

**TOWN OF ERIE
PLANNING COMMISSION MEETING
Wednesday, August 7, 2019**

SUBJECT:

PUBLIC HEARING:

1. Special Review Use

Resolution P19-20: A Resolution Of The Planning Commission Of The Town Of Erie Recommending That The Board Of Trustees Approve A Special Review Use For A Mini Warehouse/Self Storage Facility

2. Site Plan

Resolution P19-21: A Resolution Of The Planning Commission Of The Town Of Erie Recommending That The Board Of Trustees Approve A Site Plan For A Mini Warehouse/Self Storage And Office Facility

PURPOSE:

Consideration of a Special Review Use and Site Plan land use application for the Erie Business Park and Storage project that includes a three story building approximately 99,000 SF in size, ~91,000 SF to be Mini Warehouse/Self Storage and ~8,000 SF to be Office.

CODE REVIEW:

Erie Municipal Code, Title 10

DEPARTMENT:

Planning and Development

PRESENTER:

Audem Gonzales, Senior Planner

STAFF RECOMMENDATION:

1. Special Review Use

Staff finds the Special Review Use application for a Mini Warehouse/Self Storage facility in compliance with the Special Review Use Approval Criteria and recommends the Planning Commission adopt Resolution No. P19-20 recommending approval to the Board of Trustees with the following conditions of approval:

- a. The Minor Plat Amendment shall be approved and recorded before the Special Review Use approval comes into effect.

2. Site Plan

Staff finds the Site Plan for Erie Business Park and Storage in compliance with the Site Plan Approval Criteria and recommends the Planning Commission adopt Resolution No. P19-21 with the following conditions of approval:

- a. The Minor Plat Amendment shall be approved and recorded before the Site Plan approval comes into effect.
- b. The Special Review Use for a Mini Warehouse/Self Storage use shall be approved before the Site Plan approval comes into effect.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant: GYS Development, LLC
791 Copper Center Parkway
Colorado Springs, CO 80921

Existing Conditions:

Zoning: LI – Light Industrial
Project Size: 2.32 Acres
Existing Use: Vacant Property

Location:

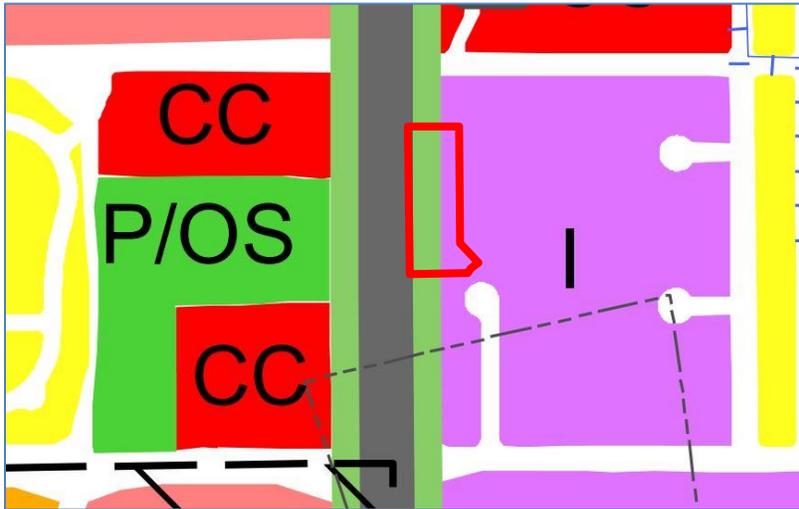
The property is generally located east of County Line Road between Austin Avenue and Bonnell Avenue.

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	LI – Light Industrial	Commercial Uses
EAST	LI – Light Industrial	Industrial Uses
SOUTH	LI – Light Industrial	Industrial Uses
WEST	PD – Planned Unit Development (Commercial, Business, Retail, Religious Assembly, and Open Space)	Saint Luke Orthodox Church and Open Space

Compliance with Town of Erie Comprehensive Plan:

The application is in general compliance with the Land Use designation on the Comprehensive Plan, Land Use Plan Map. The Comprehensive Plan shows the Industrial (I) designation for this property. This land use designation is intended to provide locations for light industrial and manufacturing, warehousing and distribution, indoor and screened outdoor storage and a wide range of other industrial services.

