

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT



File No: AL-05-011
Applicant: Val Verda Medical Group Inc.
Owner: Val Verda Medical Group Inc.
Date Submitted: 7/25/2005
Location: 5998 Terminal Ave.
Commissioner District: 2

Staff report prepared for Planning Commission Public Hearing
Date Prepared: August 31, 2005
Project Manager: Not Applicable
Planner: Heather Rose
Engineer: Bob Wolf

I. SUMMARY OF STAFF REPORT COMMENTS

There are no outstanding issues with this application. This proposed Use Subject to Special Review for an Auto Repair garage is in compliance with the County Wide Policy Plan, and is compatible with the surrounding area.

II. ACREAGE, PARCEL NUMBERS, PROPOSED USE

Acreege: 2
Parcel Number(s): 54073-15-024
Proposed Use: Automotive Repair

III. STAFF RECOMMENDATION

That the Planning Commission **approve** the proposed Use Subject to Special Review with conditions/ notations.

IV. NOTIFICATION: Staff notified 8 adjoining property owners. Comments if any will be presented at the hearing.

Public Comment:

V. PUBLIC HEARINGS and LEGAL NOTIFICATION

Planning Commission:

Request: Scheduled Hearing Date(s) 9/20/2005

Waiver(s): None

Vote:

Voting Rationale:

Summary of Planning Commission Hearing:

Legal Notice:

Board of County Commissioners:

Request: Scheduled Hearing Date

Waiver(s): None

VI. CODE AND POLICY COMPLIANCE:

The project was reviewed against Section 35.8 of the Land Development Code.

The proposed project is in compliance with the El Paso County Land Development Code.

VII. IDENTIFICATION AND LOCATIONAL INFORMATION

Surrounding Land Use:

North: Developed Commercial

South: Developed Commercial

East: Developed Industrial

West: Developed Industrial

Zoning of Surrounding Property:

North: PBD - Planned Business District

South: PBP - Planned Business Park

East: PID - Planned Industrial District

West: PID - Planned Industrial District

VIII. LAND USE ANALYSIS AND IMPLICATIONS

The Board of County Commissioners approved a Use Subject to Special Review for this property on July 8, 1996 for light manufacturing and office warehouse uses in the PID (Planned Industrial) OA-CGM (Airport, Commercial, General, Military) Zone District.

This area is currently developed with businesses such as; warehouse storage, manufacturing, and other industrial uses. Given the current mix of businesses in this area an auto repair shop is compatible with surrounding uses.

IX. COMPREHENSIVE PLAN ANALYSIS

Policy Plan Recommendation

Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 6.1.3- Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land uses, and access.

Policy 6.2.12 – Ensure that proposed zone changes and/or variances in established neighborhoods are of compatible scale and physical character.

Policy 6.3.4 – Commercial, office, industrial, and residential development should be compatible with surrounding land uses in terms of scale, intensity and potential impacts.

Small Area Plan Recommendation

N/A

Other Master Plan Recommendations

N/A

Summary

The use of the proposed auto repair is a compatible use with established uses in this area. The use will be contained inside the existing building. This Use Subject to Special Review is in compliance with the Policy Plan.

X. PUBLIC SERVICE AND SITE CONSIDERATIONS

Major Thoroughfare and Transportation

The site has frontage, and driveway access, on both Terminal Avenue and Paonia Street. Neither Street is classified on the major thoroughfare plan; and there is no traffic data available for either street. Therefore, they are given the default classification of

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"Local Urban Roads". No access changes are proposed and the proposed use is expected to generate minimal amounts of traffic. Therefore engineering staff have no concern with the proposal.

Drainage

The site and building are located in a designated flood plain (indicated as a "floodway fringe" on the subdivision plat). The applicant will be required to meet any conditions set by the Pikes Peak Regional Building Department with regard to floodplain regulations. The site is already developed and no additional impervious areas (buildings or parking areas) are being proposed. Therefore Engineering staff have no concerns about storm water runoff quantities. However, there is some concern about the quality of the storm water runoff. As the proposed repair shop will be a retrofit of an existing space used for other purposes, the concern is that proper facilities be installed to manage hazardous wastes associated with automobile repair activities. Staff is recommending conditions of approval to alleviate these concerns.

Utilities Services

Colorado Springs Utilities serves this site and has no objections to the Special Use request.

Schools

District: School District # 11 - Colorado Springs

No objections.

