
CONSENT CALENDAR

CITY PLANNING COMMISSION AGENDA

ITEM NO.: A.1 – A.2

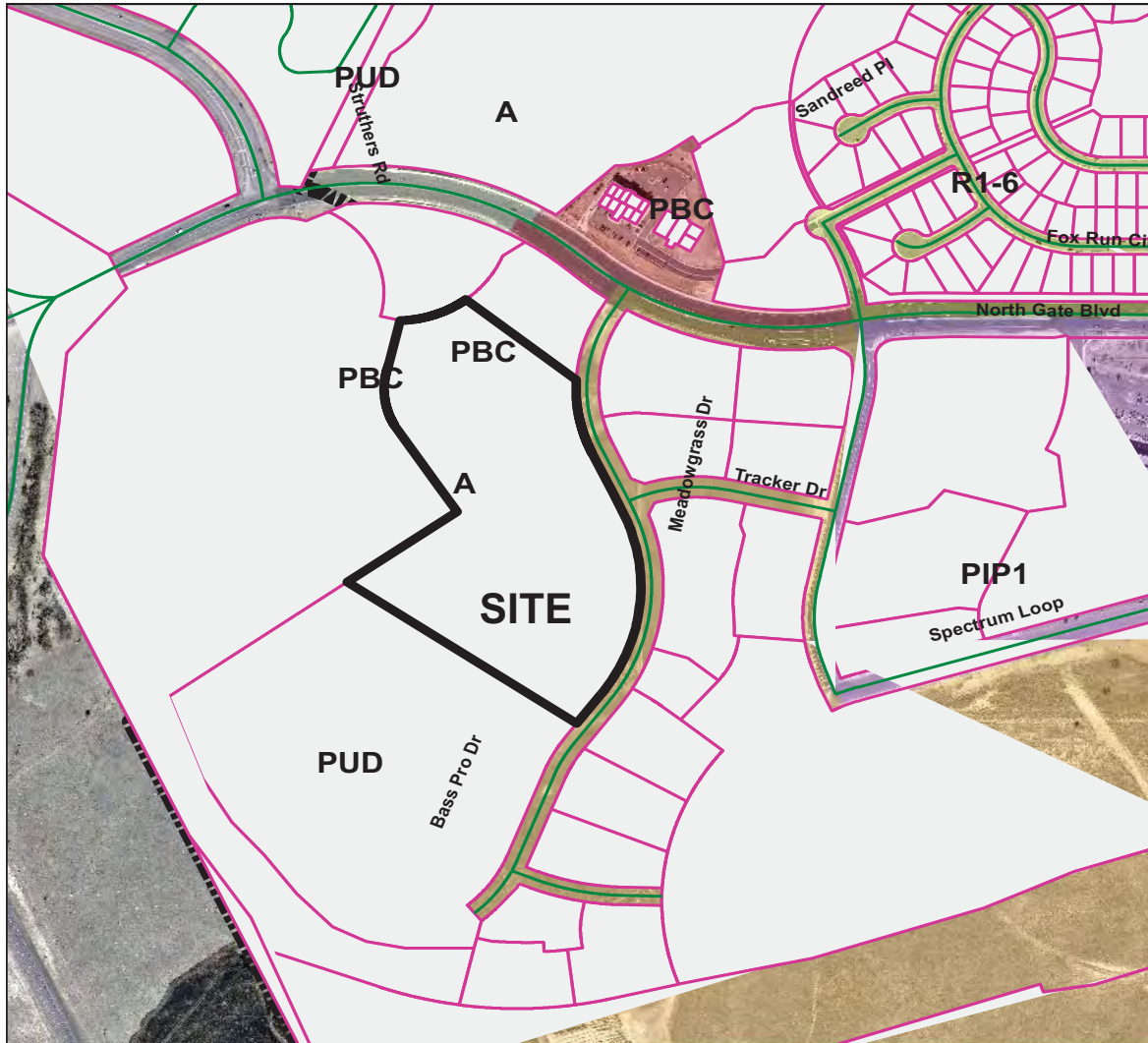
STAFF: KATIE CARLEO

FILE NO(S):
CPC PUP 09-00017-A3MN14 – QUASI-JUDICIAL
CPC PUZ 15-00010 – QUASI-JUDICIAL

PROJECT: POLARIS POINTE ZONE CHANGE

APPLICANT: EXECUTIVE CONSULTING ENGINEERS, INC.

