

CITY COUNCIL COMMUNICATION



MEETING DATE: December 14, 2021

ITEM NUMBER: .A

SECOND READING: n/a

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TYPE OF ITEM: General Business

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SUBJECT/AGENDA TITLE:

Longmont Climbing Collective Conditional Use Site Plan

EXECUTIVE SUMMARY:

On November 17, 2021, the Planning & Zoning Commission held a public hearing on the Longmont Climbing Collective Conditional Use Site Plan. This is a development application to develop an indoor commercial recreation facility (rock climbing gym) on a property located northwest of the intersection of Ken Pratt Blvd and west of Pinnacle Street, and adjacent to Spring Gulch #2. The proposed use can be permitted by conditional use site plan review as a secondary use in the N-PE zone district.

As the proposed development is on a property adjacent to a City owned park, greenway, or open space, City Council is the final decision-making body per Ordinance No. O-2021-16 (approved by City Council March 15, 2021). Planning & Zoning Commission served as the recommending body, and recommended approval of the Longmont Climbing Collective Conditional Use Site Plan application, finding that the review criteria have been met, with the condition that all remaining staff comments on the Conditional Use Site Plan are addressed.

Meeting Process:

The item will be presented under General Business, and involve the following steps:

1. Staff presentation
2. Applicant presentation
3. Council may question staff and applicant
4. Public hearing
5. Council findings and consideration of motion

COUNCIL OPTIONS:

City Council is the decision-making body on this proposal. The options are as follows:

1. Approve the Longmont Climbing Collective Conditional Use Site Plan application, finding that the review criteria have been met.

2. Approve the Longmont Climbing Collective Conditional Use Site Plan application, finding that the review criteria have been met, with conditions.

3. Deny the Longmont Climbing Collective Conditional Use Site Plan application, finding that the review criteria have not been met.

RECOMMENDED OPTION:

Planning & Zoning Commission voted 7-to-0 to recommend that City Council approve the Longmont Climbing Collective Conditional Use Site Plan application, finding that the review criteria have been met, with the condition that all remaining staff comments on the Conditional Use Site Plan are addressed.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

There is no anticipated fiscal impact as a result of this development proposal.

BACKGROUND AND ISSUE ANALYSIS:

In May 2021, an application was formally filed for Conditional Use Site Plan review of a new commercial recreation facility (Longmont Climbing Collective – rock climbing facility) at the vacant parcel at the northwest corner of State Highway 119 and Pinnacle Street (south of the Burrito Kitchens facility and north of Sandstone Ranch park). The legal description of the parcel is Lot 2, Block 1, JM Smuckers LLC Plant Subdivision. The project site is zoned N-PE (Nonresidential Primary Employment). The proposed use falls into the "commercial entertainment and recreation facility" use category, which can be permitted as a secondary use by conditional use site plan review in the N-PE zone district.

This property is adjacent to the Spring Gulch #2 greenway. For this application, regarding a property adjacent to a city owned park, greenway and open space, Planning & Zoning Commission serves as the recommending body with the final decision made by City Council. This is the first application for a conditional use site plan review adjacent to city owned property being taken to City Council with a recommendation from Planning & Zoning Commission, following the implementation of Ordinance No. O-2021-16 (approved by City Council March 15, 2021). The Conditional Use Site Plan is being presented as a General Business item with a public hearing on December 14.

Staff has completed a review of the Conditional Use Site Plan and determined that the project meets the Land Development Code requirements for a conditional use site plan in the N-PE zone district, including compliance with the maximum height, setbacks, building design standards, circulation and pedestrian linkage, adequate public facilities, and street standards. The Review Criteria for all application types as described in Section 15.02.055, and the

Review Criteria for secondary uses as described in Section 15.04.030.A.1.c, are listed below along with staff analysis of the criteria justification. Additional resources (such as the site plan, species and habitat report, and traffic study) may be found in the attachments.

Review Criteria for All Application Types – Section 15.02.055:

In order to grant approval of a Conditional Use Site Plan, City Council must find the application meets the following common review criteria (Code Section 15.02.055):

1. The application is consistent with the comprehensive plan and the purpose of the code and zoning district; conforms to any previously approved concept plan, preliminary plat, or PUD overall development plan; and complies with all applicable statutes, codes, ordinances and regulations.

The conditional use site plan for the proposed commercial recreation facility is generally consistent with the property's land use designation of nonresidential primary employment in the Envision Longmont Comprehensive Plan, which allows for a range of secondary uses that includes commercial recreation. The application conforms with the previously approved Concepts Direct concept plan. In general, the facility is proposed with an exterior design that is consistent with those of the existing nonresidential commercial uses within the surrounding N-PE zone district.

2. The application complies with applicable city standards, including for street and utility design and layout, and adequate utilities are available or will be provided for appropriate urban-level services.

Adequate utilities in conformance with City standards have been provided. With respect to public improvements such as street, sidewalk, and utility design and layout, the proposed site plan meets City standards. New interior drives and utilities are proposed and tie in at existing property boundaries.

3. The application proposes development compatible with surrounding properties in terms of land use, site and building layout and design, and access.

The property is neighbored by land uses consistent with the nonresidential primary employment zone district. The proposed land use would not substantially change the character of the surrounding area. The site plan provides adequate circulation and pedestrian linkage, with connections made to the Spring Gulch #2 greenway trail. The proposed facility is compatible in terms of height, scale, and massing with adjacent land uses (including Smuckers and Burrito Kitchens). Architectural design presents form and materials that are compatible with the surrounding land uses.