Public Safety (Fire Protection and Law Enforcement)

Cimarron Hills Fire Department will afford them their usual fire protection.

Recreation and Parks

District Number: N/A
Urban Parks Area: N/A
Fees in Lieu of Land:

Regional Parks: N/A

Urban Parks:
Neighborhood: N/A
Community: N/A

Topography and Land Characteristics Adaptability

Portions of this site are located in the floodplain. There is an existing building on the site. The proposed Use Subject to Special Review for the auto repair will be totally contained within the existing building.

Water

Source N/A

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Quantity Not Applicable

Quality Not Applicable

Dependability Not Applicable

Comments

XI. APPLICABLE RESOLUTIONS

Approval: Page 11

Disapproval Page 12

XII. CONDITIONS OF APPROVAL:

1. Approval is for an auto repair garage developed in accordance with the plot plan.
2. All repairing or dismantling of automobiles or other vehicles and storing of parts and accessories shall be conducted within an entirely enclosed building. The building unit is to be equipped with standard trench drains on the floor, or other appropriate methods, for the collection and management of hazardous wastes.
3. Hazardous wastes generated by the proposed use are to be managed in accordance with all applicable State and Federal statutes and regulations.
4. There shall be no outside storage of junk vehicles, junk equipment and/or junk parts.
5. Waste automotive fluids and materials shall be properly disposed of and/or recycled and will not be stored outside in unsecured containers prior to pickup for disposal or recycling.
6. No contaminants are to be allowed to be flushed or carried from the repair facility to any storm water sewers, inlets, ditches or other components of the storm water system

XIII. NOTATIONS:

1. Special use approval includes conditions of approval and the accompanying plot plan. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the Land Development Code.

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2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.
4. Use Subject to Special Review requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

Attachments:

Vicinity Map
Letter of Intent
Site Plan
Special Use Map

El Paso County Parcel Information

Parcel Number: 5407315024

File Name: AL 05-011

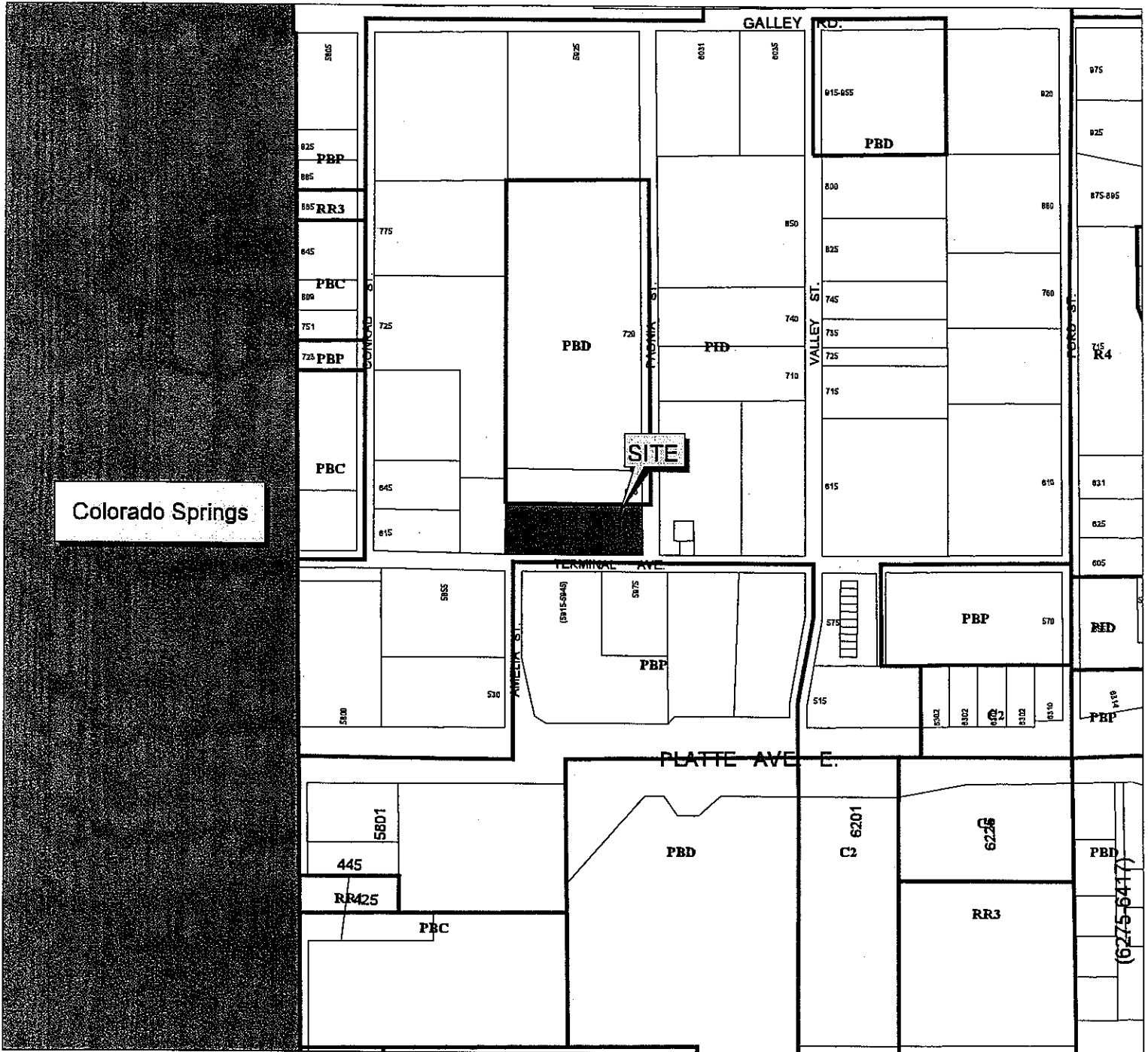
Parcel Address: 625 PAONIA ST

Zone Map No.: 542.07

Parcel Owner: VAL VERDE RADIOLOGY MEDICAL

Parcel Owner 2: GROUP INC RETIREMENT TRUST


Owner Mailing Address: 6975 VIA VALVERDE, LA JOLLA, CA 92037



Colorado Springs

SITE

(6275-6417)

N

 Please report any discrepancies to:
 El Paso County GIS/Mapping
 325 S. Cascade
 Colorado Springs, CO 80903
 (719)520-6523

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July 25, 2005

 EL PASO COUNTY
 GIS

Valverde Radiology Medical Group Inc.
Retirement Trust
6975 Via Val Verde
La Jolla, CA 92037
858-459-8739

To Whom It May Concern:

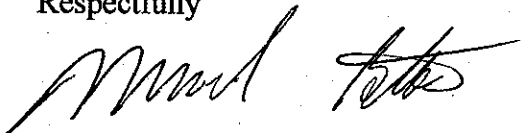
As the manager/contact person of the property, 5998 Terminal Avenue, I would like to submit this application, in behalf of the owner, for a special use permit for an auto repair facility. The site is located at the Northwest corner of Paonia Street and Terminal Avenue – 5998 Terminal Avenue. The size of this particular unit is 1694 square feet, and it is zoned ~~PD~~ PFD.

Existing in the same building are 5996 Terminal Avenue, and 625 Paonia Street, a food packaging/service business and a microbrewery, respectively. The brewery occupies approximately 3500 square feet, and the food packaging/service business occupies approximately 3700 square feet. For all three units there are 20 parking spaces, with a small area behind the building for tenant storage of small items.