OWNER: RANDAL SCHOLL



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a concept plan amendment for Copper Ridge at Northgate and a rezone of 15.42 acres, located near the southwest corner of Northgate Blvd and Bass Pro Dr. The property will be rezoned from A/PBC/PUD (Agriculture, Planned Business Center, and Planned Unit Development) to PUD (Planned Unit Development; Commercial uses, maximum building height 65-feet) in order to allow commercial development at this location.

The proposed PUD zone is consistent with the previously established PUD zone for the associated Copper Ridge at Northgate concept plan. The concept plan amendment illustrates the area to be added and rezoned maintaining a 65-foot max building height commercial project that is proposed for mixed use, hotel and waterpark. **(FIGURE 1)**

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications with conditions of approval and technical modifications.

BACKGROUND:

1. Site Address: No address have been assigned to date
2. Existing Zoning/Land Use: The 15.42 acre site is currently zoned A/PBC/PUD (Agriculture, Planned Business Center, and Planned Unit Development) / the site is currently vacant.
3. Surrounding Zoning/Land Use: North: PBC (Future Commercial) and Northgate Open Space
South: PUD / Bass Pro Shops
East: PUD / Vacant but planned for future commercial
West: Unincorporated El Pas County / Western Museum of Mining and Industry.
4. Comprehensive Plan/Designated 2020 Land Use: This property is designated as Employment Center
5. Annexation The property was annexed in 1985 as part of the Northgate Annexation #4
6. Master Plan/Designated Master Plan Land Use: This property is within the Northgate Master Plan and is designated as "Community Commercial and Regional Commercial"
7. Subdivision: This property is not yet platted
8. Zoning Enforcement Action: None
9. Physical Characteristics: The subject property is vacant. It is surrounded by commercial development as part of the Copper Ridge at Northgate concept plan.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to 21 property owners within 500 feet of the subject property, notifying them of the application submittal and public hearing.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, CDOT, and the US Air Force Academy. All comments received from the review agencies have been addressed except for those mentioned as conditions of this approval or technical modifications.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

Background:

The Copper Ridge at Northgate Concept Plan, located southwest of Northgate Blvd and Voyager Parkway was originally approved in 2009 with 192 acres zoned PUD (Planned Unit

Development); commercial, with 65-foot maximum building height (except for areas B-4 and B-5, commercial, 120-foot max building height).

The Shops at Colorado Grand Hotel, located southwest of Northgate Blvd and Bass Pro Dr. was originally approved in 2000 with 7 acres zoned PBC (Planned Business Center); commercial, retail and hotel. This plan was amended in 2014 updating the current road configurations.

The proposed application for concept plan amendment would join these two previously approved plans and create one concept plan that would govern the entire area. This should simplify planning efforts for this area going forward.

Rezone from A/PBC/PUD to PUD

The request is to rezone 15.42 acres from the current A/PBC/PUD (Agriculture, Planned Business Center, Planned Unit Development) to PUD (Planned Unit Development; Commercial, max building height 65-feet) in order to establish a cohesive zoning for the concept plan area. The intent is to transition the property from its current zoning to the established PUD zoning with the same 65-foot max building height for purposed mixed-use, hotel and waterpark development. One issue that is driving the need for the zone change is that the developer is proposing to construct a new hotel and waterpark development in an area that currently straddles the boundary between the existing PBC zone and the adjacent PUD zone. While the proposed project could be permitted in either zone, when establishing a platted lot, only one base zone district shall apply pursuant to City Code Section 7.2.105.

Staff finds the zone change is in conformance with the City Code criteria for establishing a PUD zone set forth in Section 7.3.603 and 7.5.603.B.

Concept Plan Amendment

This concept plan illustrates joining previously approved Shops at Colorado Grand Hotel Concept Plan and Copper Ridge at Northgate Concept Plan into a single plan now named Polaris Pointe at Northgate. Previously approved zoning restrictions for Copper Ridge will remain for the entire PUD concept plan area. The planned use of the site will remain mixed-use commercial and will maintain a 65-foot max building height; building setbacks are conceptually shown on plan.

