



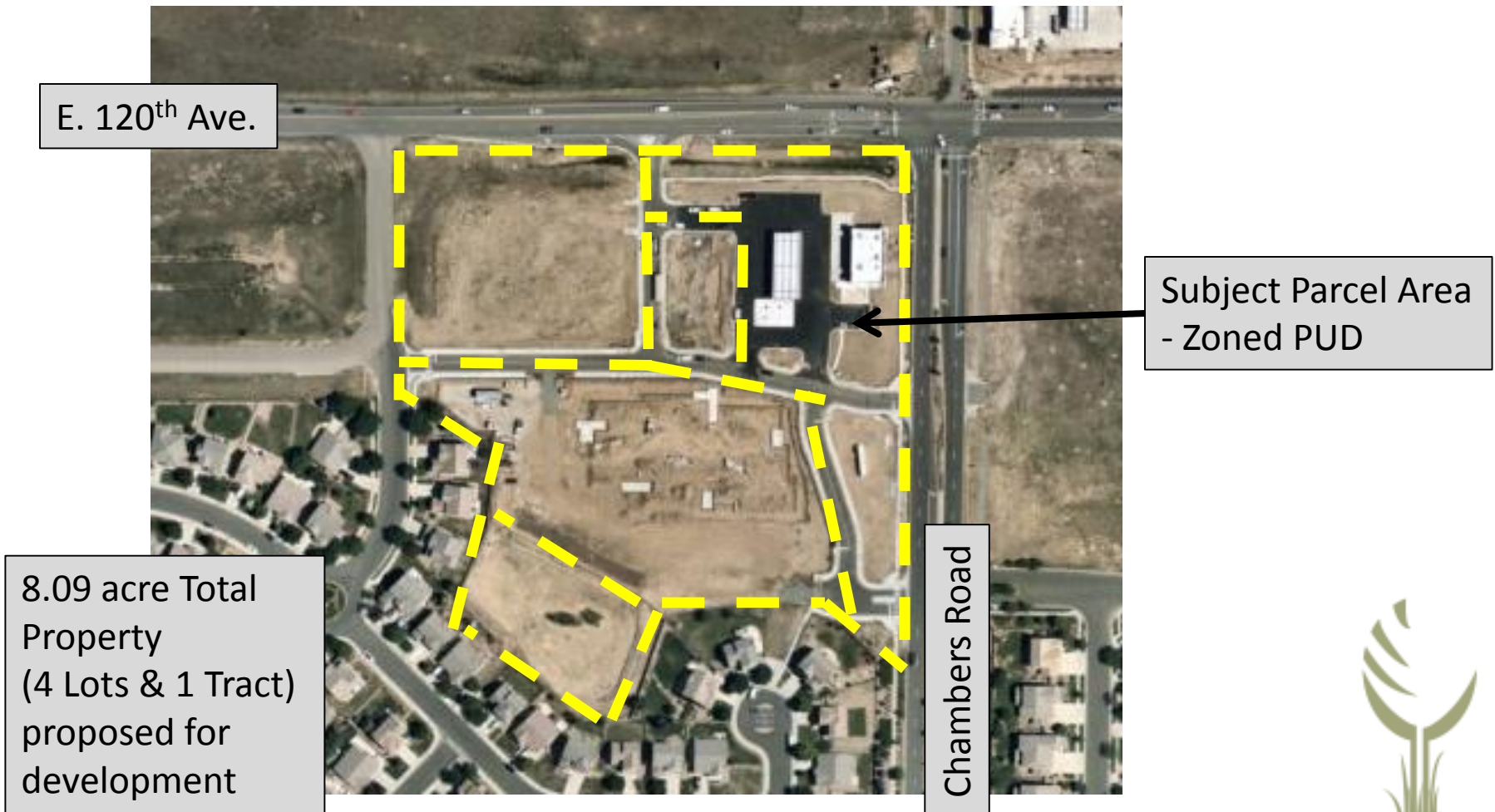
Z-695-98-19

Location: South-West Corner of E. 120th Ave. & Chambers Road (Lots 1 thru 4)

