


Planning and Zoning Commission Communication
City of Longmont, Colorado

Project Title CARA Investments at 907 S. Sherman Conditional Use Site Plan
 (PZR-2007-8) (file #3100-3m)

Date of Meeting 03/21/2007

Staff Planner Troy Bliss, 303-774-4708, troy.bliss@ci.longmont.co.us 

GENERAL INFORMATION

Proposal Proposed development for a 3,600 square foot building for an auto repair/towing operations with short term storage of inoperable vehicles business use.

Location Southwest corner of S. Sherman Street and Iowa Avenue

Area Approximately 1.02 acres

Existing Use Vacant/undeveloped lot

Zoning MI (Mixed Industrial)

SURROUNDING LAND USES AND ZONING

North Industrial/Economic Development zoned MI (Mixed Industrial).

South Industrial/Economic Development zoned MI (Mixed Industrial).

East Industrial/Economic Development zoned MI (Mixed Industrial).

West Industrial/Economic Development zoned MI (Mixed Industrial).

COMPREHENSIVE PLAN DESIGNATIONS

The Longmont Area Comprehensive Plan designates this property as Industrial/Economic Development. South Sherman Street is designated as a collector street. The property is in the City's Municipal Service Area (MSA) within the South Industrial neighborhood.

Property Owner Klepper Investments, LLC

Applicant Patry Loomis

Applicant Contact Michael McDonough
Company Land Consultants
Address

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APPLICATION DESCRIPTION

CARA Investments, LLC has submitted application for a conditional use site plan for the development of a 1 acre lot located at the southwest corner of Iowa Avenue and South Sherman Street. The property is an undeveloped lot in the MI (Mixed Industrial) zoning district. The proposal includes a 3,600 square foot building and 8,500 square foot enclosed storage yard for a motor vehicle repair and towing use. Utility services are available to this lot which limits the amount of public improvements needed for development. Such public improvements are primarily associated to work in the right-of-way along South Sherman Street including sidewalk/bikepath, curb cut, and limited landscaping. Iowa Avenue is an unbuilt City street. No plans were presented towards construction of this street in conjunction with this application. Site improvement include but are not limited to grading and drainage design, pavement of parking and drive aisles, and landscaping. There is also approximately 16,000 square feet of this lot proposed to remain undeveloped.

DEVELOPMENT REVIEW COMMITTEE PROCESS

Application for the CARA Conditional Use Site Plan was submitted to the Planning Division in late summer of 2006. The application was referred through the City's referral process notifying applicable outside agencies including the Southmoor Park neighborhood group, Qwest, and Excel Energy (throughout the duration of the application the City has received no comments). The application was also distributed to various City Development Review Committee (DRC) staff members for review of the application. Through the course of one initial and two subsequent reviews conducted by the DRC, all outstanding issues were addressed and the application found to be in compliance with all applicable City standards.

Some of the more substantial issues related to the proposal included designing drainage improvements around existing utility structures and building design.

NEIGHBORHOOD INPUT

Prior to application submittal, a neighborhood meeting was held on May 4, 2006. Notice was sent to approximately 30 property owners within 750 feet of the site. No individuals from the neighborhood attended the meeting.

Following application submittal to the City Planning Division, notice was sent out to the same property owners and neighborhood group within 750 feet of the site. Notice of application under review was also posted on-site. No comments or correspondence has been received from property owners during the review of this application.

For the Planning and Zoning Commission hearing, a third and final notice was sent to surrounding property owners and neighborhood group within 750-feet of the site. Notice of the hearing was posted on-site and published in the Times Call newspaper. At the time this communication was prepared, the City has received no comments or correspondence regarding this proposal.

CRITERIA EVALUATION

The following review criteria apply to the Conditional Use Site Plan

Conditional Use 15.02.060.D.2

Review Criteria. In addition to compliance with any special conditions and standards listed in Chapter 15.04, "Use Regulations," of this Development Code and/or Table 15.04-A (Table of Permitted Principal Uses by Zoning District), all applications for conditional use shall demonstrate compliance with the following criteria:

a. LACP/Code Compliance.

