

COTTAGES AT SPRING CREEK: REZONE & LAND USE PLAN

PROJECT STATEMENT

OCTOBER 15, 2024

APPLICATION REQUEST

- ▶ HR Green on behalf of Desirable Holdings, LLC requests approval of a Zoning Map Amendment (Rezone) and Land Use Plan application for the 16.75-acre parcel.

SITE LOCATION

The site is located west of the S Circle Drive off-ramp and east of S Union Boulevard. The site is bounded to the north by an existing apartment complex (The Vue at Spring Creek) and to the south by an existing car wash. There are also complimentary high density housing complexes both east and west of the site on either side of S Union Boulevard and S Circle Drive.

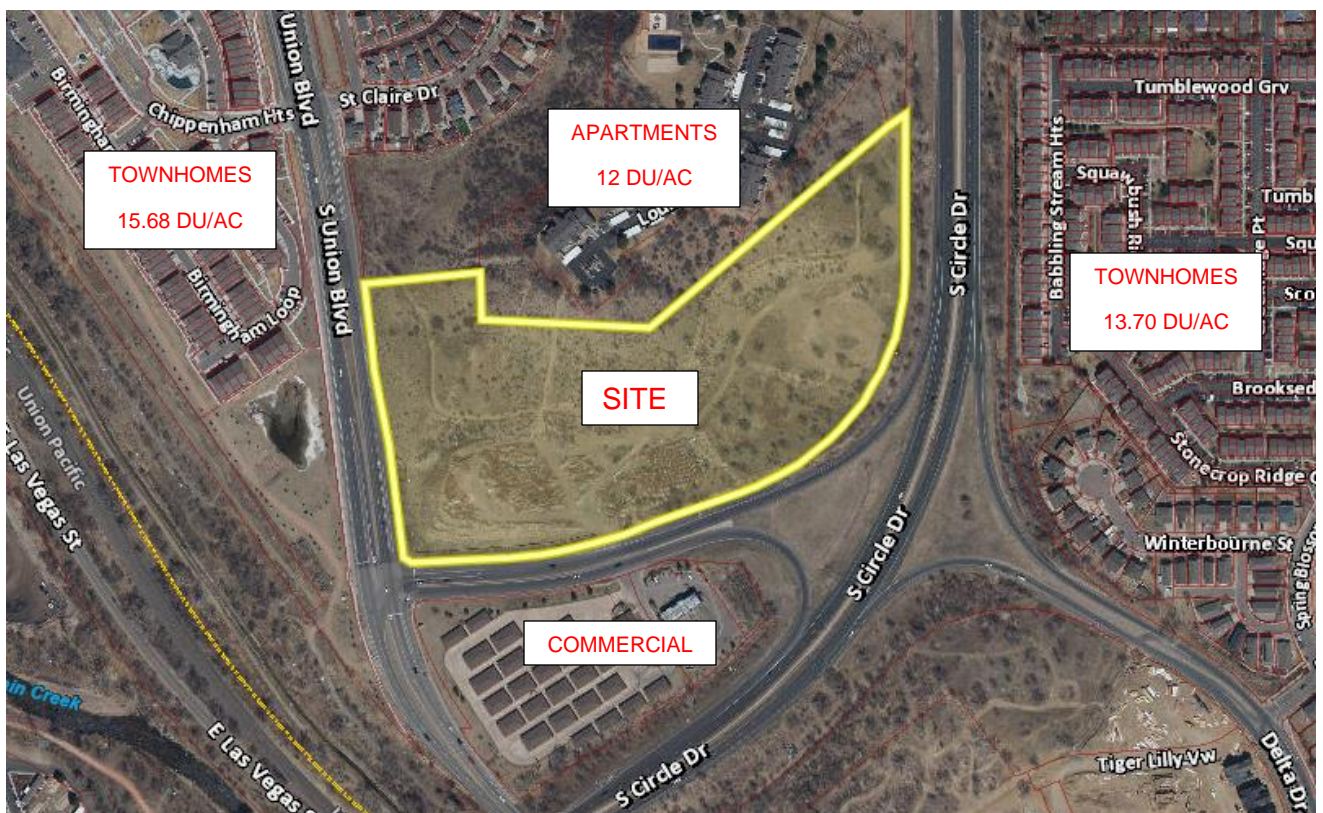


PROJECT DESCRIPTION

Zoning

- In 2006 a PUD Zoning Ordinance (06-09) was approved for the 16.75-acre parcel establishing a single-family detached use, gross density of 5.37 DU/AC and a maximum building height of thirty-feet (30'). With the proposed zoning map amendment (rezone) and land use plan application, the applicant is requesting that the PDZ (Planned Development Zone) district remain, but the use classified as residential, a gross density of 12 DU/AC and a maximum building height of thirty-feet (30'). This parcel in question is one of the last in-fill parcels within Spring Creek and this zoning map amendment will allow the property to be developed in a manner that is more consistent with the adjacent uses to the north, east and west.

