



CITY PLANNING COMMISSION AGENDA

**THURSDAY, FEBRUARY 19, 2015
8:30 A.M.**

**CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, CO 80903**

CITY PLANNING COMMISSION MEETING PROCEDURES

MEETING ORDER:

The City Planning Commission will hold its regular meeting on **Thursday, February 19, 2015 at 8:30 a.m.** in the City Hall Council Chambers at 107 North Nevada Avenue, Colorado Springs, Colorado.

The Consent Calendar will be acted upon as a whole unless a specific item is called up for discussion by a Planning Commissioner, a City staff member, or a citizen wishing to address the Planning Commission.

When an item is presented to the Planning Commission the following order shall be used:

- City staff presents the item with a recommendation;
- The applicant or the representative of the applicant makes a presentation;
- Supporters of the request are heard;
- Opponents of the item will be heard;
- The applicant has the right of rebuttal;
- Questions from the Commission may be directed at any time to the applicant, staff or public to clarify evidence presented in the hearing.

VIEW LIVE MEETINGS:

To inquire of current items being discussed during the meeting, please contact the Planning & Development Team at 719-385-5905, tune into local cable channel 18 or live video stream at www.springsgov.com.

CITY PLANNING COMMISSION COMPREHENSIVE PLAN AND REVIEW CRITERIA

COMPREHENSIVE PLAN:

The City Planning Commission uses the Comprehensive Plan as a guide in all land use matters. The Plan is available for review in the Land Use Review Office, located at 30 S. Nevada Avenue, Suite 105. The following lists the elements of the Comprehensive Plan:

- Introduction and Background
- Land Use
- Neighborhood
- Transportation
- Natural Environment
- Community Character and Appearance
- 2020 Land Use Map
- Implementation

The Comprehensive Plan contains a land use map known as the 2020 Land Use Map. This map represents a framework for future city growth through the year 2020, and is intended to be used with the Comprehensive Plan's goals, policies, objectives and strategies. It illustrates a desired pattern of growth in conformance with Comprehensive Plan policies, and should be used as a guide in city land use decisions. The Comprehensive Plan, including the Land Use Map, may be amended from time to time as an update to city policies.

APPLICATION REVIEW CRITERIA:

Each application that comes before the Planning Commission is reviewed using the applicable criteria located in the *Appendix* of the Planning Commission Agenda.

CITY PLANNING COMMISSION APPEAL INSTRUCTIONS

In accordance with Chapter 7, Article 5, Part 906 (B) (1) of the City Code, "Any person may appeal to the City Council any action of the Planning Commission or an FBZ Review Board or Historic Preservation Board in relation to this Zoning Code, where the action was adverse to the person by filing with the City Clerk a written notice of appeal. The notice of appeal shall be filed with the City Clerk no later than ten (10) days after the action from which appeal is taken, and shall briefly state the grounds upon which the appeal is based."

Accordingly, any appeal relating to this Planning Commission meeting must be submitted to the City Clerk (located at 30 S. Nevada Avenue, Colorado Springs, CO 80903) by:

Monday, March 2, 2015

A **\$176** application fee and a justification letter specifying your specific grounds of appeal shall be required. The appeal letter should address specific City Code requirements that were not adequately addressed by the Planning Commission. City Council may elect to limit discussion at the appeal hearing to the matters set forth in your appeal letter.

CITY PLANNING COMMISSION MEETING AGENDA THURSDAY, FEBRUARY 19, 2015

1. Approval of the Record of Decision (minutes) for the January 15, 2015 City Planning Commission Meeting
2. Communications
3. Consent Calendar (Items A.1-C.2)Page 7
 Appendix – Review Criteria.....Page 30

CONSENT CALENDAR		
ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM.: A.1 CPC ZC 14-00136</p> <p>ITEM.: A.2 CPC CU 98-00336-A3MN14 (Quasi-Judicial)</p> <p>PARCEL NO.: 6303406008</p> <p>PLANNER: Meggan Herington</p>	<p>Request by John Nelson on behalf of BISH-ING, LLC for consideration of the following development applications:</p> <ol style="list-style-type: none"> 1. A change of zone from Planned Industrial Park (PIP-1) to Planned Business Center District with Conditions of Record (PBC/CR). 2. A minor development plan amendment to update the site data to illustrate the zone change and outline restricted uses. <p>The property is located at 3325 Meadow Ridge Drive and consists of 2.41 acres.</p>	7
<p>ITEM.: B CPC UV 15-00003 (Quasi-Judicial)</p> <p>PARCEL NO.: 6426207017</p> <p>PLANNER: Mike Schultz</p>	<p>A request by HB & A on behalf of Silver Key (Applicant) and Len & Ann Ganote Trust (Owners) for approval of a Use Variance to allow a Social Service use within a PIP-2 (Planned Business Center) zone district; Silver Key will occupy 36,000 sq. ft. of the approximately 68,000 sq. ft. of the space. The subject property is located at 1605-1655 S. Murray Blvd.; the property comprises of 6.09 acres and is zoned PIP-2/AO/SS (Planned Industrial Zone with airport and streamside overlays).</p>	14

<p>ITEM.: C.1 CPC ZC 14-00139</p> <p>ITEM.: C.2 CPC NV 14-00140 (Quasi-Judicial)</p> <p>PARCEL NO.: 7412404028</p> <p>PLANNER: Mike Schultz</p>	<p>A request by Rocky Mountain Land Trust for the approval of the following development applications:</p> <ol style="list-style-type: none">1. A change of zone from PUD/cr (Planned Unit Development with conditions of record) to R-2 (Two-family Residential). \2. Two non-use variances: 1) Request to allow a duplex on a 6,239 square foot lot where 7,000 sq. ft. is required. 2) Request to allow one (1) off-street parking stall where two (2) are required for two residential units. <p>The subject property is located at 544 W. Monument Street and consists of 0.14 acre.</p>	<p>22</p>
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CONSENT CALENDAR

CITY PLANNING COMMISSION AGENDA

ITEM NOS: A.1-A.2

STAFF: MEGGAN HERINGTON

FILE NO(S):