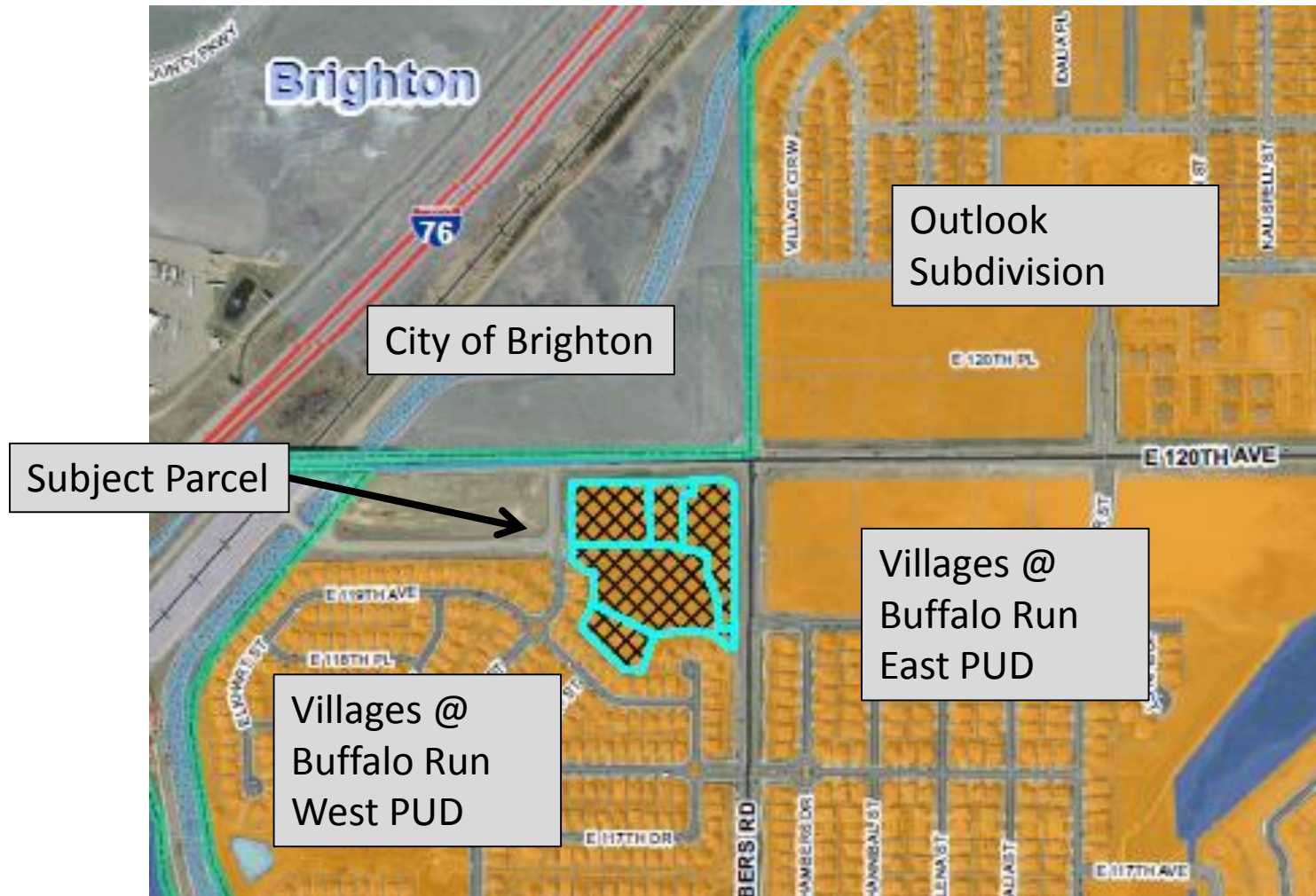
Applicant: Multi-Applicant

Request: PUD Amendment to update commercial uses.

Aerial & Location: SWC E 120th Ave. & Chambers Rd.



Vicinity Map



Comp Plan: Commercial



Subject Parcel

Centers



Activity Center



Employment Campus / Business Center



Regional Commercial Center



Community Commercial Center



Local Commercial Center

Future Land Use Plan (FLUP)