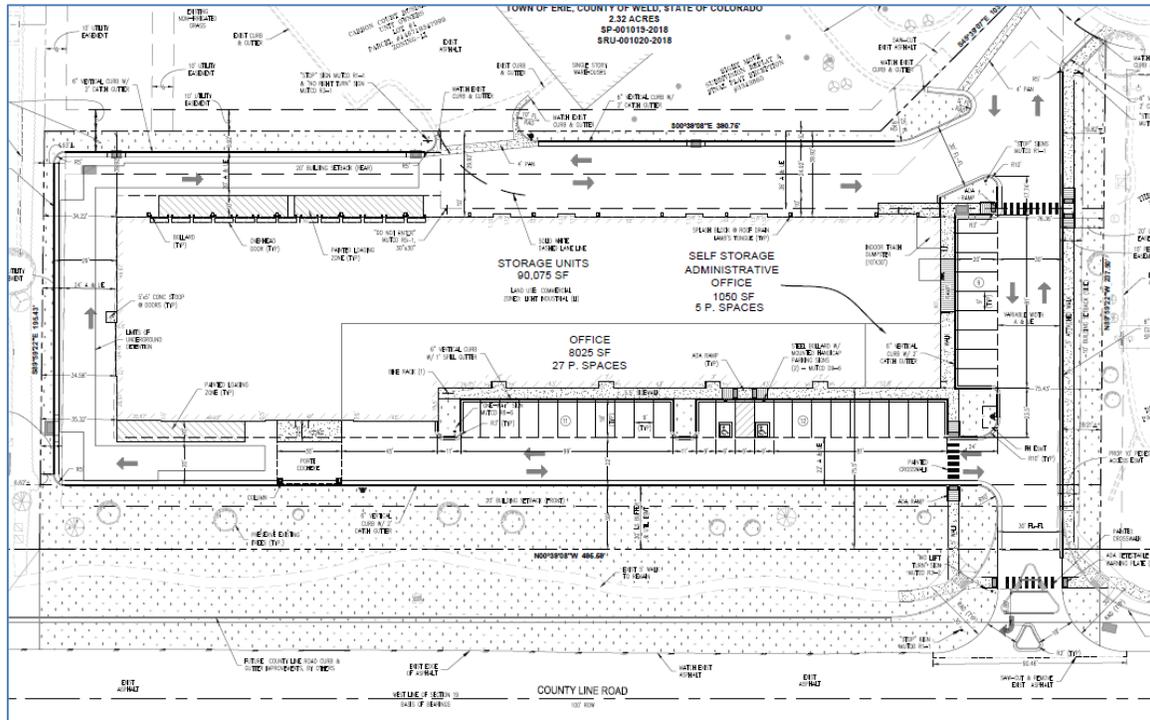


Green strip shown on property represents landscape buffers required along all Arterial Streets

Compliance with Town of Erie Zoning Map:

The property is zoned LI – Light Industrial. The use proposed is Mini Warehouse/Self Storage which is a permitted use in this zone district by Special Review. The Light Industrial zone district is aligned with the Comprehensive Plan land use designation of “Industrial”.





Site Plan

SITE SPECIFIC DEVELOPMENT INFORMATION:

The project proposal includes several land use application types:

1. Site Plan - ~99,000 SF building (~91,000 SF Mini Warehouse/Self Storage and ~8,000 SF Office). Requires approval by the Board of Trustees
2. Special Review Use - Mini Warehouse/Self Storage requires Special Review Use approval by the Board of Trustees.

Development Data:

- Gross site area 2.32 acres
- Building footprint 33,086 SF (3 stories)
- Landscaped area 25,068 SF
- Parking spaces 32 Spaces including 2 ADA spaces

The site is 2.32 acres in size and currently is accessed from Carbon Court. The property is mostly undeveloped, except for an existing access drive from Carbon Court to Lot 1 to the east. There is an existing access easement for this private drive.

The project proposes a 3 story ~99,000 SF Mini Warehouse/Self Storage building which includes 8,025 SF of Office space not associated with the Self Storage use. Approximately 650 self-storage units are proposed within the building. All levels of the building contain the Self Storage use. The Office space fronts onto County Line Road with Office parking in front of the building on the west side. The Self Storage use parking is located to the south of the building. There is a one way drive proposed around the building that will serve as the only access to the roll up door self-storage units on the back of the building.

