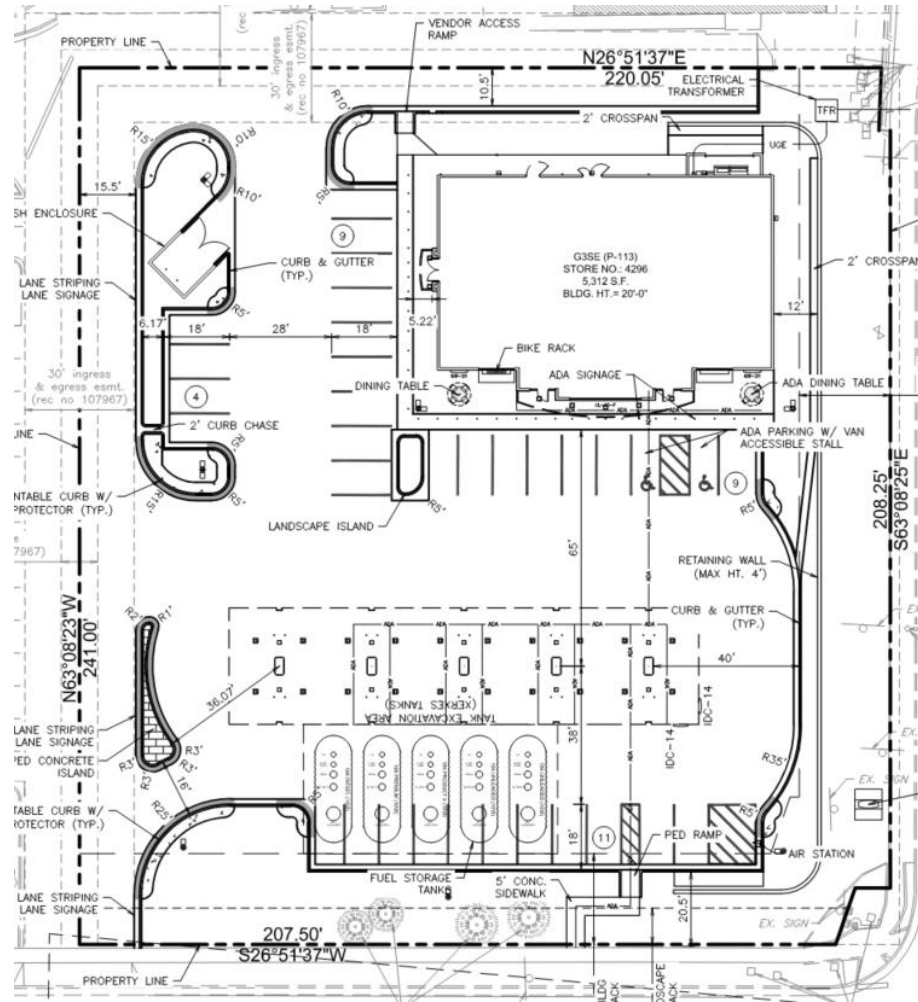
Convenience store with fuel canopy station on 1.23 acres

Applications:

Zone Change

Development Plan

## SITE PLAN



# BACKGROUND



## PRIOR LAND-USE HISTORY AND APPLICABLE ACTIONS

<i>Action</i>	<i>Name</i>	<i>Date</i>
<b>Annexation</b>	Gordon's Addition #1	October 1, 1968
<b>Subdivision</b>	Garden Ranch Estates No 1 Replat of Block 6 Subdivision Lot 2 Plat	July 24, 1979
<b>Master Plan</b>	N/A	N/A
<b>Prior Enforcement Action</b>	N/A	N/A

### Site History

- The current office building that now occupies the site was constructed in 1976. The zoning of the property was established in 1980, after the annexation and establishment of the office building.

### Applicable Code

- Previous Chapter 7

# AGENCY REVIEW



## Traffic Engineering

- Required a Trip Generation Study that concluded new use would generate similar trips to the existing use and did not recommend additional improvements. Traffic Engineering agreed with the determinations.

## Colorado Springs Police Department

- No concerns or objections.

## Fire

- All comments addressed.

## SWENT

- Final Drainage Report has been approved. All comments addressed.



# STAKEHOLDER INVOLVEMENT



## PUBLIC NOTICE

Public Notice Occurrences <i>(Posters / Postcards)</i>	Internal Review / Neighborhood Meeting / Planning Commission Public Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	365 Postcards
Number of Comments Received	16 written comments

## PUBLIC ENGAGEMENT

- Neighborhood meeting held after initial application and comment period.
- The majority of the concerns centered around increased traffic, high speeds of cars on residential streets that would increase due to the new development, proximity to existing gas stations, increase in crime and homelessness, and health concerns related to the gas station use.