4. The application will not adversely affect surrounding properties, the natural environment, existing or planned city transportation, or utility services or facilities, or the adverse impacts of the use will be mitigated to the maximum extent feasible.

The proposed development will not significantly adversely affect the natural environment, including air, water, noise, stormwater management, or vegetation; this is supported by the Species and Habitat Report provided with the submittal, which found that there would be no direct impacts to any wetland or riparian habitat, rare plants or native plant communities, key wildlife habitat, or protected species. The Species and Habitat Report additionally concluded that the proposed project buffers should provide protection for the riparian corridor along Union Ditch.

Stormwater quality improvements are included. The applicant is providing sufficient landscaping on the property and has sited the facility in the northwest corner so as to provide the largest possible buffer between the greenway trail and associated natural areas. The required 150' setback from riparian area has been met. Additionally, the proposed development will not adversely affect existing or planned city transportation facilities; no additional roadway improvements are needed to serve this development. The proposed development will not adversely affect utility services nor public facilities. Adequate police and fire protection services are available to this site.

5. The application, where required, complies with the sustainability evaluation system requirements to mitigate impacts of development within the city's riparian areas, and as applicable to other projects as determined by separate agreement.

The proposed development will be located more than 150 feet from the edge of riparian habitat along Spring Gulch #2 and is in compliance with municipal code requirements. No variance is requested or necessary, therefore the sustainability evaluation system is not applicable to this application.

6. The application includes an appropriate transportation plan, including multi-modal transportation access, and is integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails and similar features.

A traffic generation analysis was provided with the first submittal of this project. This analysis found that the use was expected to create no negative impact to traffic operations for the surrounding roadway network and proposed site accesses. Analysis of site-generated traffic concludes that proposed development traffic volumes are minor. The development will be accessible from two points on Pinnacle Street. Additional access to the site will be maintained for multiple modes of transportation, including the Spring Gulch #2 greenway trail to the west. Bike racks are being provided to meet City standards.

Review criteria for secondary uses – Section 15.04.030.A.1.c:

The assembly use is a secondary use in the N-PE zone district. Expansion of this use is subject to the following additional review criteria:

1. The secondary use as proposed is of a scale and design and in a location that is compatible with surrounding uses and potential adverse impacts of the use will be mitigated to the maximum extent feasible.

The site is designed to demonstrate conformance with all requirements for materials, height, and massing; architectural materials have been selected to demonstrate a balance between industrial and modern design, in character with the surrounding land uses. The building and parking areas have been located in the northwest corner adjacent to the road, creating the maximum possible buffer between the use and the Spring Gulch #2 greenway area.

2. The secondary use as proposed is consistent with the comprehensive plan and the purpose and intent of the code and underlying zoning district.

The proposed commercial recreation facility is generally consistent with the property's land use designation of nonresidential primary employment in the Envision Longmont Comprehensive Plan, which allows for a range of secondary uses that includes commercial recreation. The following goals described in the Envision Longmont Comprehensive Plan Policy Framework are applicable for the construction of a new commercial recreation facility in the N-PE zone district:

Goal 1.2: Promote a sustainable mix of land uses

- 1.2A: Overall Mix of Uses. Balanced mix of uses including work, play, conducting daily business within the City
- 1.2C: Community Amenities. Vibrancy of the City and quality of life of residents – uses that encourage distinctive features in design and encourage spaces for gathering and events

Goal 1.4: Focus infill and redevelopment in centers, corridors, and other areas of change

- 1.4B: Activity-generating uses. Diverse mix of activity-generating uses; balanced mix including community gathering spaces and recreational amenities
- 1.4G: Relationship to greenways and natural resource areas. Balance development with the needs of wildlife and natural resources, where applicable

Goal 4.1: Support healthy and active lifestyles among residents of all ages

- 4.1B: Recreational opportunities. Integrate active living throughout Longmont

3. The secondary use as proposed will not substantially diminish the availability of land within the underlying zoning district for primary uses, or reduce the availability of land for primary uses below a minimum level necessary to meet the intent of the district.

The proposed commercial recreation facility will not substantially diminish the availability of land within the N-PE zoning district for primary uses or reduce the availability of land for primary uses below a minimum level to meet the intent of the N-PE zone district. Most of the surrounding uses are currently manufacturing/industrial in character and there is still additional neighboring land left to develop.

A breakdown of land uses in the context of the area zoned N-PE in this part of Longmont is provided in the following table:

Land Use	Property Area
Proposed Longmont Climbing Collective	12.2 acres (about 5%)
Burrito Kitchens – food manufacture	7.1 acres
Smuckers – food manufacture	62.6 acres
McLane Western – supply chain distribution	55.0 acres
McLane Western – vacant/agriculture	88.2 acres
Other vacant/undeveloped properties	21.83 acres
Existing residential properties	2.0 acres
Total N-PE zone district context area:	248.93 acres

Burrito Kitchens, Smuckers, and McLane Western all represent permitted primary uses in the N-PE zone district. The sum total of these existing uses represents 50% of the total N-PE context area. There are additionally 110.03 acres of vacant or undeveloped land remaining in the context area that could be purposed for future development. It is reasonable to expect that 12.2 acres of land as a permitted secondary use would not substantially diminish the availability of land in the context area for the development of additional primary uses in the future.

ATTACHMENTS:

1. Resolutions
2. PZR 2021-11B
3. Draft Minutes of the November 17 Planning & Zoning Commission Hearing
4. Planning & Zoning Commission communication of November 17 with attachments