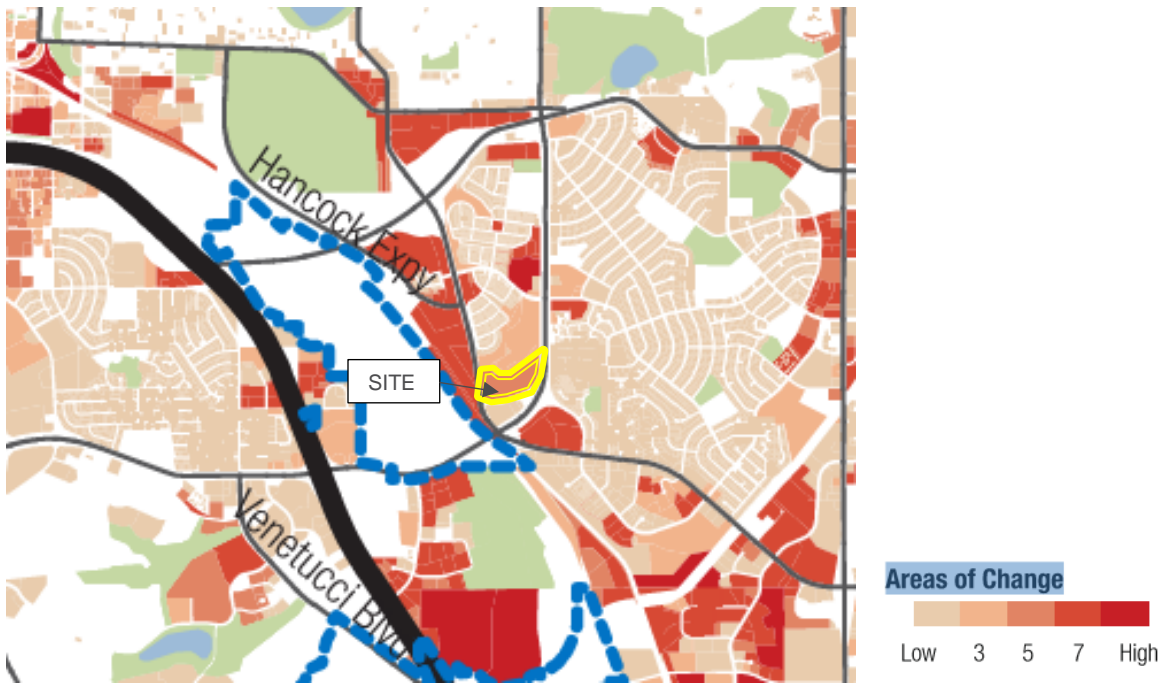
SURROUNDING USES & DENSITIES



Plan COS

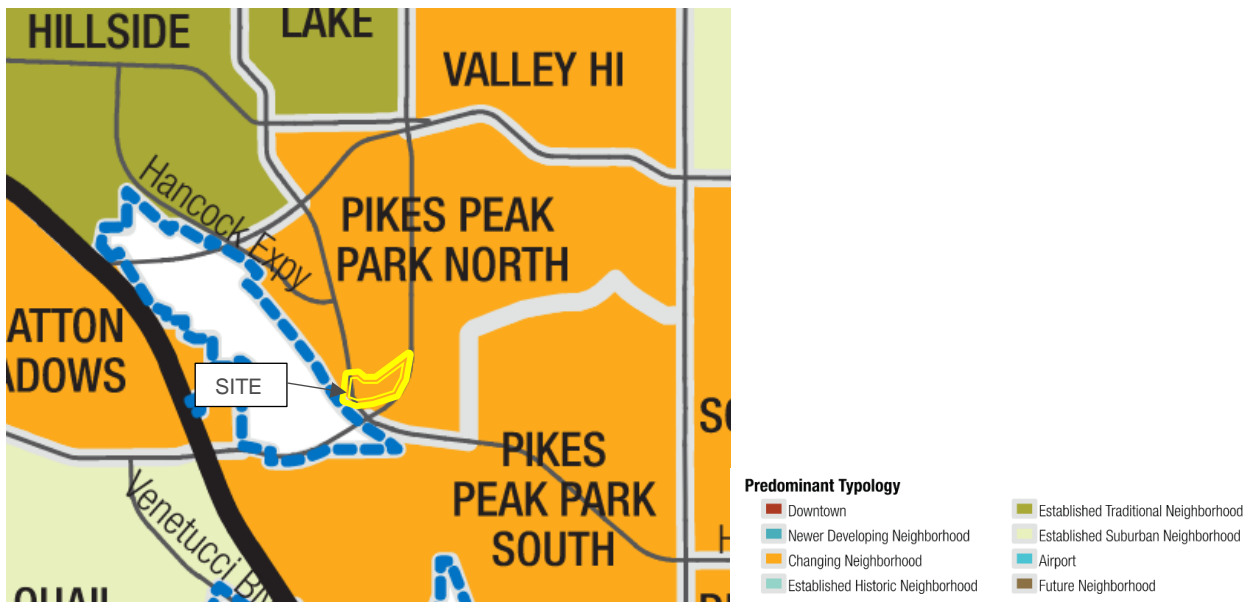
Areas of Change

- When referring to the City of Colorado Springs Comprehensive Plan (Plan COS) there are some key factors to note in regards to the proposed application. The first key reference point of Plan COS is the “areas of change” map located at the beginning of the document. The parcel identified with this application is projected to have a higher chance of change based on that graphic.



Vibrant Neighborhoods

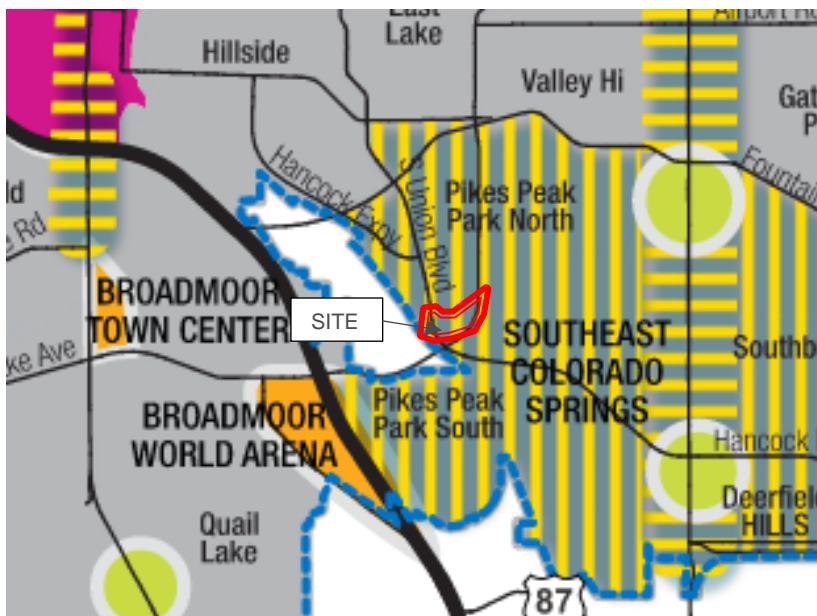
When looking further into the “Vibrant Neighborhoods Framework” Map this site is also identified in the Pikes Peak Park North area and categorized as a “changing neighborhood”. Within changing neighborhoods, the expectation is to see more infill and redevelopment than other parts of the city. Currently this site is one of the few vacant parcels that is left to be developed. This parcel needs to be developed, and the proposed application provides an opportunity to match the existing character of the surrounding neighborhoods.











A goal worth highlighting within this chapter of Plan COS is Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs. The changes that are proposed with this application and its current zoning ordinance will provide a different type of housing and means of living that is currently not offered in this area of Spring Creek. This proposal and justification further establishes Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Unique Places

The third chapter of Plan COS also provides some key goals and policies that are being met with this application. This area of Colorado Springs is identified as a “reinvestment area and community hub”.



Predominant Typology

-  Neighborhood Centers
-  Community Activity Centers
-  Entertainment and Commercial Centers
-  Regional Employment and Activity Centers
-  Downtown
-  Mature/Redeveloping Corridors
-  New/Developing Corridors
-  Reinvestment Area and Community Hub

When referring to this chapter of Plan COS you can see the correlation from the areas of change map and vibrant neighborhoods framework map as it relates to the designation under Unique Places. This area of town is expected to see a moderate level of change and it is anticipated that infill development will be required in changing neighborhoods thus creating the need for reinvestment. Developing one of the few vacant parcels within this neighborhood promotes Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city. This application further supports Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving

approaches and continue to implement process improvements in support of infill and redevelopment.

Master Plan

- This area of Colorado Springs is part of the Spring Creek Master Plan. The latest amendment to this master plan was done in March of 2014. The property associated with these applications was originally defined for office use within the first iteration of the master plan in 2005. The proposed Land Use Plan that is accompanying the zoning map amendment (rezone) will serve as an amendment to the master plan for this area. As previously mentioned in the zoning district section, as development has occurred within the greater areas of Spring Creek the proposed use and requested gross density is more compatible with existing developments and uses.