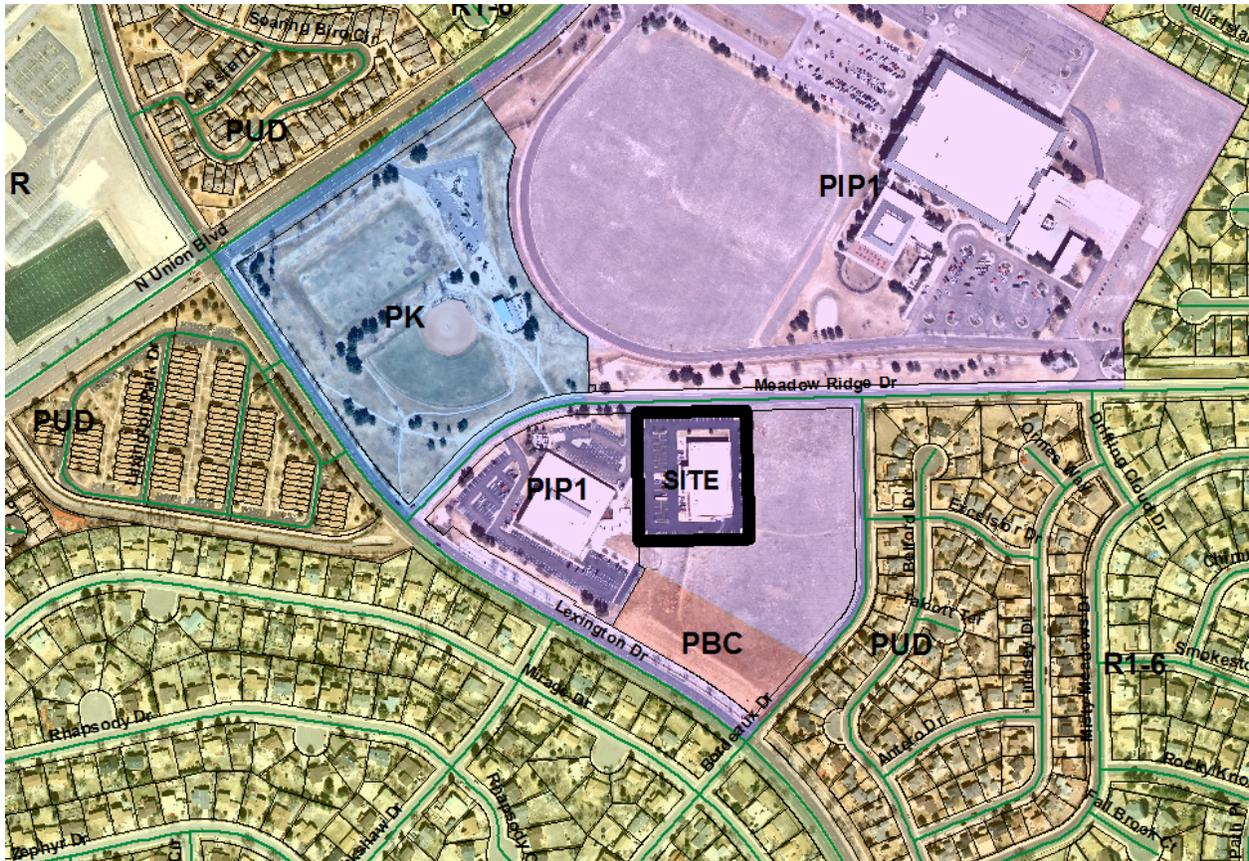
CPC ZC 14-00136 – QUASI-JUDICIAL

CPC CU 98-00336-A3MN14 – QUASI-JUDICIAL

PROJECT: SKATE AMERICA

APPLICANT: JOHN NELSON

OWNER: BISH-ING LLC



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for rezoning and a minor development plan amendment for 2.41 acres addressed as 3325 Meadow Ridge Drive, located north of Lexington Drive and west of Bordeaux Drive.
This project requires that the property be rezoned from PIP-1 (Planned Industrial Park) to PBC/CR (Planned Business Center with Conditions of Record). The development plan amendment simply updates the site data to recognize the zone change and outline the restricted uses. No site improvements or change of use are being proposed. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Staff recommends approval of the applications.

BACKGROUND:

1. Site Address: The property is addressed as 3325 Meadow Ridge Drive.
2. Existing Zoning/Land Use: The 2.41 acre site is developed with a 24,000 square foot building and required parking for a skating center.
3. Surrounding Zoning/Land Use:
North: PIP-1/Office-Warehouse
South: PIP-1/PBC/Vacant
East: PIP-1/Vacant
West: PIP-1/Office-Warehouse
4. Comprehensive Plan/Designated 2020 Land Use: This property is designated as Employment Center.
5. Annexation: The property was annexed in 1978 as part of Briargate Addition Number 2.
6. Master Plan/Designated Master Plan Land Use: This property is within the Briargate Master Plan which is designated as "Implemented". When a property is in the implemented area, a master plan amendment is not required.
7. Subdivision: The property is Lot 1 Cipher Data Products Filing Number 3 (1999).
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is improved with a 24,000 square foot building with associated parking. It is currently occupied by Skate America.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to all property owners within 500 feet. No neighbor comments were received. The site will be posted and postcards sent prior to the Planning Commission hearing.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Police and the US Air Force Academy.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

Rezone from PIP-1 to PBC/CR

The property will be rezoned from PIP-1 (Planned Industrial Park) to PBC/CR (Planned Business Center with conditions of record).

The existing building is a skating center. There are currently no proposed changes to the use of the property. The rezone, however, will allow the site to accommodate future commercial development at this location with conditions of record related to use restrictions.

The following uses are prohibited:

Medical Marijuana Facility
Sexually Oriented Business
Automotive Service
Automotive Rental
Automotive Wash
Automotive Repair Garage
Automotive Sales
Fast Food Restaurant
Convenience Food Sales

The associated minor amendment to the development plan does not propose any site or use changes. The amendment simply updates the site data to reflect the change in zoning and restricts several uses that are typically permitted in the PBC zone district. The current use of "indoor sports and recreation" will be a permitted use once the change to the PBC zone district is complete, whereas it was a conditional use in the PIP-1 zone district.

2. Conformance with the City Comprehensive Plan:

Comprehensive Plan 2020 Land Use Map designates this property as Employment Center.

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern

Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.

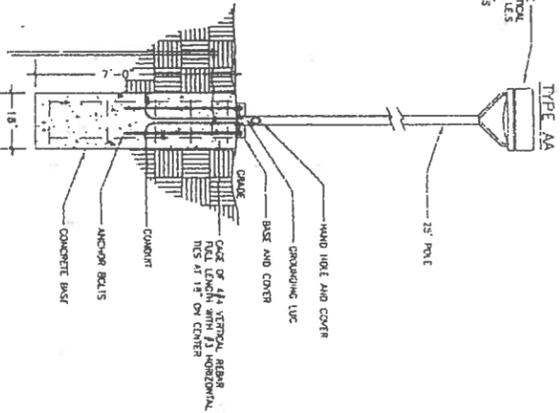
Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Policy LU 301: Promote a Mixed Land Use Pattern

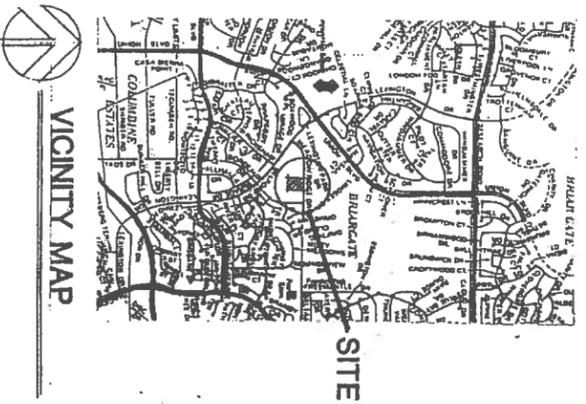
Promote development that is characterized by a mix of mutually supportive and integrated residential and non-residential land uses and a network of interconnected streets with good pedestrian and bicycle access and connections to transit.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area

SOLO TOP LUMINAIRE
 WITH 150 WATT
 HORIZONTAL
 TYPE V DISTRIBUTION
 UTMARK SIGN SERIES



POLE BASE DETAIL



SITE DATA:

EXISTING ZONING: PIP-1
 PROPOSED ZONING: PBC
 EXISTING USE: INDOOR SPORTS AND RECREATION
 MAXIMUM BUILDING HGT: 45 FT.
 LOT SIZE: 105,000 SF
 BUILDING AREA: 24,800 SF
 BUILDING HGT: 25 FT.
 PARKING DATA:
 PARKING REQUIRED (1/150 SF): 164 SPACES
 PARKING PROVIDED:
 STANDARD SPACES: 102 SPACES
 COMPACT SPACES: 55 SPACES
 HANDICAP SPACES: 6 SPACES
 TOTAL: 164 SPACES