Architecture

The Unified Development Code requires specific designs elements for all Industrial uses. This project appropriately incorporates all the required design features such as: wall articulation every 40 feet, enhanced primary entrance features, and building parapets. The highest portion of the building is 38'6" tall. The LI – Light Industrial zone district allows a maximum height of 40 feet and 3 stories. The project is proposing 3 stories.



Front elevation

Parking:

The Erie Business Park and Storage project proposes 32 parking spaces which includes 2 ADA spaces. The applicant has submitted a parking study per the request of Town staff. The applicant is proposing lesser amounts of parking from the standards found in the Code. Mini Warehouse/Self Storage requires 1 parking space for every 1,500 SF of indoor storage area. Office requires 1 parking space for every 300 SF of Office area. Below is a chart depicting the UDC requirements/project proposal:

	Required Parking (UDC standards)	Proposed Parking
Mini Warehouse/Self Storage	60 Spaces	5 Spaces
Office	27 Spaces	27 Spaces
ADA Accessible	3 ADA Spaces	2 ADA spaces

The Unified Development Code section 10.6.6.D.3 allows the applicant to prepare a parking study for the widely varying parking characteristics of a project. The study uses the Institute of Transportation Engineers (ITE) estimated parking demand recommendations and includes other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. The applicant’s study utilizes both ITE weekday and weekend parking demand recommendations for the specific use as well as

the City of Boulder parking requirements for the same use. The results recommend between 6-9 parking spaces for the Mini Warehouse/Self Storage use.

The study also addresses shared parking based off peak parking demands. The Mini Warehouse/Self Storage use and Office uses have different peak parking demands, which allows for each use to share parking with the other use. A reduction in the number of parking spaces can be applied. The parking study concludes the 27 spaces for the general office space and the 5 spaces provided for the self storage space is anticipated to be sufficient during the peak parking demand for the project site.

Access:

Currently the property gains access off of Carbon Court. There is an existing joint access easement/drive across the subject property from Carbon Court to the Lot 1. This project proposes to re-locate the existing drive to be within the access easement. The access easement is also being re-platted in the same general location as the existing easement. The existing Development Agreement for this property prohibits direct access from County Line Road. The applicants have proposed access from County Line Road. The DA is being amended with the Minor Plat Amendment to allow for this access.

Drainage:

The Site Plan proposes a series of underground storm sewer drains that will collect water from the parking areas and drives and direct it into an underground detention area. The detention area wraps around the building on the north side of the site and is not located underneath any building or structure. Water is then conveyed off-site through existing storm drains into a series of existing detention ponds.

Utilities:

The property will be served by the Town of Erie water and wastewater services. Utility service providers for the property are Xcel Energy for electric and natural gas, Century Link Communications for telephone services and Comcast for cable television. Utility easements for these providers are shown on The Right Move Subdivision Replat A, 1st Amendment Final Plat.

Soils and Geology:

Historic coal mine maps indicate that the site may be undermined by the Mitchell and/or Lehigh mines, and the entire site is located within a mapped subsidence hazard area. A Geotechnical Report was provided by the applicant which confirms potential mine subsidence-related ground movement. A strain isolation trench is being proposed around the northern portion of the building to address any potential mine subsidence issues.

Landscaping and pedestrian connections:

- A 30 foot landscape buffer is provided along the west side of the site adjacent to County Line Road right-of-way. This buffer contains several screening trees and shrubs.
- Screening landscaping is incorporated into the site on the east property boundary to provide screening from roll up self-storage units to the adjacent property.

- Pedestrian sidewalks are incorporated throughout the development making connections between the building entrances and parking areas. Additional connections are made to the proposed sidewalk along the southern boundary of the property.
- A pedestrian sidewalk is proposed along the southern boundary of the property. This sidewalk creates a connection between the sidewalk along County Line Road and sidewalk around Carbon Court. It also is proposed to connect to internal sidewalks around the development.

Lighting:

All proposed exterior lights will meet the lighting regulations found in Section 10.6.10 of the Unified Development Code.

Trash Service:

The building incorporates an indoor trash receptacle room accessed from the east side of the building. There will be no exterior trash receptacles on the site.