- i. The conditional use is generally consistent with the LACP, as amended. The Decision-Making Body shall weigh competing LACP goals, policies, and strategies and may approve a conditional use that provides a public benefit even if the conditional use is contrary to some of the goals, policies or strategies in the LACP.

The proposed conditional use for commercial short-term storage of inoperable vehicles with towing operations and vehicle repair is a use most consistent with the Industrial/Economic land use designation per the LACP for this property. Also applicable is the policy for encouraging desirable industrial development within the City and using strategies for such industrial developments to design sites that contribute positively to the City's visual environment and are located appropriately given surrounding land uses.

- ii. The conditional use complies with all applicable provisions of this Development Code, except to the extent modifications, variances, or waivers have been expressly allowed.

The proposed conditional use has not been allowed any modifications, variances, or waivers. Applicable development standards would be met in conjunction with this application including but not limited to separation from residential properties, screening for outdoor vehicle storage, landscape and buffering, parking, outdoor lighting, and building design

- b. General Traffic/Circulation Standard. On-site and off-site traffic circulation patterns related to the use shall not adversely affect adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site, including multi-modal transportation access.

The proposed use is highly auto-oriented, however the plan does provide for safe on-site pedestrian and bicycle accessibility. On-site pedestrian walkways were designed to minimize conflicts with vehicle circulation patterns by positioning them around the perimeter of the site with a single direct connection to the main entrance, limiting the number of drive aisle crossings. Bicycle parking is also being provided.

Off-site traffic circulation patterns via South Sherman Street would function similar to existing surrounding development based on the number of trips uses such as this typically produce.

- c. General Adequate Facilities Standard. The use will be adequately served by public facilities and services. Public facilities and services include, but are not limited to, water, sewer, electric, schools, streets, fire and police protection, storm drainage, solid waste collection and recycling, public transit, and public parks/trails. See also §15.05.150, "Adequate Public Facilities."

The use will be adequately served by public facilities and services such as water, sewer, electric, streets, fire and police protection, and storm drainage. Applicable to Section 15.05.150 of the Longmont Land Development Code:

Drainage/Water Quality Management - the proposed development will provide adequate surface, sub-surface, and road storm drainage facilities and will comply with all applicable federal stormwater regulations on water quality.

Fire and Emergency Medical Response - the proposed development is located within five minutes and fifty-nine seconds response time from a City fire station and all adequate fire protection standards for fire extinguishing shall be provided.

Transportation - with the proposed development, all necessary transportation facilities and services will comply with the applicable level of service standards.

Utilities - all public utility facilities and services to support the proposed development are/or will be available at the time of any issuance for building permit.

Schools - not applicable because this is an industrial development with no land

dedication requirements.

- d. General Compatibility Standard. The use is compatible with the surrounding neighborhood and surrounding existing uses and the application for the proposed conditional use mitigates, to the maximum extent feasible, potential adverse impacts on surrounding land uses, public facilities and services, and the environment.

The proposed use has similar physical and operational characteristics with different existing uses adjacent to and surrounding this site. This area is primarily an industrial neighborhood consisting of a variety of uses such as municipal storage facilities, manufacturing, warehousing, special trade industries, outdoor storage, etc. There are also existing limited retail uses and educational facilities within the neighborhood. Existing and planned residential uses are located further to the south and east of this site.

- e. General Design Compatibility Standard. The use is compatible in design and scale with existing surrounding uses and permitted uses of the district in terms of, but not limited to:

- i. Building scale, bulk and height;

Building scale, bulk and height are compatible existing adjacent buildings.

- ii. Architectural style and building materials;

The architectural style and building materials proposed in conjunction with this use are complimentary to older existing industrial buildings and tend to be more consistent with recently constructed buildings.

- iii. Building setbacks;

Building setbacks are in compliance with the current setback standards for the MI zoning district. Considering the type of proposed use and number of buildings, the plan offers building orientations and layouts that add variation to the overall building setbacks within the neighborhood.

- iv. Landscaping and buffering;

Landscaping and buffering are in compliance with the current standards.