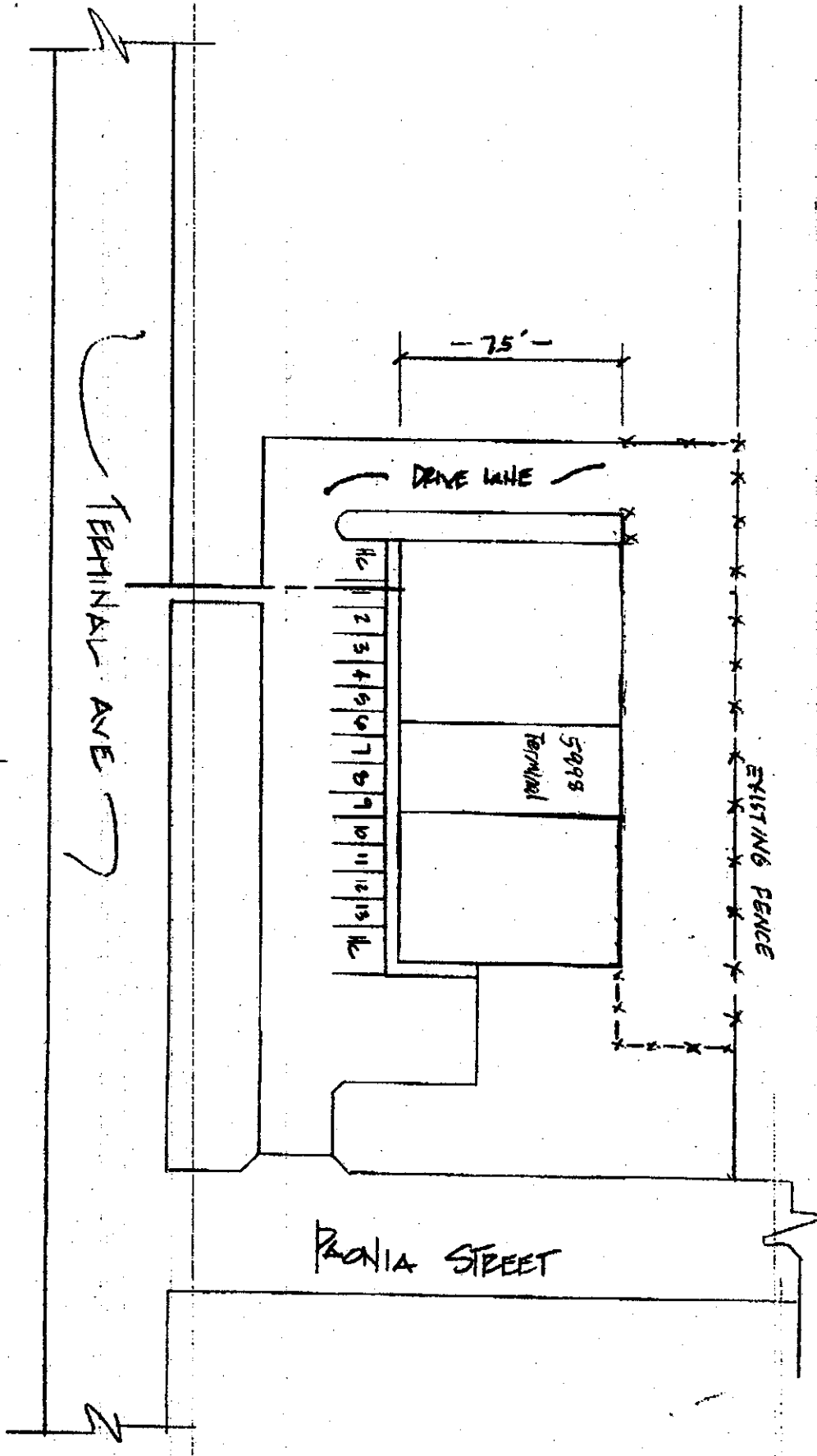
Should you have any questions, you may contact me, Michael Blickenstaff, at 719-761-5410, or mail the brewery at 625 Paonia Street, Colorado Springs, CO 80915. The owner can be contacted via the information at the top of this letter.

Thank you for your time in this matter.