SITE COVERAGE DATA:
 % BUILDING: 23%
 % PAVING: 60%
 % LANDSCAPED AREA: 17%

PREVIOUS AMENDMENTS: MINOR REVISIONS TO THE DEVELOPMENT PLAN, INCLUDING LOCATION CHANGES TO TREES, PARKING SPACES, ELECTRICAL, TRANSFORMER AND PARKING LOT LIGHTS. PREVIOUS AMENDMENT: 5/8/02

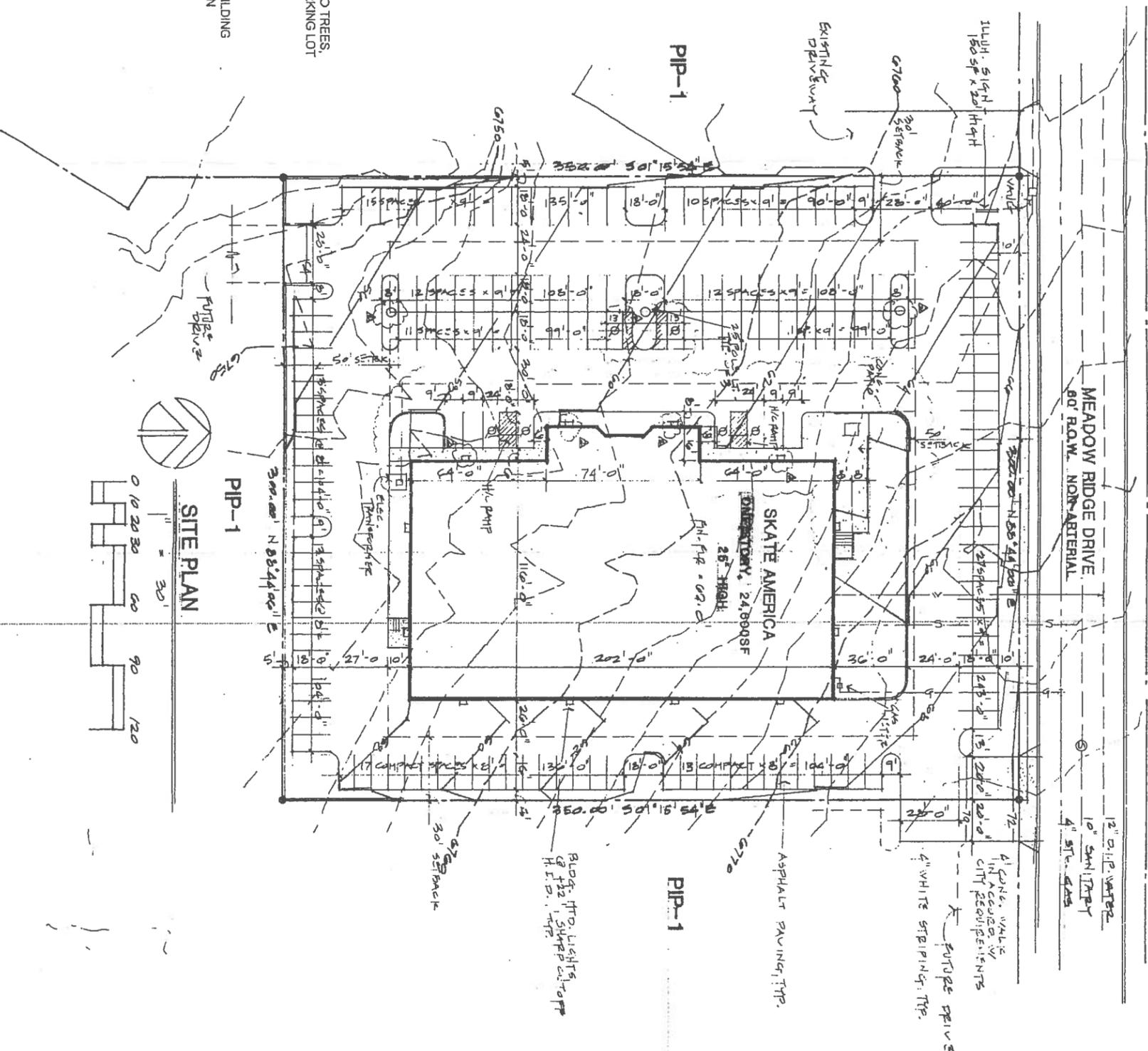
THIS AMENDMENT: REZONING FROM PIP-1 TO PBC

NOTES:

- 1 ANY FUTURE NEW USE FOR THE SITE OR THE BUILDING WILL REQUIRE A NEW DEVELOPMENT PLAN OR AN AMENDMENT TO THE EXISTING PLAN.
- 2 THE FOLLOWING USES ARE RESTRICTED:
 - MEDICAL MARIJUANA FACILITY
 - SEXUALLY ORIENTED BUSINESS
 - AUTOMOTIVE SERVICE
 - AUTOMOTIVE RENTAL
 - AUTOMOTIVE WASH
 - AUTOMOTIVE REPAIR GARAGE
 - AUTOMOTIVE SALES
 - FAST FOOD RESTAURANT
 - CONVENIENCE FOOD SALES

LEGAL DESCRIPTION:

LOT 1, CIPHER DATA PRODUCTS FILING NO. 3 IN THE SE 1/4 OF SECTION 3, T13S, R66W OF THE 6TH PM IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



SITE PLAN

REVISED: 1/6/15

NELSON ASSOCIATES
 21 East Inverness, Colorado Springs, CO 80902
SITE DEVELOPMENT PLAN

SKATE AMERICA
 COLORADO SPRINGS, COLORADO

LEGAL DESCRIPTION

LOT 1, CIPHER DATA PRODUCTS FILING NO. 1 IN THE SE ¼ OF SECTION 3,
T13S, R66W OF THE 6TH PM IN THE CITY OF COLORADO SPRINGS, COUNTY OF
EL PASO, STATE OF COLORADO

ZONE CHANGE REQUEST

3325 MEADOW RIDGE DR.

PROJECT STATEMENT

1 The existing building at 3325 Meadow Ridge Dr. was constructed in 2002 as an in-line indoor hockey arena. A conditional use request was approved at that time to allow this use in the existing PIP-1 zone; as approved, the conditional use was restricted to this specific use.

2 The property owner is requesting that the existing PIP-1 zone now be changed to PBC. The zoning restriction that this facility be operated only as a skating facility substantially limits the ability of the owners to sell this property in the future. By approving a zone change to PBC, the number of potential uses for the property is greatly increased and the marketability is increased. This avoids the risk in the future that this property could be difficult to sell and potentially vacant for an extended period.

As a condition of approval the Owner proposes that the following uses be restricted from the property:

- Medical marijuana facility
- Sexually oriented business
- Automotive service
- Automotive rental
- Automotive wash

There is an existing PBC zone on a nearby parcel, and a zone change for this site to PBC would be consistent with other uses in the neighborhood. The proposed use restrictions will protect the neighborhood from uses that would have an adverse impact.

CITY PLANNING COMMISSION AGENDA

ITEM NO: B

STAFF: MICHAEL SCHULTZ

FILE NOS:
CPC UV 15-00003 – QUASI-JUDICIAL

PROJECT: SILVER KEY

APPLICANT: SILVER KEY

OWNER: LEN & ANN GANOTE TRUST



PROJECT SUMMARY:

1. Project Description: This proposal is a request for a use variance to allow a Social Service use within a PIP-2 (Planned Industrial Park) zone district. Approval of the request would allow a centralized service facility for Silver Key occupying approximately 36,000 square feet of the approximately 68,000 square-foot building (between two buildings). Silver Key provides services to seniors including transportation services, meals on wheels, case management and other services to seniors over 60 years in age.