Views – North & East



Views – South & West

South



West



Views – Existing Development



Convenience store/gas station



Indoor Self-Storage building

Existing Development

Lot 1: Undeveloped

Lot 2: Undeveloped

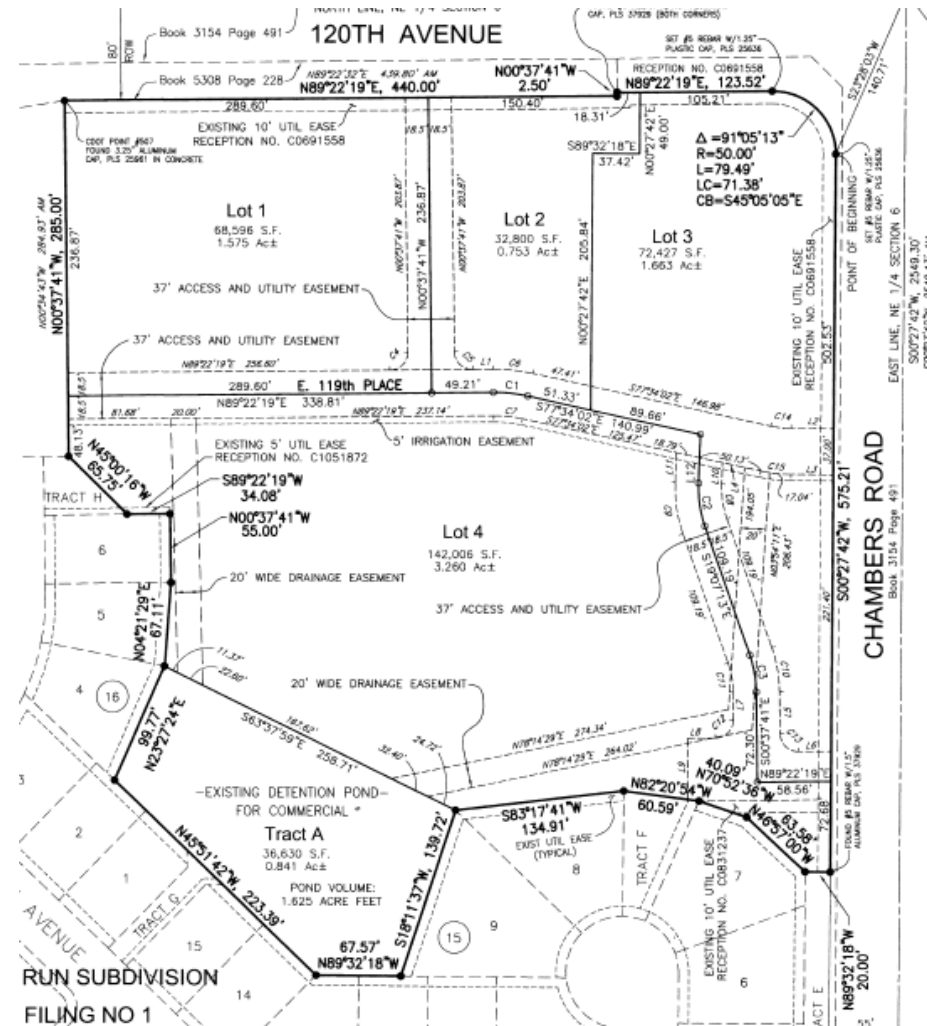
Lot 3: Convenience

store/gas station

Lot 4: Indoor Self-Storage

building

NOTE: No applications or specific development proposed for Lots 1 and 2 at this time, although the lots are being marketed.



Background

- Original PUD Zone Document:
 - Approved in 1999 (one of the first in Northern Range)
 - Limited List of Permitted Uses
 - No commercial activity until 2017 (Convenience store/gas station & Indoor Self-Storage)
- 7-11 Gas Station
 - In 2016, applicant submitted PUD Development Permit which was subsequently reviewed by city staff and outside agencies. It was approved administratively in 2017.
- Indoor Climate Controlled Self-Storage
 - In 2017, applicant submitted a PUD Development Permit which was subsequently reviewed by city staff and outside agencies. It was approved administratively in 2018.
 - In late 2017, a neighborhood meeting was hosted by the developer to talk to neighbors about this project, notice was sent to residents within 500 feet of the property, no residents attended

PUD Zone Document Criteria

In accordance with LDC, Sec. 21-3251. PUD Zone Documents:

- The PUD Zone Document is consistent with the comprehensive plan;
- A PUD Concept Schematic was done prior to the original PUD Zone Document;
- The PUD addresses a unique situation;
- The PUD is integrated and connected with adjacent arterial development;
- To the extent feasible, the proposal mitigates any potential adverse impacts;
- Sufficient public safety, transportation, and utility facilities and services are available to serve the subject properties, while maintaining levels of service to the existing development;
- There is no phasing plan required; and
- The objectives of the PUD could not be accomplished through height exceptions, variances, or minor modifications.