# PUBLIC COMMENT ANALYSIS



## Concerns

Traffic

Increase in crime and homelessness

Health concerns related to Gas Station use

## Analysis

- Trip Generation study was completed, no improvements recommended.
- No new access points are being proposed. Development will use existing access easement off Flintridge Drive
- CSPD had no concerns with application during their review.
- Gas pumps have been placed at least 250' from any residentially zoned property

# STAFF REVIEW



## Zone Change City Code Section 7.5.603

- Zoning would be consistent with other three corner lots on Flintridge Dr and North Academy Blvd.
- In-tact MX-N buffer between new zone and residential property.
- Reasonable zoning classification along Principal Arterial and Collector Street

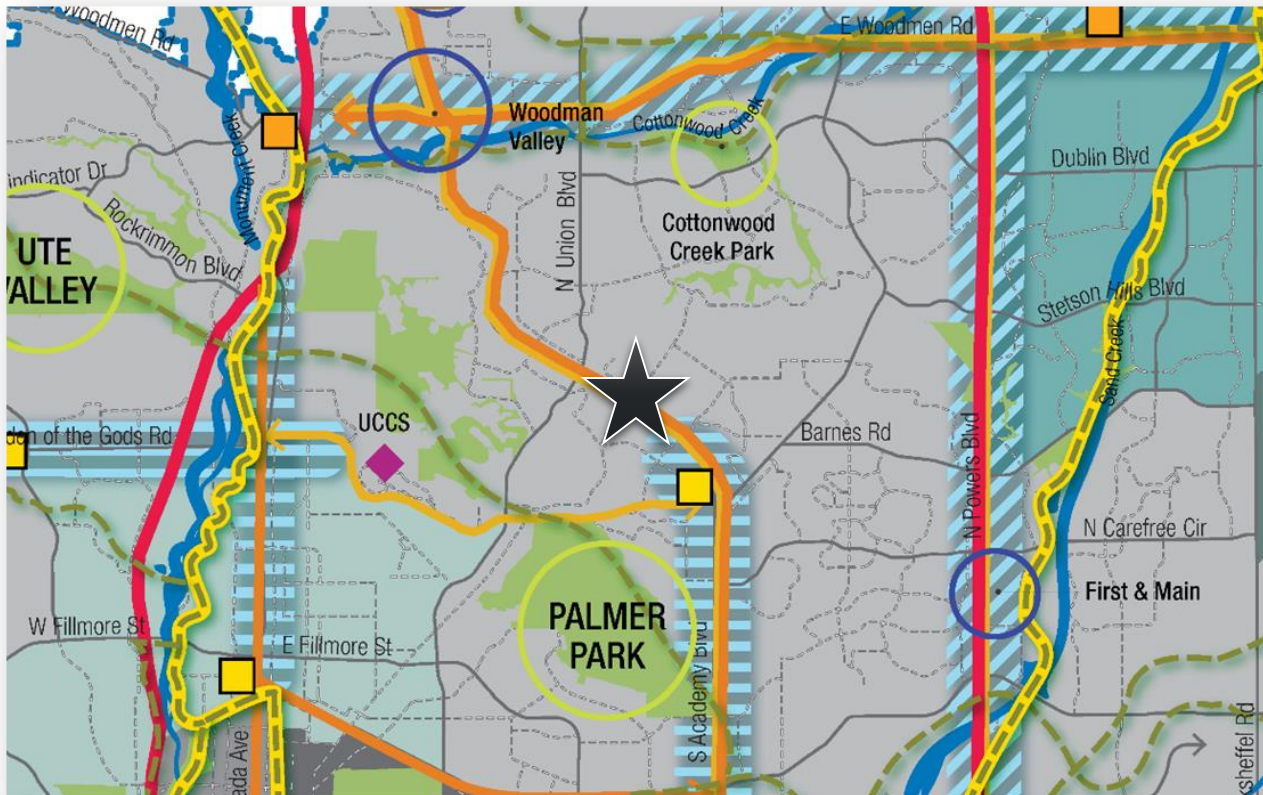
## Development Plan City Code Section 7.5.502

- Meets all applicable review criteria and relevant code sections.
- Building mirrors setbacks seen along North Academy
- Gas canopies are placed near the intersection where odor, noise and light impacts would least affect surrounding neighborhoods



**Unique Places:** The subject property is immediately adjacent to the Mature/Redeveloping corridor of Academy Boulevard. Goal UP-4 calls for the strengthening of our overall community by developing connected centers and corridors

## PlanCOS MAP IMAGE



## GOALS / POLICIES / STRATEGIES:

**Policy UP-2.A:** Support infill and land use investment throughout the mature and developed areas of the city

**Strategy UP-2.A-1:** Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions

**Strategy UP-2.A-4:** Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment

# Review Criteria



B. Establishment Or Change Of Zone District Boundaries: A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made:

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan.
3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.
4. For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter. (Ord. 94-107; Ord. 97-111; Ord. 01-42; Ord. 03-157; Ord. 12-76)

# Review Criteria



Development Plan Review Criteria: A development plan shall be reviewed using the criteria listed below. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site. Alternate and/or additional development plan criteria may be included as a part of an FBZ regulating plan.

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.
2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals
3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.
4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.
5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.
6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.
7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.
8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.
9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.
10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.
11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.
13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise. (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78; Ord. 12-72; Ord. 18-2

# Review Criteria



## Planning Commission Hearing October 11, 2023

Planning Commission found these applications in substantial compliance with the approval criteria and Planning Commission recommends approval to City Council unanimously.



# Motions



## **ZONE-23-0012**

Approve the zone change of 1.23 acres from MX-N (Mixed-Use Neighborhood) to MX-M (Mixed-Use Medium Scale) based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.603.

Deny the zone change of 1.23 acres from MX-N (Mixed-Use Neighborhood) to MX-M (Mixed-Use Medium Scale) based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.603.

## **DEPN-23-0083**

Approve the Quik Trip Development Plan based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.502.

Deny the Quik Trip Development Plan based upon the findings that the request does not comply with the criteria as set forth in City Code Section 7.5.502.



# Questions?