Minor Modifications:

This project includes three Minor Modification requests. The UDC allows up to a 10% modification from general development and zoning district standards such as lot areas, setbacks and other quantitative development standards. The three requests are as follows:

1. Parking Aisle Widths – Section 10.6.6.H

The UDC requires two-way drive way widths to be 24-feet when parking is provided at a 90 degree angle. The applicant is proposing a 22-foot two-way drive aisle width which is a 9% deviation from Code and eligible for a Minor Modification.

2. Parking Space Length – Section 10.6.6.H

The UDC requires 90 degree angle parking to be 10-feet in width by 20-feet in length. The applicant is proposing parking spaces to be 9-feet in width and 18-feet in length which is 10% deviation from Code and is eligible for a Minor Modification.

3. Parking Distribution – Section 10.6.4.E.8.c

The UDC requires that no more than 70 percent of the total parking provided shall be located between the front façade of the principal entranceway and the principal adjacent street. The project is proposing 23 parking spaces between the front façade of the building and adjacent street which is 72% of the total parking and a 2% deviation from Code which is eligible for a Minor Modification.

Minor Modification Analysis:

The requests for Minor Modification listed above were reviewed for conformance with Municipal Code 10.7.8.D Approval Criteria. Staff finds the requests in compliance with the Approval Criteria listed below.

1. The requested modification is generally consistent with the Town's Comprehensive Master Plan and the stated purpose of this UDC;

Staff: The three modifications are generally consistent with the Town's Comprehensive Master Plan. The project proposes a mixed use pattern of development along County Line Road which promotes the Economic Sustainability goal in the Plan. The three modifications are needed to accomplish this project.

2. The requested modification meets all other applicable building and safety codes;

Staff: The three modifications meet all other applicable building and safety codes. Staff does not find any issues with building or safety codes.

3. The requested modification does not encroach into a recorded easement;

Staff: N/A

4. The requested modification will have no significant adverse impact on the health, safety, or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated; and

Staff: The modifications will have no impact on the above items. Reductions in parking standards are common in development. These requested deviations from code are not substantial enough to affect the health, safety, or general welfare of surrounding properties or general public. Emergency vehicles, loading vehicles and customer vehicles can safely move through the site.

5. The requested modification is necessary to either: (a) compensate for some practical difficulty or some unusual aspect of the site of the proposed development not shared by landowners in general; or (b) accommodate an alternative or innovative design practice that achieves to the same or better degree the objective of the existing design standard to be modified. In determining if "practical difficulty" exists, the approval criteria for Variances in Section 7.9, shall be considered.

Staff: The modifications accommodate an alternative design by modifying the parking requirements found in the Code. They all achieve the same objective found in the UDC, to safely accommodate parking and access for the proposed use.

Alternative Equivalent Compliance:

This project includes two Alternative Equivalent Compliance requests. The UDC allows development to occur where the intent of the design-related provisions are met through an alternative design. Landscaping and Design Standards are eligible for AEC requests. The two requests are as follows:

1. Parking Area Separation – 10.6.6.1.3.c.i

The UDC requires all parking areas to be separated at least 10 feet from buildings, in order to allow room for sidewalks, landscaping, and the other plantings between the building and the parking area. The applicant is proposing a 5.5 foot separation on the west side of the building and 7.0 feet on the south side. These building facades are where the

office uses are located. The lot configuration limits development with many potential conflicts created. This Code provision was created to limit the conflicts between vehicles and pedestrians using the walkway. The applicant has responded by recessing the business doors behind the building façade to avoid creating any conflicts with doors obstructing the walkways. This alternative design is eligible for Alternative Equivalent Compliance.

2. Loading Area Screening – 10.6.4.G.4

The UDC requires service and off-street loading areas to be designed and located to reduce the visual and acoustic impacts of these functions on adjacent properties and public streets. Non-enclosed service and off-street loading areas adjacent to public streets shall be screened with opaque materials such as sight-obscuring walls and/or fences 6 feet in height. Section 10.6.2.D.2.d requires fences along County Line Road to be no taller than 4 feet and are required to have an open character. This conflicts with the screening requirements above. The applicant is proposing to screen the loading area on the west side of the building facing County Line Road with additional landscaping. This alternative design is eligible for an Alternative Equivalent Compliance.