Land Use Plan

- The proposed Cottages at Spring Creek Land Use Plan submitted as part of the application process identifies three guiding land uses for future development plans. The majority of the site will remain undisturbed open space and proposed residential use. Based on the existing topography of the site, the future residential development will sit substantially lower than the adjacent apartment complex to the north and townhomes to the east. Two access points have been identified off South Circle Drive and South Circle off-ramp. The access point off the off-ramp will serve as the primary access point to the site with full turn movements allowed. The secondary entrance off South Circle Drive will be restricted to right-in/right-out only turn movements based on the existing cross section of that roadway. Appropriate road improvement recommendations can be found within the traffic impact study. The detention area was based on a low point of the site where natural flows would like to go. The size of this area was based on the proposed area of residential development within the parcel. Future development plan applications will solidify the final detention pond size and shape. At that time the open space amenity programs will also be finalized based on the proposed residential development type. Appropriate distance along the off-ramp and South Union Boulevard has been identified for future landscape setback requirements.



DEVELOPMENT

PROJECT JUSTIFICATION

ZONING MAP AMENDMENT (REZONE) APPROVAL CRITERIA (7.5.704)

- 1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).**

See above analysis under *Plan COS*.

- 2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.**

There are no detrimental impacts to the public interest, health, safety, convenience, or general welfare associated with this application. The current parcel of land has been vacant for many years and this will be the first step in getting something developed for this infill parcel.

- 3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).**

This zoning map amendment (rezone) application does not request a change to the current PDZ zone district. Rather it is the appropriate mechanism to approve a new zoning ordinance for the property allowing similar development characteristics to the surrounding neighborhoods.

- 4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.**

The total site area for the parcel is 16.75-acres. As previously outlined in the prior parts of the project statement, this development substantially complies with the existing character, use and density of the surrounding developments. Appropriate recommendations and conclusions for this development can be found within the traffic impact study that was submitted.

- 5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.**

Since the parcel of land is currently vacant there will be no significant dislocations of tenants with this application.

- 6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in in Subsection 7.5.514C.3 (Land Use Plan Criteria).**



The land use plan that submitted as part of the application process substantially complies with all applicable criteria outlined within subsection 7.5.514.

- 7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.**

There are no concept plans associated with this parcel in Spring Creek. The proposed land use plan will serve as the guiding conceptual document for subsequent development plan submittals.

- 8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.**

Not applicable to this application request.

- 9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.**

Based on the land use plan that was submitted as part of the application process there is 7.29-acres (44% of the site) of open space identified. It is anticipated with the future development of this property that additional active and non-active open space standards apply. If those standards are required, then future development plan applications will be required to meet city code. Potential amenities could include, but are not limited to, community center, tot lot playground, dog park, sitting areas with grills and fireplaces, and a walking trail system throughout the development.

- 10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).**

There are no additional standards or overlay districts associated at this time with the parcel.

DEVELOPMENT

LAND USE PLAN REVIEW CRITERIA (7.5.514)

1. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;

See above analysis under *Plan COS*.

2. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;

The proposed land use plan and associated PDZ zone district will establish the zoning standards for this parcel including, land use coverage, maximum building height and gross density. Based on the classifications of the adjacent roadways there will be a 25' landscape setback required.

3. Compatibility with the land uses and development intensities surrounding the property;

The proposed zoning map amendment and land use plan are fully compatible with the surrounding land uses and character of this area within Spring Creek. An existing apartment complex bounds the site to the north and similar townhome developments bound the site to the east and west. The proposed gross density of this parcel matches that of the apartments and is significantly lower than the adjacent townhome developments.

4. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;

It is anticipated that this development and its associated use will have little to no impacts on the surrounding developments within the Spring Creek. The proposal matches similar densities and land uses from the existing development surrounding the site.

5. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;

Two points of access are proposed with the land use plan submittal. An existing curb cut along S Circle off-ramp will be the main point of entry into the development. This access point will be full movement allowing both left and right turns out of the parcel. After careful consideration and review with CSFD an additional secondary access point is proposed in the northeast corner of the property. This access point will be restricted to right-in/right-out only based on the current lane configuration of S Circle Drive.

6. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;

A site-specific Traffic Impact Study, prepared by Kimley Horn, was submitted as part of the zoning map amendment (rezone) application. Based on the findings of that report and correspondence with city traffic engineering it is not anticipated that this proposal will have any detrimental impacts to the current roadways. It is intended that the majority of the utilities serving future tenants will be private and the responsibility of the developer. New parkland dedication requirements and



D E V E L O P M E N T

school fees will be assessed with this application based on the current rates set forth by city planning and the appropriate school district. Ample open space preservation and future active open space amenities will be part of future development plan applications.

7. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

Due to the steep slopes that encumber most of the property development will be proposed along the South Circle off ramp. The projected building heights of the future residential units will not impose any view shed problems to the adjacent existing uses and subdivisions. This in-fill parcel will provide a nice transition of building intensity from the apartment use development to the north and commercial development to the south.