The site consists of 6.09 acres is located at 1605-1655 S. Murray Boulevard.

2. Applicant's Project Statement: **(FIGURE 1)**.
3. Planning and Development Department's Recommendation: Approve the use variance and development plan **(FIGURE 2)** to allow a Social Service use within the PIP-2 zone district.

BACKGROUND:

1. Site Address: 1605-1655 S. Murray Boulevard
2. Existing Zoning/Land Use: PIP-2/AO/SS (Planned Industrial Park with Airport and Streamside Overlays) / Office/warehouse
3. Surrounding Zoning/Land Use: North: PBC & C5 / General Retail & Vacant
South: PIP-2 / Office/Warehouse
East (Across Sand Creek): OC / Multi-family and PUD / Single-family
West: PIP-2 / Charter School & Vacant
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Pikes Peak Park Addition #10, April 1971
6. Master Plan/Designated Master Plan Land Use: Gateway Park / Light Industrial (Plan is considered implemented).
7. Subdivision/Legal: Lot 1, Block 1, Airport Square Subd. Filing No. 3 (2000)
8. Zoning Enforcement Action: None
9. Physical Characteristics: Property is developed with two separate freestanding buildings; Sand Creek is located along the southeastern edge of the property.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Due to timing issues (Silver Key needs to close on the purchase of the property by the end of the month) for the applicant the internal review process was waived; notification postcards were mailed to 60 property owners located within 500 feet of the property as part of the public hearing process. As of the date of this memo, staff has not received any opposition to this proposal.

Staff asked that City Fire review and comment on the use variance and development plan; all comments are listed within the Technical and/or Informational Modifications listed below.

ANALYSIS OF REVIEW CRITERIA / MAJOR ISSUES / COMPREHENSIVE PLAN AND MASTER PLAN CONFORMANCE:

1. Review Criteria / Design and Development Issues:

The subject property is part of the Gateway Park master plan and was zoned to PIP-2 in 1981. Many of the buildings that have been constructed within the park were primarily for office/warehouse users; some of which are currently vacant. There are approximately 30 acres of the park that remains undeveloped.

The property directly to the west of the subject property was approved for a charter school (Atlas Charter Academy) which serves their elementary and middle school aged children; its high school campus is located within an office building along Academy Park Loop a block west. The City of Colorado Springs' Sand Creek Police Substation is located at the southeast corner of Academy Park Loop and Park Center Drive that is also part of the industrial park.

The original development plan for the property was approved in 1981 and has been amended on several occasions, the last being in June of 2000 that added 80 additional parking stalls. The intended uses as noted on the original development plan include "Administrative, Research & Manufacturing"; the site currently contains 272 parking spaces, 8 of which are designated for accessible parking.

The applicant proposes to occupy approximately 36,000 square feet of the approximately 68,000 square feet of the building; there are currently two other tenants (one in each of the two buildings), the applicant intends to extend those leases and to new tenants for the remainder of the space.

The property is preferable to the applicant because the space between the two existing buildings can be easily secured for parking and storage of its van fleet. The areas highlighted on the plan are intended for the use by Silver Key; the remainder of the space is either leased or may be leased to other tenants. Silver Key plans to add a kitchen facility to the building in order to provide lunch service to its clients.

The only proposed modification to the site is to add a secured area between the two existing buildings that will allow Silver Key to store their fleet of vehicles; no other site changes or building additions are planned at this time. The applicant's project statement provides a description of the services to be offered at the facility, including a 2,000 square foot dining area and 1,500 square foot thrift store. Staff is not restricting the use variance be limited to the area identified on the plan; the use variance would apply to the entire site and square footage of the two buildings if and when Silver Key would expand beyond that shown on the plan.

Staff finds that the use variance criteria are met subject to the technical and informational comments listed at the end of this staff report which includes a note to amend the plan if the space is increased beyond that currently shown on the plan.

2. Conformance with the City Comprehensive Plan:

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively

designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Strategy LU 702b: Redevelop and Infill Commercial Uses in Mature/Development Corridors to Form Activity Centers

Redevelop and infill commercial uses in mature/redevelopment corridors to support the formation and evolution of new activity centers. Coordinate the formation of new activity centers with the redevelopment of the entire corridor.

Objective LU 8: Integrate Employment Centers into the Wider City Land Use Pattern

Locate concentrated employment activities within designated mixed-use centers whenever possible. Employment centers will be designed for basic employment uses including light manufacturing, offices, corporate headquarters, as well as other uses of similar character. Include a variety of complementary uses, such as business services, lodging for business travelers, convenience retail, childcare, restaurants, and multifamily housing. Employment activities that cannot be located within mixed-use centers due to large, single employer campuses, or environmental, industrial, and operational constraints, should be planned within the context of complimentary mixed uses in nearby activity centers.

Staff finds that the use variance and development plan substantially comply with the Objectives, Policies and Strategies outlined in the Comprehensive Plan.

3. Conformance with the Area's Master Plan:

This property is part of the Gateway Master Plan which is recognized as implemented; the area is identified as Light Industrial.

STAFF RECOMMENDATION:

ITEM: B CPC UV 15-00003 - QUASI-JUDICIAL

Approve the use variance to allow a Social Service use within a PIP-2 (Planned Industrial Center) zone district based upon the finding that the use and plan comply with the criteria for granting use variance and development plans as set forth in City Code Sections 7.5.803.B and 7.5.502.E, and is subject to the following conditions of approval and technical modifications to the development plan:

Condition of Approval

1. Prior to final approval of the development plan the applicant will submit a landscape affidavit noting compliance with the approved landscape plan; any missing or dead landscaping will need to be replaced as part of the approval.

Technical and/or Informational Modifications to the Development Plan:

1. Place the project number (CPC UV 15-00003) in the lower right hand corner of the plan page.
2. Confirm with City Fire if the security gates will need a Knox entry system.
3. Add a note that a minor modification will be filed if and when Silver Key expands its space within either of the two buildings.

January 29, 2015

Mike Schultz, AICP
Senior Planner
Planning & Development/Land Use Review Division
City Administration Building
30 S. Nevada Ave, Suite 105
Colorado Springs, CO 80903

102 East Moreno Ave
Colorado Springs,
Colorado
80903-3918

Re: Project Statement : Silver Key Use Variance at 1605-1655 S Murray Blvd
(Airport Square).

Dear Mr. Schultz:

Project Description:

Silver Key is a unique organization that has provided services to seniors in Colorado Springs for over 40 years. Silver Keys' mission is to support quality of life for seniors - allowing them the choice of safely aging in place with dignity and independence. Silver Key currently provides Transportation Services, Nutrition (Meals on Wheels, Food Pantry, Golden Circle), Case Management, and other such services to anyone over the age of 60 in our community. Silver Key has outgrown their current location at 2250 Bott Avenue. The existing building is in need of repair, is not senior friendly (multiple levels), and is now located on the edge of town as Colorado Springs has grown to the North, East, and South. Silver Key's transportation costs have increased due to dead head miles as they need to be located closer to their clients.

Silver Key has been searching Colorado Springs for a new home, in a more central location, for almost a year. Due to their unique needs for vehicle storage, loading docks, ADA accessibility, warehouse space, easy access, minimum of 36,000sf and a central location their options have been limited.

Project Justification:

The property at 1605-1655 S Murray Blvd (just south of the intersection of E Fountain Blvd and S Murray Blvd) is the perfect fit for Silver Key. All their needs can be met on this property. The city has classified Silver Key as a Social Service Center and the property is currently zoned PIP-2/SS/AO. Social Services Centers are not allowed in a PIP-2 zone so we are asking for a Use Variance so Silver Key can purchase this facility and occupy 36,000sf of space at Airport Square.