All required parking will be provided on-site. Overall access to the various sites has been determined and approved by the City with previous reviews. One point of access off Voyager Parkway is still in consideration and will require CDOT approval. The City and CDOT are working together to review this proposed access.

Staff finds the concept plan is in conformance with the City Code criteria for concept plan approval.

2. Conformance with the City Comprehensive Plan:

Comprehensive Plan 2020 Land Use Map designates this property as an Employment Center. Employment Centers are defined as activity centers that are major concentrations of employment supported by a mix of uses that meet the needs of employees and visitors, such as restaurants, lodging, child care, higher density residential, and educational facilities.

Strategy LU 102b: Promote Cooperative Planning within the Potential Urban Growth Area

Promote cooperative planning within the Potential Urban Growth Area to provide adequate urban services and infrastructure.

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern

Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

Strategy LU 302e: Incorporate Mixed-use Activity Center Principles into the Design of New and Redeveloping Employment and Commercial Centers

Design and develop commercial and employment centers as activity centers that include a range of integrated uses, such as retail, concentrated office, research and development, institutional, entertainment, and civic activities

Policy LU 701: Plan and Develop New Commercial Areas as Activity Centers

Plan and develop new commercial areas as regional centers, commercial centers, community activity centers, or neighborhood centers according to their function, size, location, intensity, and mix of uses.

Strategy LU 701a: Locate New Commercial Uses in Activity Centers

Locate new commercial (retail, office, services etc.) development in identified regional centers, commercial centers, and community, or neighborhood activity centers. Prohibit strip commercial development along new major roadways.

Policy CCA 401: Support Mixed Land Uses

The City will encourage design that supports mixed land uses and promotes compatibility, accessibility, and appropriate transitions between uses that vary in intensity and scale.

Policy CCA 601: New Development Will Be Compatible with the Surrounding Area New developments will be compatible with the surrounding land uses and will complement the character and appearance of adjacent land uses.

It is the finding of Staff that the Polaris Pointe zone change and concept plan amendment substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

3. Conformance with the Area's Master Plan:

This property is part of the Northgate Master Plan. The changes purposed are consistent with the Master Plan as this area is designated Community Commercial and Regional Commercial. The mix of commercial uses supports this designation.

It is the finding of Staff that the proposal is in compliance with the Northgate Master Plan.

STAFF RECOMMENDATION:

ITEM NO.: A.1 CPC PUP 09-00017-A3MN14 – POLARIS POINTE AT NORTHGATE CONCEPT PLAN

Approve the Polaris Pointe Concept Plan Amendment based upon the findings that the concept plan meets the review criteria as set forth in City Code Section 7.5.501.E., subject to compliance with the following conditions and technical plan modifications.

Conditions of Approval on Concept Plan Amendment:

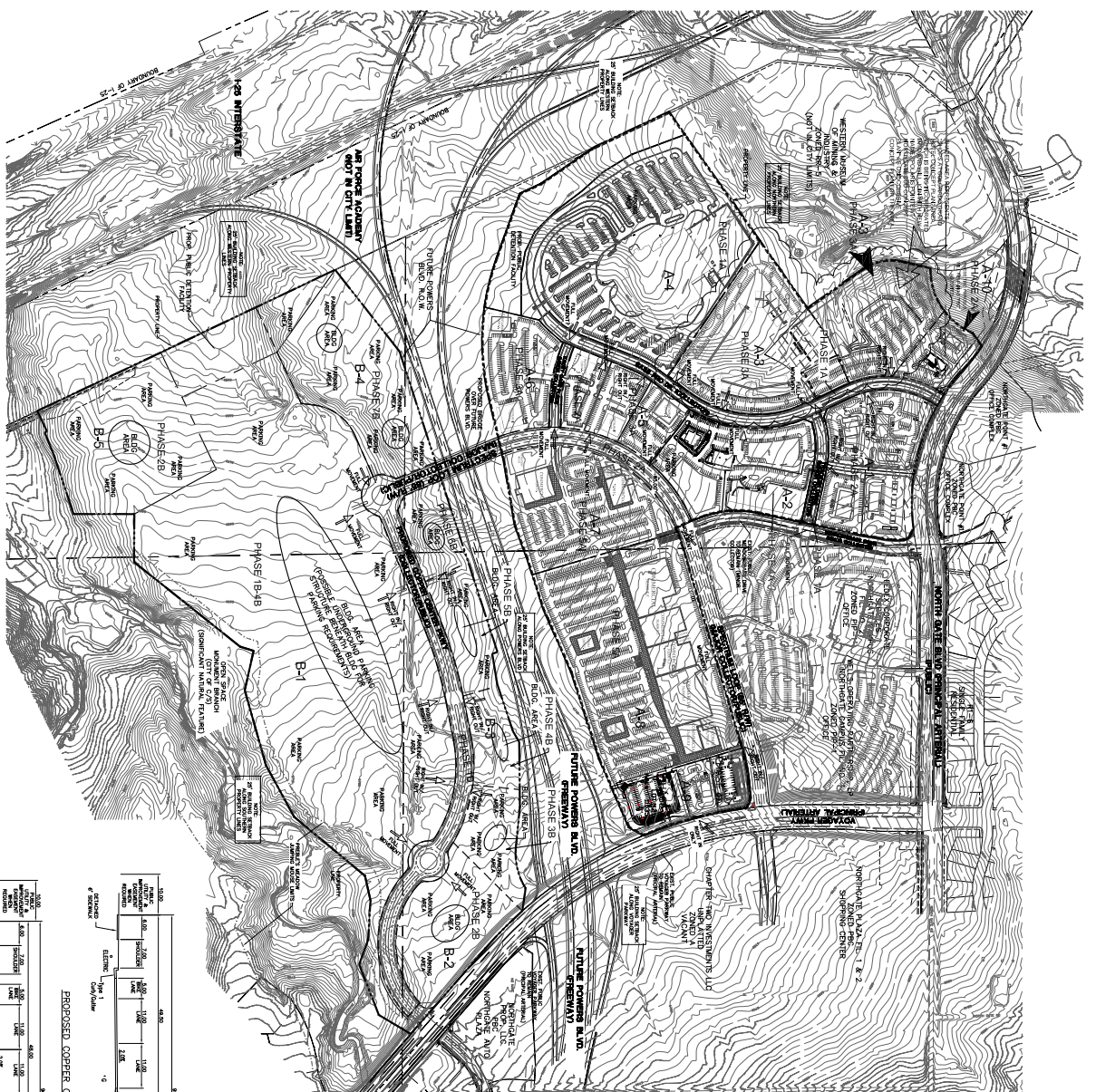
1. Approval of a Coordinated Sign Plan Amendment for Polaris Pointe at Northgate per the City Sign Specialist.

Technical and Informational Modifications to the Concept Plan Amendment:

1. Reflect the private access to Voyager Parkway as determined by CDOT.

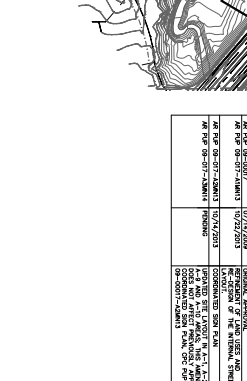
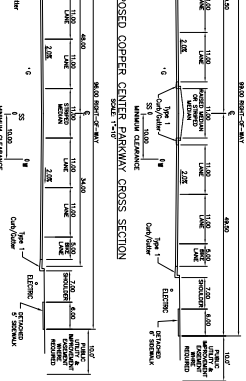
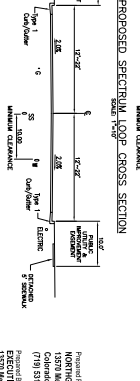
ITEM NO.: A.2 CPC PUZ 15-00010 – CHANGE OF ZONE

Approve the change of zoning district from A/PBC/PUD (Agriculture, Planned Business Center, Planned Unit Development) to PUD (Planned Unit Development) Commercial, max building height 65-feet based upon the findings that the zone change complies with the review criteria outlined in City Code Sections 7.5.603.B and development of a PUD zone as set forth in City Code Section 7.3.603.