Respectfully



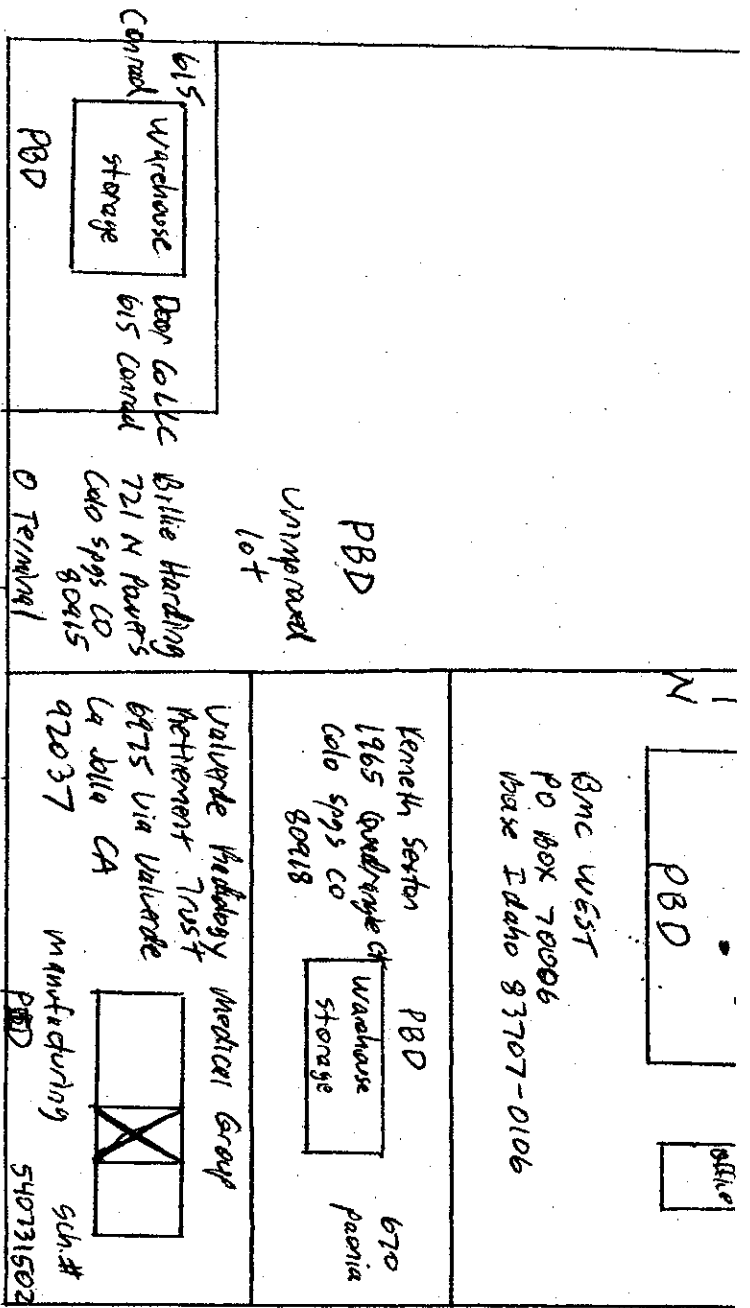
Michael Blickenstaff



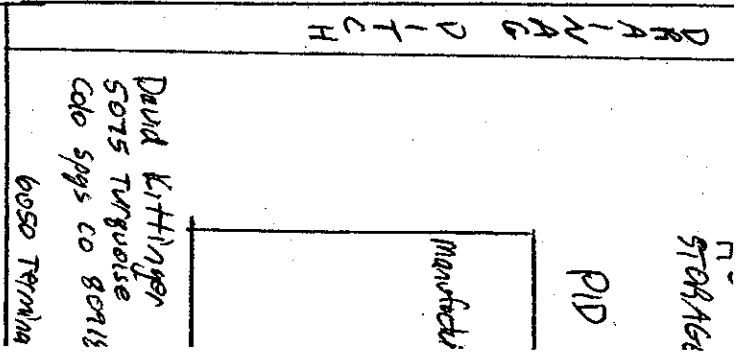
SITE PLAN

SCALE: 1"=30'-0"

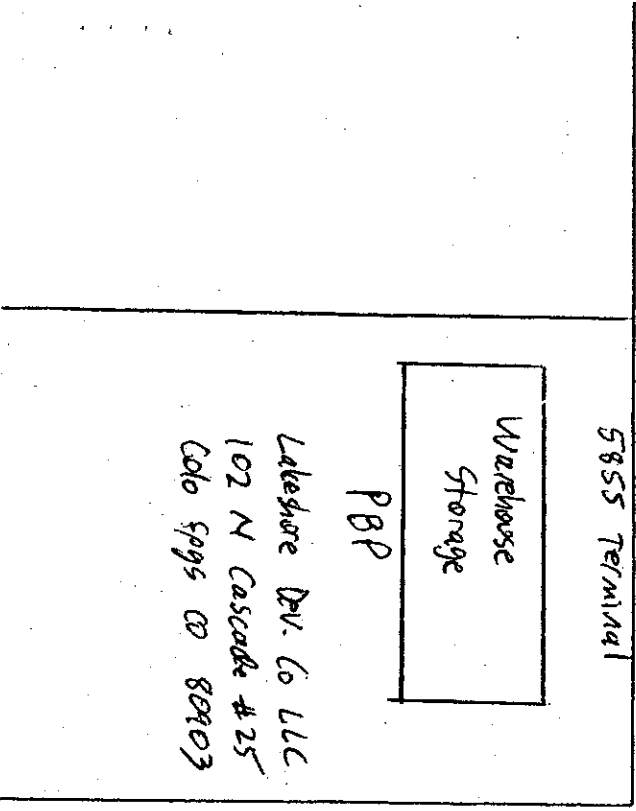
CONRAD ST.



PAULIA ST.



TERMINAL AVE



AMELIA ST