Landscape buffering is provided around the perimeter of the site. Interior landscaping is provided to define and enhance parking areas.

- v. Sign size, location, and type; and

Separate application would be submitted to the Building Inspection Division per current sign standards for any monument or building signs.

- vi. Parking configuration and screening.

All parking areas are provided within the interior of the site and are screened by perimeter landscaping or through building orientation.

- f. General Influence Standard. The conditional use will not substantially alter the basic character of the zoning district, increase the likelihood for future rezoning requests, or jeopardize the development or redevelopment potential of the district.

The proposed use will not alter the basic character of the zoning district, increase the likelihood for future rezoning requests, or jeopardize the development/redevelopment potential of the district. The use is compatible with existing development and is appropriate given the site location within the MI zoning district.

Site Plan 15.02.090.F.5

Review Criteria. All site plan applications shall comply with the following criteria:

- a. The development is consistent with the LACP, as amended. The Decision-Making Body shall weigh competing LACP goals, policies, and strategies and may approve a site plan that provides a public benefit even if the site plan is contrary to some of the goals, policies or strategies in the LACP.

The proposed conditional use for commercial short-term storage of inoperable vehicles with towing operations and vehicle repair is a use most consistent with the Industrial/Economic land use designation per the LACP for this property. Also applicable is the policy for encouraging desirable industrial development within the City and using strategies for such industrial developments to design sites that contribute positively to the City's visual environment and are located appropriately given surrounding land uses.

- b. The site plan complies with all precedent approvals and conditions of approval, including but not limited to preceding rezoning/concept plan and final subdivision plat approvals.

The site plan would be in compliance with a prior final subdivision plat of this property.

- c. The development complies with all applicable provisions of this Land Development Code, except to the extent modifications, variances, or waivers have been expressly allowed;

The proposed development would comply will all applicable provisions of the Land Development Code including special standards for commercial short-term storage of inoperable vehicles with towing operations and vehicle repair. Those special standards relate to separation from residential uses, appropriate screening for outdoor storage, noise standards, and outdoor lighting.

- d. The development includes an appropriate transportation plan, including multi-modal transportation access.

While there is not much of a transportation plan associated to this proposal, the development would provide appropriate vehicle access via South Sherman Street and necessary pedestrian connections on and off site.

- e. The development is compatible with adjacent surrounding properties, neighborhoods and land uses and/or will substantially mitigate adverse impacts; and

Characteristics of adjacent existing development are similar with respect to this proposal in terms of use and general building/site design for maintaining the industrial character of the neighborhood.

- f. In addition to the provisions of this Code, the development complies with all other applicable local, state, and federal regulations, standards, requirements, or plans related to land development, including but not limited to preservation of historic/cultural resources, threatened/ endangered species, wetlands, water quality, and wastewater regulations.

As applicable to this site, an engineered storm drainage study was provided in

conjunction with the application, which upon any development of the property, mandates controlled stormwater in a manner consistent with the Land Development Code and state/federal requirements as well.

PLANNING AND ZONING COMMISSION OPTIONS

The Planning and Zoning Commission may consider the following options when reviewing the CARA Investments at 907 S. Sherman Conditional Use Site Plan

1. Approve the CARA Conditional Use Site Plan finding that the review criteria have been met as reflected in PZR-2007-8A.
2. Approve the CARA Conditional Use Site Plan with conditions that would bring the application into conformance with the review criteria as reflected in PZR-2007-8B.
3. Deny the CARA Conditional Use Site Plan finding the review criteria have not been met as reflected in PZR-2007-8C.

RECOMMENDATION

The DRC recommends approval of the CARA Conditional Use Site Plan finding that the proposed application is in compliance with all applicable City standards and requirement reflected in PZR-2007-8A.

Attachments

1. PZR-2007-8A.
2. PZR-2007-8B.
3. PZR-2007-8C.
4. Conditional Use Site Plan application processing flowchart.
5. Summary of neighborhood meeting provided by the applicant.
6. Letter describing the development proposal.
7. Vicinity map.
8. Conditional Use Site Plan.

Project file number 3100-3m