The existing underutilized building complex is approximately 68,000sf. Silver Key will occupy approx 36,000sf and the rest will remain leasable space. Of the 36,000sf that Silver Key will occupy the space allocation is as follows:

- 20,000sf Administration (Permitted in a PIP-2)
- 5,000sf Warehouse (Permitted in a PIP-2)
- 4,000sf Commercial Kitchen (Conditional Use PIP-2)

P :: 719.473.7063

F :: 719.473.7092

- 2,000sf Dining Area (Conditional Use PIP-2)
- 2,500sf Meeting Rooms(Club (membership, social and recreational) Permitted in PIP-2)
- 1,500sf Thrift Store (Accessory Use)
- 1,000sf Food Pantry (Convenience or Specialty Food Sales, Conditional Use PIP-2)
- 30 Parking spaces for Silver Key Vans (Permitted in a PIP-2)

As a Social Service Center, Silver Key has not and will not be providing any residential/overnight services under this request. Silver Key does not intend to make any significant changes to the exterior to the building or to the site. Any change would be cosmetic in nature (paint or new awnings). The current site has adequate parking for the new use. 189 parking spaces are required for the building use and Silver Key will need 30 spaces for their vans for a total of 219 spaces. There are 280 parking spaces currently provided, See attached Development Plan..

The current adjacent neighbors are:

- North: Specialty Sports (PBC Zone)
- East: Altas Prep Charter School (PIP-2)
- South: CEA Medical Manufacturing (PIP-2)
- West: Sand Creek

We are currently working on a Landscape Affidavit confirming that the current condition of the landscaping is in compliance with the landscape plan that was previously approved by the City in June of 2000.

Variance Use Review Criteria #1

Due to the Social Service Center classification by the City a Use Variance is required for Silver Key to be located in a PIP-2 zone. Silver Key does not provide the full range of services as defined in the definition of a Social Service Center in Section 7.2.302 of the Zoning Code.

16. SOCIAL SERVICE CENTER: An establishment which provides services such as medical, dental or psychological care, distribution of food or clothing, hot meals or some recreational activities (but not including overnight lodging) to persons in need due to poor economic circumstances, age or social disability.

If you break down the functions Silver Key provides to seniors (see above), each function is allowed as a Permitted, Conditional, or an Accessory Use in a PIP-2 zone. Silver Key is a Non-Profit organization (operates on limited funds) and this underutilized property is affordable, centrally located, in excellent condition, and meets the need of their organization.

Variance Use Review Criteria #2

The central location of this facility is ideal for Silver Key as they will be closer to the clients they serve. Silver Key's biggest expense is fuel and by moving to a more central location they will be able to eliminate additional miles driving to the west side where they currently reside.

Variance Use Review Criteria #3

Silver Key will not bring any detriment to the existing neighbors or to the public. The parking is adequate, the landscaping and grounds will be well maintained, and the uses are not unlike the various uses that have been in the facility over the last 30 years.

We thank you for your consideration in this matter.

Sincerely,



Amy Umiamaka, MIA, LEED AP, NCARB
Principal at HB&A



Patricia A. Ellis
President and CEO

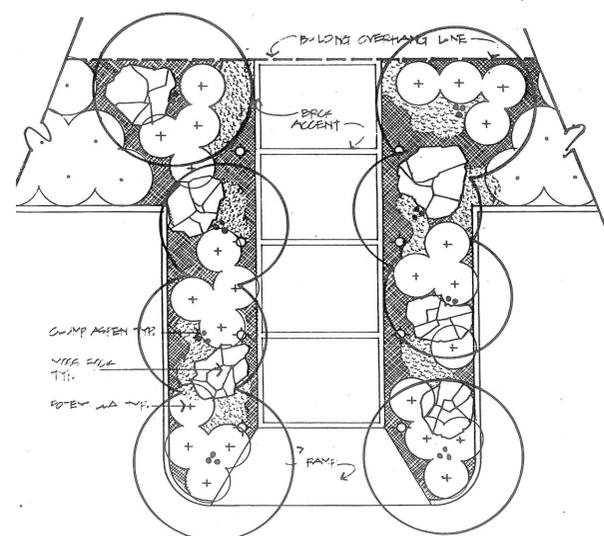
NOTE: Low growing juniper will be used in all bermed areas when side slopes exceed 30%.
Final layout pending receipt of further grading information.

LEGEND

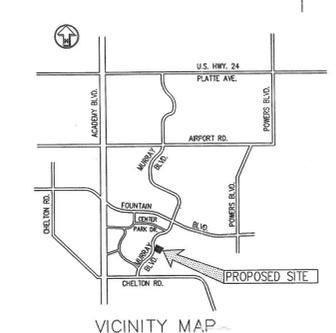
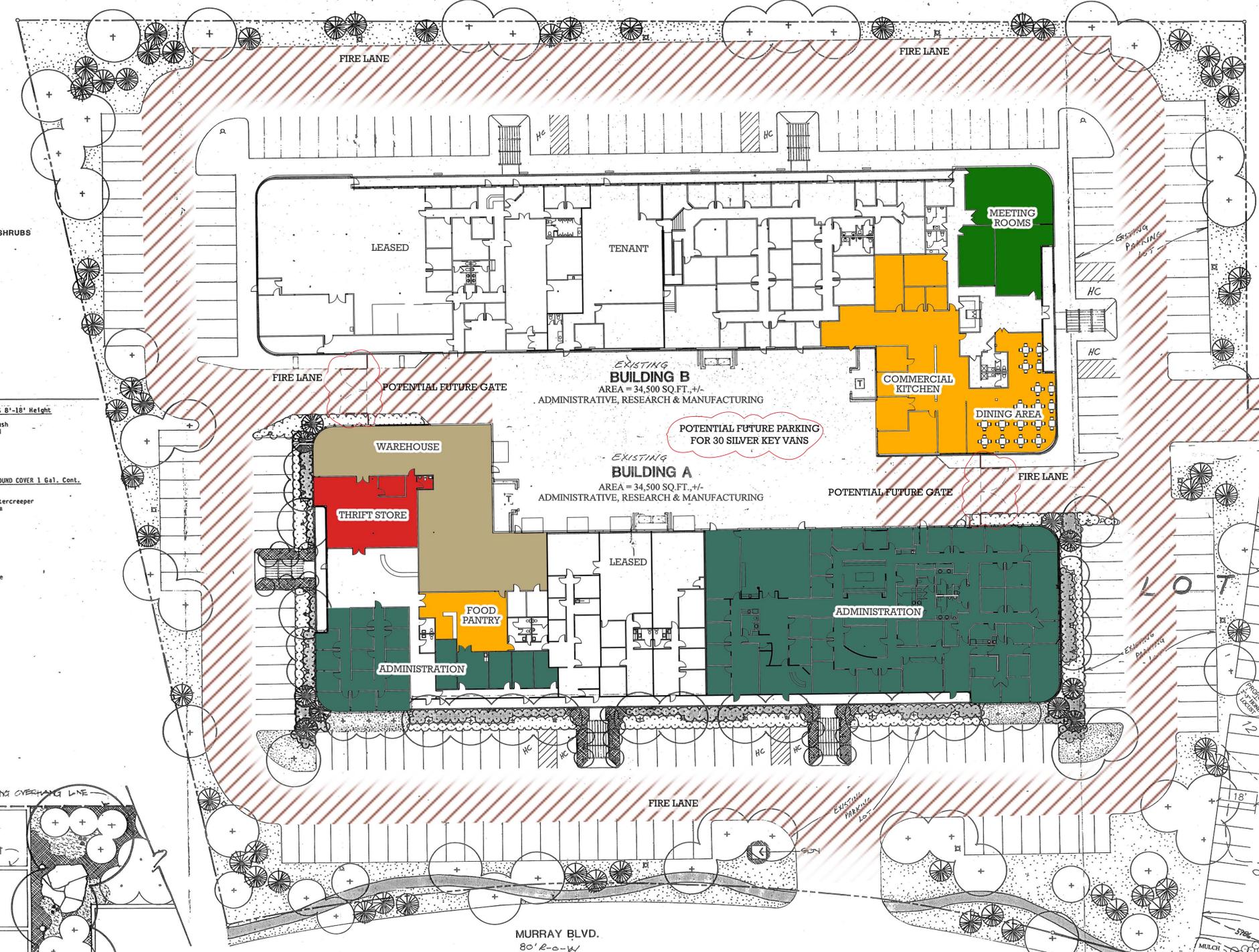
- FIRE HYDRANT
 - LIGHT POLE
 - DUMPSTER
 - TRANSFORMER
 - CONC. DRAIN PAN
 - TRELLIS
 - PROPERTY LINE
 - OVERSTORY SHADE TREES
 - ORNAMENTAL TREES
 - EVERGREEN TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN/SEMI-EVERGREEN SHRUBS
 - GROUNDCOVERS
 - SOD AREAS
 - ANNUALS, PERENNIALS, VINES
 - MOSS ROCKS
 - TRELLIS POSTS
- NOTE: ALL LANDSCAPING IS EXISTING UNLESS NOTED "PROPOSED".