Alternative Equivalent Compliance Analysis:

The requests for Alternative Equivalent Compliance listed above were reviewed for conformance with Municipal Code 10.6.1.C.5. Approval Criteria. Staff finds the requests in compliance with the Approval Criteria listed below.

- a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;

Staff: The alternatives achieve the intent of the standard. The applicant has recessed the business doors behind the building façade in order to avoid conflicts with doors opening onto the sidewalk. Also, providing additional landscaping in lieu of a screening fence to the loading area is not only practical but also more aesthetically compatible with the proposed building and site.

- b. The proposed alternative achieves the goals and policies of the Town's Comprehensive Master Plan to the same or better degree than the subject standard;

Staff: The proposed alternatives achieve the goals and policies of the Town's Comprehensive Master Plan. The Comprehensive Plan encourages mixed use development along County Line Road which promotes the Economic Sustainability goal in the Plan.

- c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject design standard;

Staff: Both AEC request results are equivalent to the design standards found in the UDC. The request to provide additional landscaping is a better option for screening this site to County Line Road vs. providing a 6 foot fence. Landscaping offers a natural screen and buffer from this use.

APPROVAL CRITERIA - STAFF ANALYSIS:

4. Site Plan

The Site Plan for the Erie Business Park and Storage project was reviewed for conformance with Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria. Staff finds the Site Plan in compliance with the Site Plan Approval Criteria as listed below.

- a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;

Staff: The Site Plan is generally consistent with the Town's Comprehensive Master Plan. This area is designated as Industrial. This application is aligned with that designation.

- b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;

Staff: The Site Plan is consistent with the proposed Minor Plat Amendment. Easements are being amended and re-aligned to accommodate the Site Plan.

- c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;

Staff: The Site Plan complies with all applicable development and design standards set forth in the UDC. 5 requests for modifications to Code standards have been provided. Each request is eligible for approval.

- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

Staff: Significant adverse impacts are not anticipated. The applicant has provided screening on the west and east sides of the building. The vehicular circulation of the site is also designed to avoid any potential conflicts.

- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

Staff: The proposed development is compatible with the character of the surrounding land uses. The Comp Plan promotes mixed use develop along County Line Road. The application includes a mix of uses. Also, surrounding properties are commercial and industrial, which is compatible with the proposed Mini Warehouse/Self Storage use.

5. Special Review Use

The Mini Warehouse/Self Storage for Lot 7, The Right Move Subdivision Replat A Final Plat was reviewed for conformance with Municipal Code, Title 10, Section 7.13.C.9 Approval Criteria. Staff finds the applications in compliance with the Special Review Use Approval Criteria as listed below:

- a. The proposed use is consistent with the Comprehensive Plan and all applicable provisions of this Code and applicable State and Federal regulations;

Staff: *The use is consistent with the Comprehensive Plan which designates this area as Industrial and calls for a mix of industrial uses which includes indoor storage.*

- b. The proposed use is consistent with the purpose and intent of the zoning district in which it is located;

Staff: *A Special Review Use approval is required for Mini Warehouse/Self Storage within the Light Industrial zone district. The use is consistent with the zoning district.*

- c. The proposed use is consistent with any applicable use-specific standards set forth in Section 3.2;

Staff: *The use is compatible with all use-specific standards such as size, location, parking, etc.*

- d. The proposed use compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

Staff: *The proposed use is compatible with adjacent uses. Indoor self-storage does not visually impact the surrounding built environment. There are no proposed outdoor trash receptacles either, everything is indoors. The anticipated traffic for this use is very minimal and is eligible to share parking with the proposed Office use. Staff has found this use to be compatible with surrounding commercial and industrial uses.*

- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

Staff: *No adverse impacts are anticipated.*

- f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

Staff: *Facilities and services are available to serve the subject properties.*

- g. Adequate assurances of continuing maintenance have been provided; and

Staff: *Not applicable.*

- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

Staff: *No adverse impacts on the natural environment are anticipated.*

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on December 11, 2018 at 6:00 p.m. in the Erie Community Center. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	July 17, 2019
Property Posted By:	July 19, 2019
Letters to Adjacent Property Owners:	July 19, 2019

PUBLIC COMMENTS:

No written public comment has been received for these applications.