Current Request

- The applicants are requesting the following:
 - Amend the Villages at Buffalo Run West PUD Zone Document:
 - Affects the Commercial Area only
 - Expands Permitted Uses. Also allows uses to be legal and conforming.
 - Improves Zone Document Function and Administration- allows for ongoing flexibility to adapt to market conditions for future generations of commercial activity, as first envisioned within the original PUD.
 - PUD Amendment comprised of two sheets: 1st sheet is a declaration sheet with legal description, signatures, vicinity map, etc. 2nd sheet describes the updated commercial uses.



Land Use Table Changes

Unchanged Uses: (2)

- 6. Bakeries
selling at
least 50% of
their goods
on premises
- 13.
Convenience
stores –
Including gas
and car wash.

Clarified & Condensed Uses: (12)

- 1. Retail Establishments excluding retail marijuana, pawn shop or sexually oriented businesses
- 2. Eating and Drinking Establishments including drive-thru/up service
- 3. Financial Institutions
- 4. General Office
- 5. Personal Services, including, without limitation, dry cleaning, barber and beauty shops, and studios such as photography and art studios, and instructional services
- 7. Urgent Care, Medical/Dental Office, Healthcare Clinics, Outpatient Surgical Center
- 8. Outdoor/Indoor Recreation or Amusement Facilities
- 9. Printing & Publishing Facilities
- 10. Day-care Facilities or Schools
- 11. Animal Services excluding boarding facilities except for animals being treated
- 12. Governmental or Quasi-Governmental Facilities
- 14. Religious Institutions

New Uses: (9)

- 15. Indoor Climate Controlled Self-Storage without Outdoor Storage
- 16. Vehicle/Equipment Sales and Services
- 17. Hotel or Motel Lodging Establishments
- 18. Microbrewery or Micro-winery
- 19. Private Lodge or Club
- 20. Assisted Living Facility
- 21. Nursing Home
- 22. Educational Facilities
- 23. Repair Services (Not Including Vehicles)

Current Request – Land Use Updates

- 3 Notes Included
 - Lot 4 specific
 - Unclassified uses
 - C-3 requirements
- Prohibited Uses - marijuana, pawn shops, or sexually oriented businesses
- This proposed amendment does not apply to the following:
 1. The residential areas;
 2. PUD Design Standards (setbacks, height, massing, shape, color, architecture, etc.)
- Unclassified uses will default to C-3 allowed uses

PC Analysis

- PUD Amendment:
 - Subject commercial area is nearly 20 years old and has limited commercial development. Original buildout envisioned was 7-10 years. Amendment should support attracting more potential users and increase Economic Development opportunities.
 - Comp. Plan: Local Commercial Center at E. 120th Avenue (Principle Arterial) & Chambers Road (Arterial) supports C-3 uses/zoning
 - Amendment will improve document function and administration for the future.

PC Analysis

- Lodging use is compatible with two arterial roadways and proximity to Interstate
- Microbrewery and microwinery were not a common when adopted, but are much more popular now
- Increased demand exists today for Out-patient surgical centers and assisted living facilities
- Indoor climate controlled self-storage buildings are compatible with commercial uses and provides the opportunity for them to be located closer to where the majority of users are located
 - The architecture emulates office buildings
 - Hours of operation are limited (8am–8pm M-F, 9am–6pm S/S)
 - Less traffic and noise than typical retail
 - Less externalities associated with “back wall” traditional strip center retail (dumpsters, after hours worker noise, smells, visually less appealing, etc.)

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Public Notification & Response

- Posted on April 5, 2019 at three locations on the property (minimum of one required per Code).
- 114 Notification Cards mailed as required by Code (500 ft. buffer).
 - These were mailed on March 27, 2019
- Notice was provided in a newspaper of general circulation on Feb 26th for PC and March 31 for City Council
- Staff received 3 public responses prior to PC hearing:
 - 1 for general information
 - 2 not in support of Amendment: issues were related to height & use
- PC Hearing had 4 public responses:
 - 4 spoke with concerns, including building height, storage use, traffic concerns, not properly posted/notified

PC Recommendation

- On March 5, 2019, the Planning Commission held a public hearing and voted 4-0 to recommend approval to City Council regarding this case.





Staff is available to answer any questions.

The applicants are also present to speak on behalf of this request and to answer any questions that the commission may have.