RECOMMENDED PLANT LIST

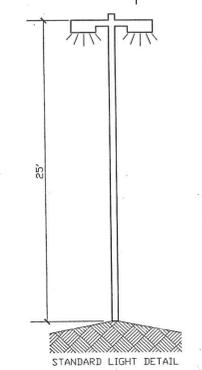
- | | |
|--|---|
| OVERSTORY TREES 2"-3" Caliper | DECIDUOUS SHRUBS 8'-18" Height |
| Seedless Ash
Honeylocust
Red Sunset Maple
Quaking Aspen | Dwarf Burning Bush
Flowering Almond
Red Barberry
Potentilla
Shrub Roses
Spiraea
Wayfaring Tree |
| ORNAMENTAL TREES 1"-2" Caliper | PERENNIALS & GROUND COVER 1 Gal. Cont. |
| Crabapple - Bechtel, Spring Snow
Hawthorne - Downy
Ginnala Maple
Newport Plum | Gerander
Purple Leaf Wintercreeper
Creeping Mahonia
Periwinkle
Blanket Flower
Bleeding Heart
Coral Bells
Clematis
Columbine
Shasta Daisy
Cushion Husons
Trumpet Vine
Honeysuckle Vine
Lupine |
| EVERGREEN TREES 8'-18" Height | |
| Colorado Green Spruce
Colorado Blue Spruce
Ponderosa Pine
Piñon Pine
Scotch Pine | |
| EVERGREEN SHRUBS 5 Gallon Container | |
| Broadmoor Juniper
Buffalo Juniper
Tummy Juniper
Oregon Grape Holly
Fracantha | |



ENTRY TRELLIS PLAN



VICINITY MAP



STANDARD LIGHT DETAIL



OWNER:
LEN A. GANOTE TRUST
C/O GRIFFIS/BLESSING, INC.
102 N. CASCADE AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903

LEGAL DESCRIPTION:
ALL OF LOT 1 OF AIRPORT SQUARE
FILING NO. 3, IN THE CITY OF
COLORADO SPRINGS, COUNTY OF EL
PASO, STATE OF COLORADO.

EXISTING ZONING: PIP-2 W/NAVIGATION
PRESERVATION OVERLAY

AREAS:
LOT 1 = 265,150 SQ.FT. OR (6.087 AC.)
LOT 2 = 265,150 SQ.FT. OR (6.087 AC.)

ADDRESS:
1605-1655 S MURRAY BLVD

AIRPORT SQUARE SUBDIVISION, FILING NO. 3 NOTES:

- THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 200046794 OF THE RECORDS OF EL PASO COUNTY COLORADO.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- FREE AND UNIMPEDED VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE MAINTAINED AND PERMITTED ACROSS MERCHANTS COURT AND THE 40 FOOT PRIVATE ROADWAY AS SHOWN ON THE RECORDED PLAT OF AIRPORT SQUARE SUBDIVISION, FILING NO. 3.
- ALL SOD AREAS WILL BE IRRIGATED.

Note: At no point will the sidewalk be closer than 5' to the curb.

BUILDING A AREA = 34,500 SQ.FT., +/-
BUILDING B AREA = 34,500 SQ.FT., +/-
69,000/400 = 173

PARKING REQUIRED = 219 SPACES

SOCIAL SERVICE CENTER OFFICE 1/400
25,000SF = 63 SPACES
SOCIAL SERVICE CENTER RETAIL 1/300
11,000SF = 37 SPACES
GENERAL OFFICE 1/400
33,000SF = 83 SPACES
ACCESSIBLE SPACES REQUIRED = 6

*PARKING SPACES FOR SILVER KEY VANS = 30

EXISTING SPACES = 272
EXISTING ACCESSIBLE SPACES = 8

**AIRPORT SQUARE
AMENDMENT TO THE APPROVED
DEVELOPMENT PLAN**

PD DP 81-142-A2(83)
USE VARIANCE REQUEST FOR SILVER KEY
1/28/2015

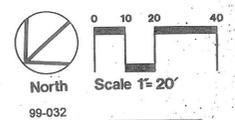
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*PARKING SPACES FOR SILVER KEY VANS = 30

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EXISTING ACCESSIBLE SPACES = 8

APPROVED
CITY OF COLO SPRINGS
JUN 2 7 2000
BY CITY PLANNING



AR DP 00-112

CITY PLANNING COMMISSION AGENDA

ITEM NOS C.1 –C.2:

STAFF: MICHAEL SCHULTZ

FILE NOS:

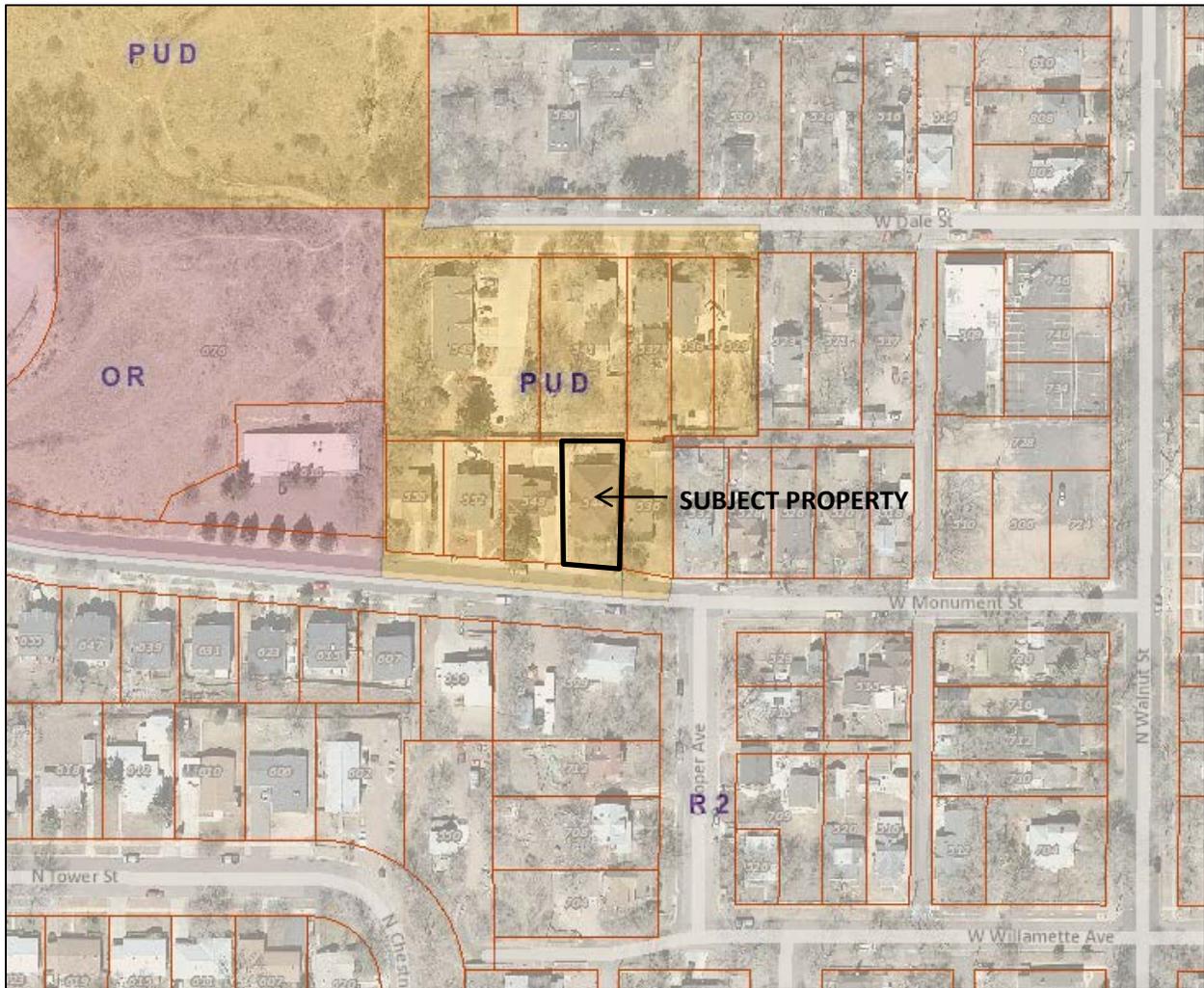
CPC ZC 14-00139 – QUASI-JUDICIAL

CPC NV 14-00140 – QUASI-JUDICIAL

PROJECT: 544 W. MONUMENT STREET

APPLICANT: ROCKY MOUNTAIN COMMUNITY LAND TRUST

OWNER: ROCKY MOUNTAIN COMMUNITY LAND TRUST



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a change of zone and two non-use variance requests for the property located at 544 W. Monument Street.

The proposed change of zone is from the existing PUD/cr (Planned Unit Development with condition of record) to R-2 (Two-family Residential). The two non-use variance requests are for: 1) allow a duplex on a 6,239 square foot lot where a minimum of 7,000 square feet is required, and 2) allow one (1) off-street parking stall where a minimum of two (2) are required.

2. Applicant's Project Statement: **(FIGURE 1)**.
3. Planning and Development Department's Recommendation: Approve the change of zone **(FIGURE 2)** from PUD to R-2 and the two non-use variance requests regarding minimum lot size and required off-street parking **(FIGURE 3)**.

BACKGROUND:

1. Site Address: 544 W. Monument Street
2. Existing Zoning/Land Use: PUD (Planned Unit Development) / Single-family residential
3. Surrounding Zoning/Land Use: North: PUD/cr / Single-family and townhomes
South: R-2 / Single-family
East: PUD / Single-family
West: PUD / Single-family
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Town of Colorado Springs, 1872
6. Master Plan/Designated Master Plan Land Use: Westside Master Plan / Low Density Residential
7. Subdivision/Legal: Lot 6, 550 Monument Subdivision (1998)
8. Zoning Enforcement Action: None
9. Physical Characteristics: Property is developed with a single-family home with a shared driveway with the property to the west that allows one parking stall in the back of the home.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to 73 property owners within 500 feet. No comments were received by staff in objection to the requests. Due to the simplicity of this request staff did not forward the requests onto any other reviewing department. The site will be posted and postcards sent to surrounding property owners prior to the Planning Commission hearing.

ANALYSIS OF REVIEW CRITERIA / MAJOR ISSUES / COMPREHENSIVE PLAN AND MASTER PLAN CONFORMANCE:

1. Review Criteria / Design and Development Issues:

Zone Change

In 1986 the subject lot and property located to the north and west, containing approximately 1.8 acres, were rezoned from R-2 to PUD to allow 36 multi-family dwelling units (2 buildings). Although the site was cleared of structures, the development never came to

fruition. In 1998 the same property from the 1986 zoning (excluding the lot at 536 W. Monument which had been sold to a third party) was rezoned from PUD to a new PUD to allow six (6) townhome units and nine (9) single-family homes, including the subject property (**FIGURE 4**). The applicant later salvaged and relocated several homes near Colorado College when student housing was proposed near the college.

The applicant is citing the need to allow the property to be utilized as a duplex due to the relatively large size of the home, 2,300 square feet, and the limited demand for that size of home by its clients. The applicant is also concerned over high utility costs when the units are intended to serve as affordable housing. The applicant, Rocky Mountain Community Land Trust, also owns two additional homes immediately west of the subject property and owned the property at 556 W. Monument Street but sold it to the homeowner as part of its housing program.

Non-use Variances

The two non-use variance requests relate to the use of the property as a duplex. The first request is to allow a duplex on a 6,290 square foot lot where 7,000 square feet is required. The second variance is to allow one (1) parking stall where two (2) are required. Most of the surrounding neighborhood is zoned R-2, however a large number of the properties are under the 7,000 square foot minimum lot area and would therefore not be allowed to add a second dwelling unit.

Staff encourages infill development and adding density where and when it is appropriate. Two projects, the Gabion Apartments and the former Bristol School property, that are in close proximity of the subject property have been part of recent surge of infill development within this neighborhood. Staff cites the existing townhomes to the north of the property and the (soon to be completed) apartments to the west as examples of higher density projects that have been integrated into the neighborhood. Also, on street parking within the area appears to be common and accepted for residents.

2. Conformance with the City Comprehensive Plan:

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Objective LU 6: Meet the Housing Needs of All Segments of the Community

Planning and development activities, both in the public and private sector, shall include measures intended to ensure the sufficient provision of housing to meet the needs of the entire community, including housing affordable to lower-income households.

Strategy LU 601d: Integrate Affordable Housing into Neighborhoods

Integrate housing that is affordable to a broad range of incomes and households within neighborhoods, whether by location or design. Ensure that affordable housing will complement the formation of a neighborhood. Avoid the segregation of affordable housing.

Objective N 3: Vary Neighborhood Patterns

Integrate a variety of housing types and densities with amenities, services, and retail uses to

generate opportunities and choices for households. When the character, context and scale of the surrounding neighborhood are taken into account, mixed-use developments can provide unique opportunities for employment, shopping, housing choice, and public gathering space, while having a positive impact on the neighborhood.

Staff finds that the zone change and non-use variances substantially comply with the Objectives, Policies and Strategies outlined in the Comprehensive Plan.

3. Conformance with the Area's Master Plan:

This property is part of the Westside Master Plan; the area is identified as Low Density Residential (0 to 10 DU's per acre). The request is in conformance with the master plan.

