CONSENT

CITY PLANNING COMMISSION AGENDA

ITEM NO: A

STAFF: STEVE TUCK

FILE NO:
CPC CU 06-00233 – QUASI-JUDICIAL

PROJECT: BESTWAY DISPOSAL WAREHOUSE, TRUCK MAINTENANCE AND TRUCK WASH FACILITY WITH OUTSIDE STORAGE

APPLICANT: HAMMERS CONSTRUCTION INC.

OWNER: PGKTAK LLC
PROJECT SUMMARY:
1. **Project Description:** The application proposes the construction of 5,500 square-foot warehouse and 4-bay truck maintenance building with an attached 1,650 square-foot covered truck wash bay (FIGURE 1). Outside storage of equipment and trucks is also proposed. The facility is for Bestway Disposal which is a garbage service company. The approval of a conditional use is required in the M-1 (Light Industrial) zone for a garbage service facility. The site consists of 2.38 acres and is located southeast of El Paso Street and Santa Fe Street at 1025 South El Paso Street.

2. **Applicant’s Project Statement:** FIGURE 2

3. **City Planning Department’s Recommendation:** Approve the conditional use for a warehouse, truck maintenance and truck wash facility with outside storage for Bestway Disposal subject to revisions to the development plan.

BACKGROUND:
1. **Site Address:** 1025 South El Paso Street
2. **Existing Zoning/Land Use:** M-1/truck and material storage
3. **Surrounding Zoning/Land Use:**
   - North: M-1/garbage service facility (Bestway Disposal), salvage yard
   - South: M-2/firewood and construction material storage yard
   - East: M-1/construction material storage yard
   - West: M-1 and R-2/auto repair, auto tow yard, single-family residence
4. **Comprehensive Plan/Designated 2020 Land Use:** Employment Center
5. **Annexation:** 1872, Town of Colorado Springs
6. **Master Plan/Designated Master Plan Land Use:** N/A
7. **Subdivision:** 1911, Mount Washington Subdivision
8. **Zoning Enforcement Action:** None
9. **Physical Characteristics:** The site has been graded and slopes down from the northeast to the southwest. No significant features exist. The site is used as an unpaved truck and equipment storage yard.

STAKEHOLDER PROCESS AND INVOLVEMENT:
Public notice was mailed to 28 property owners within a 500 ft. radius of the property twice (for the internal review stage and the Planning Commission meeting). One neighborhood meeting was held with nearby property owners to discuss street improvements for El Paso Street and the possibility of vacating right-of-way. It was determined vacating right-of-way was not beneficial to surrounding properties and the full width street improvements for El Paso Street for approximately half the frontage of the property was appropriate. The street improvements will be constructed concurrently with the project.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN CONFORMANCE:
1. **Review Criteria / Design & Development Issues:**
   Bestway Disposal presently operates their garbage service company on adjacent M-1 (Light Industrial) zoned properties consisting of 2.75 acres. This project represents an expansion of the business onto this 2.38-acre parcel. The zoning of this site is also M-1. A garbage service company is defined in the Zoning Code as buildings and yards where vehicles used for the transport of garbage are stored, maintained, or cleaned. A garbage service company requires the approval of a conditional use in the M-1 zone. No negative comments have been received regarding the proposed use, as much of the surrounding properties are also industrial uses. The extent of street improvements to El Paso Street and a water line extension were issues resolved through the review process.

2. **Conformance with the City Comprehensive Plan:**
The 2020 Land Use Plan identifies this and the surrounding properties as an Employment Center. The project is consistent with this designation.
STAFF RECOMMENDATION:

Item No: A  CPC-CU 06-00233 – Conditional Use  
Approve the conditional use for a warehouse, truck maintenance and truck wash facility with outside storage for a garbage service company in the M-1 (Light Industrial) zone at 1025 South El Paso Street, based on the finding the request complies with the review criteria in City Code Section 7.5.704. A development plan is required with a conditional use per City Code Section 7.5.502(C). The recommendation for approval of the conditional use is subject to the changes to the development plan listed below:

Technical and Informational Modifications to the Development Plan:

Submit 10 copies of the development plan with the following revisions:

1. Note the City Planning file number of CPC CU 06-00233 in the lower right corner of sheets 1, 2, 4, 5 and 6.
2. Label sheet 3 as the Final Landscape Plan.
3. Show the gates adjacent to El Paso Street as swinging into the site instead of into the right-of-way.
4. Note the type of pavement for the maneuvering area to the west of the parking spaces.
5. Revise sheets 1 and 3 to match sheet 4 by indicating the material for the truck parking area as asphalt millings instead of road base (gravel).
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PROJECT STATEMENT FOR CONDITIONAL USE APPROVAL

Hammers Construction proposes to build a Truck Maintenance and Warehouse Facility for Bestway Disposal at 1025 S. El Paso Street. (Schedule # 6420218005)

The facility will include a 5500 square foot Office/Warehouse/Maintenance building with an attached, covered wash bay which is 1650 square feet, making a total 7150 sq. ft. facility.

The value and qualities of this neighborhood will not be injured.

The proposed use will be consistent with Chapter 7 of the Zoning Code to promote public health, safety and general welfare. This proposed use will be in keeping with the Comprehensive Plan of the City.

Respectfully submitted,

Stan Thompson
Director of Architecture