

Agenda Report

TO: CITY COUNCIL

DATE: NOVEMBER 1, 1999

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED TARGET STORES PROJECT (3211 East Colorado Blvd.).

RECOMMENDATION:

This report is being provided for information purposes only at this time.

BACKGROUND:

This project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines which directs the PPR report for projects of community-wide significance to the City Council for information purposes only. DHC Property Development has submitted a proposal to demolish the existing Fedco store and accessory building to allow for the development of a new Target store and outdoor garden center. The project site is located within the East Colorado Boulevard Specific Plan. Although the Specific Plan has not been developed to the date, the General Plan envisions that "membership, retail, discount, department stores and auto dealers are encouraged to anchor the eastern end of the City on Colorado Boulevard.

PROJECT DESCRIPTION:

DHC Property Development proposes to demolish the existing retail building (Fedco Store, Tire Center and warehouse with a total gross floor area of 163,386 square feet) and to construct a new Target Store and Garden Center (150,000 gross square feet) and a two level (first level below grade) 783 space parking structure. The site is zoned CG (General Commercial District) with a height limit of 65 feet.

PPR MEETING SUMMARY:

On October 13, 1999 a PPR meeting for the project was conducted. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and issues:

General Plan Review – DHC’s proposal is consistent with the goals, policies and objectives of the General Plan’s Land Use Element. The project site is located within the East Colorado Boulevard Specific Plan. Although the Specific Plan has not been developed to this date, the General Plan envisions that “Membership, retail, discount, department stores and auto dealers are primary land uses that are encouraged to anchor the eastern entrance of the City on Colorado Boulevard.” Thus, staff’s preliminary determination is that, as proposed, the project is consistent with the General Plan’s intent for the Specific Plan.

Environmental Review - An Initial Study would be required for this project. Specifically, staff would be evaluating potential on and off-street parking, loading and circulation related issues. The Initial Study would determine what level of environmental documentation the project would require.

Subdivision Review – The Fedco site currently consists of two legal parcels and three easements. It is the developers intent to file for a Certificate of Exception to adjust the present lot lines for the purpose of separating an existing use to the east of the development.

Conditional Use Permit/Variance - A conditional use permit will be required since this would be a major project over 25,000 square feet of gross building area. A variance for parking will be required since the proposed parking spaces exceeds 150 percent of the required number for off-street parking spaces. An initial study will have to be prepared for the project and the adequacy of any potential mitigation measures by evaluated by the Hearing Officer.

Cultural Affairs Review – The project will be subject to the Public Art Requirement for new private development. One Percent (1%) of the Building Valuation must be allocated for Public Art

Design Review – The project and parking structure would be subject to both Concept and Final Design Review. The applicant expressed a number of architectural challenges the site presented to the development team. These included that the existing grade of the Fedco site is higher than Colorado Boulevard which presents access problems and that the irregular shape of the parcel presents a challenge in locating the loading docks such that they are not visible from Colorado Boulevard.

Timeline - The following timeline outlines the major stages in the process:

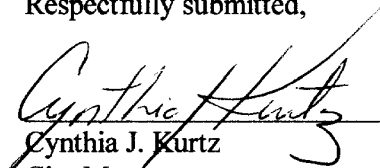
10/13/99 PPR meeting between applicant and city department representatives

- 10/20/99 Applicant files concurrently for CUP/Variance and Design Review, submits Environmental Assessment Form and Public Notice Requirements.
- 11/01/99 PPR report to City Council as information item
- 11/01/99 Staff prepares and circulates Initial Environmental Study
- 12/15/99 Variance and CUP Public Hearing before Hearing Officer for Parking Variance request and Major Project CUP.
- 12/27/99 Concept Design Review, in a public hearing before the Design Commission, provided architectural plans and other submittal materials are complete and received by December 13, 1999.
- 12/28/99 Applicant may submit to Plan Check for the structural and fire corrections (if any) while the final design review is nearing completion.
- 01/10/00 Final Design Review provided the Concept Design is approved on 12/27/99 and that the applicant is able to submit for Final Design immediately after Concept Design Approval.

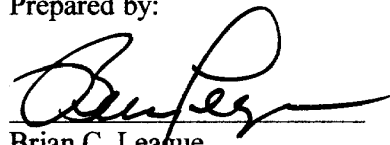
FISCAL IMPACT:

Fees will be required to be paid for the discretionary actions required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

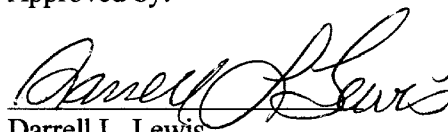
Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Brian C. League
Project Planner

Approved by:


Darrell L. Lewis
Director of Planning & Permitting

Attachments:

1. Project Site Plan
2. PPR Comments