STAFF RECOMMENDATION:

ITEM: C.1 CPC ZC 14-00139 – QUASI-JUDICIAL

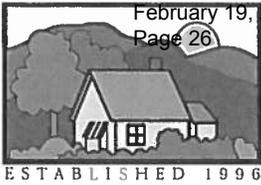
Approve the zone change for from PUD (Planned Unit Development) to R-2 (Two-family Residential) consisting of 0.14 acres, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B.

ITEM: C.2 CPC NV 14-00140 - QUASI-JUDICIAL

Approve the following two non-use variance requests:

- 1) To allow a duplex on a 6,290 square foot lot where 7,000 square feet is required;
and,
- 2) To allow one (1) off-street parking stall where two (2) off-street parking stalls are required;

based upon the finding that the variances comply with the review criteria for granting a variance as set forth in City Code Section 7.5.802.B.



ROCKY MOUNTAIN COMMUNITY LAND TRUST
1212 West Colorado Avenue, Colorado Springs, Colorado 80904
Phone (719) 447-9300 Fax (719) 329-0900 Website: www.rmclt.org

BOARD OF DIRECTORS

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FirstBank
(member since 2012)

Audrey Jaramillo Higgins—Vice President
Retired
(founding member)

Daryl Kruger—Treasurer
U. S. Bank
(member since 2013)

Caitlin Bond—Secretary
Homeowner
(member since 2008)

H. William Mahaffey
Lewis Roca Rothgerber
(founding member)

Pete Vujcich
El Paso County
(member since 1998)

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Community Volunteer
(member since 2013)

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Community Outreach Coordinator
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Vicky Albert
Home Ownership Coordinator
(since 2010)

David Irmo
Support Services Coordinator
(since 2010)

John Ballweber
Housing Development Coordinator
(2001-2005, since 2012)

544 W. Monument Duplex Project

Mission Statement for the project:

Partners in Housing, in collaboration with Rocky Mountain Community Land Trust, relocated and repurposed four houses donated from Colorado College in 1999. These homes, saved from demolition, provide much-needed housing to low-income and homeless families in our community. One of the relocated homes has six-bedrooms and could easily house a family of 12 or more; however, rarely do we see a family in need of this size. Because of the low demand for a home of this size, and the high utility costs for smaller families living in the home, we believe converting this property to a duplex would best met the needs of the families we serve. The home located at 544 W. Monument, is 2300 square feet and could be converted into a duplex with a two bedroom unit and a three bedroom unit. Converting this underused spacious house into a two family home would enable Partners in Housing to assist a greater number of homeless families in our community.



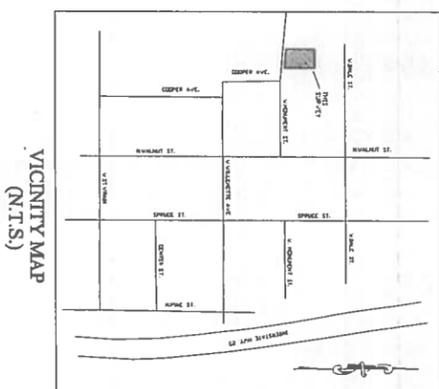
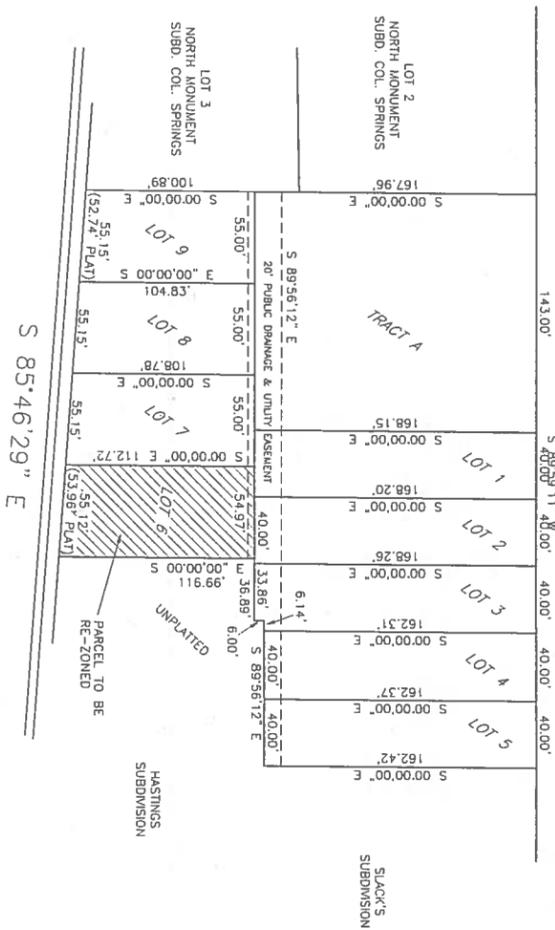
“Building a strong community...one home...one neighborhood at a time...”

SITE RE-ZONE PLAN
LOT 6, 550 MONUMENT SUBDIVISION
CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO

DALE STREET
(50' R.O.W.)

MONUMENT STREET
(60' PUBLIC R.O.W.)

"550 MONUMENT SUBDIVISION"
SCALE 1"=50'



- ADDRESS:**
544 W. MONUMENT STREET, COLORADO SPRINGS, COLORADO
- LEGAL DESCRIPTION:**
LOT 6, "550 MONUMENT SUBDIVISION" AS RECORDED UNDER RECEPTION NUMBER 98162957 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO
- GENERAL NOTES:**
1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO
 2. BEARINGS ARE BASED ON THE BEARINGS AND ANGLES AS SHOWN ON PLAT "550 MONUMENT SUBDIVISION"
 3. THIS PARCEL IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANELS NO. 08041C0272 F AND NO. 08041C0272 F, EFFECTIVE MARCH 17, 1997.
 4. LAST FIELD INSPECTION OF THE SITE WAS ON OCTOBER 22, 2014.

THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE EXISTING IMPROVEMENTS



EAGLE
LAND SURVEYING INC.
P.O. BOX 5365
COLORADO SPRINGS, CO
80931-5365
PHONE: (719) 382-4150
FAX: (719) 382-3290

SITE RE-ZONE PLAN	
LOT 6, 550 MONUMENT SUBDIVISION CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO	
CLIENT: RMC/LT	DATE: NOVEMBER 25, 2014
JOB NO.: 14-329-01 RZ	SHEET 1 OF 2

APPENDIX

Development Application Review Criteria

7.5.502 (E): DEVELOPMENT PLAN REVIEW CRITERIA:

E. 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. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development?
5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78)

APPENDIX

Development Application Review Criteria

7.5.603 (B): ESTABLISHMENT OR CHANGE OF ZONE DISTRICT BOUNDARIES:

B: 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 Zoning Code. (Ord. 94-107; Ord. 97-111; Ord. 01-42; Ord. 03-157)

NONUSE VARIANCE REVIEW CRITERIA:

7.5.802 (B): CRITERIA FOR GRANTING A NONUSE VARIANCE:

B. Criteria For Granting: The following criteria must be met in order for any nonuse variance to be granted:

1. The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district; and
2. That the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief; and
3. That the granting of the variance will not have an adverse impact upon surrounding properties.

Nonuse variances to the parking and storage regulations (article 4, part 2 of this chapter) and to the sexually oriented business separation requirements (part 13 of this article) are subject to additional criteria set forth in subsections C and D of this section.

USE VARIANCE REVIEW CRITERIA:

7.5.803 (B): CRITERIA FOR GRANTING A USE VARIANCE:

The following criteria must be met in order for a use variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.