COLORADO SPRINGS, COLORADO

POLARIS POINTE AT NORTHGATE - PUD PLAN



CROSSING OVER AND UNDER CULVERTS

CULVERT NUMBER	DATE	CONTRACT NUMBER	CONTRACT DESCRIPTION
1	10/2010	10-0001	CONSTRUCTION OF CULVERTS AT THE INTERSECTION OF NORTHGATE BLVD AND POLARIS POINTE AT NORTHGATE
2	10/2010	10-0002	CONSTRUCTION OF CULVERTS AT THE INTERSECTION OF NORTHGATE BLVD AND POLARIS POINTE AT NORTHGATE
3	10/2010	10-0003	CONSTRUCTION OF CULVERTS AT THE INTERSECTION OF NORTHGATE BLVD AND POLARIS POINTE AT NORTHGATE
4	10/2010	10-0004	CONSTRUCTION OF CULVERTS AT THE INTERSECTION OF NORTHGATE BLVD AND POLARIS POINTE AT NORTHGATE
5	10/2010	10-0005	CONSTRUCTION OF CULVERTS AT THE INTERSECTION OF NORTHGATE BLVD AND POLARIS POINTE AT NORTHGATE
6	10/2010	10-0006	CONSTRUCTION OF CULVERTS AT THE INTERSECTION OF NORTHGATE BLVD AND POLARIS POINTE AT NORTHGATE
7	10/2010	10-0007	CONSTRUCTION OF CULVERTS AT THE INTERSECTION OF NORTHGATE BLVD AND POLARIS POINTE AT NORTHGATE
8	10/2010	10-0008	CONSTRUCTION OF CULVERTS AT THE INTERSECTION OF NORTHGATE BLVD AND POLARIS POINTE AT NORTHGATE
9	10/2010	10-0009	CONSTRUCTION OF CULVERTS AT THE INTERSECTION OF NORTHGATE BLVD AND POLARIS POINTE AT NORTHGATE
10	10/2010	10-0010	CONSTRUCTION OF CULVERTS AT THE INTERSECTION OF NORTHGATE BLVD AND POLARIS POINTE AT NORTHGATE

LAND USE AREAS WITH INFORMATION

LAND USE	AREA	PERCENTAGE	COMMENTS
RESIDENTIAL	100	100	RESIDENTIAL DEVELOPMENT
COMMERCIAL	100	100	COMMERCIAL DEVELOPMENT
INDUSTRIAL	100	100	INDUSTRIAL DEVELOPMENT
RECREATION	100	100	RECREATION DEVELOPMENT
AGRICULTURE	100	100	AGRICULTURE DEVELOPMENT
CONSERVATION	100	100	CONSERVATION DEVELOPMENT
UTILITY	100	100	UTILITY DEVELOPMENT
TRANSPORTATION	100	100	TRANSPORTATION DEVELOPMENT
OTHER	100	100	OTHER DEVELOPMENT

EXISTING ZONE: PUD (PER TO REMAIN AT 20 ACRES)
PROPOSED ZONE: AT 20 ACRES
PERMITTED LAND USES: AT 20 ACRES
APPLICABLE: NORTHGATE MASTER PLAN
MINIMUM BUILDING HEIGHT: 120' FOR AREAS B1, B2, B3, B4, B5 AND B6

PROPOSED PRIVATE DRIVE CROSS SECTION

15370 Mainway, Suite 200
 Colorado Springs, Colorado 80921
 (719) 534-0070
 EXECUTIVE CONSULTING ENGINEERS, INC.

PROPOSED SPECTRAL LOOP CROSS SECTION

15370 Mainway, Suite 200
 Colorado Springs, Colorado 80921
 (719) 534-0070
 EXECUTIVE CONSULTING ENGINEERS, INC.

PROPOSED COPPER CENTRAL LOOP CROSS SECTION

15370 Mainway, Suite 200
 Colorado Springs, Colorado 80921
 (719) 534-0070
 EXECUTIVE CONSULTING ENGINEERS, INC.

PROPOSED PRIVATE DRIVE CROSS SECTION

15370 Mainway, Suite 200
 Colorado Springs, Colorado 80921
 (719) 534-0070
 EXECUTIVE CONSULTING ENGINEERS, INC.

PROPOSED SPECTRAL LOOP CROSS SECTION

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PROPOSED COPPER CENTRAL LOOP CROSS SECTION

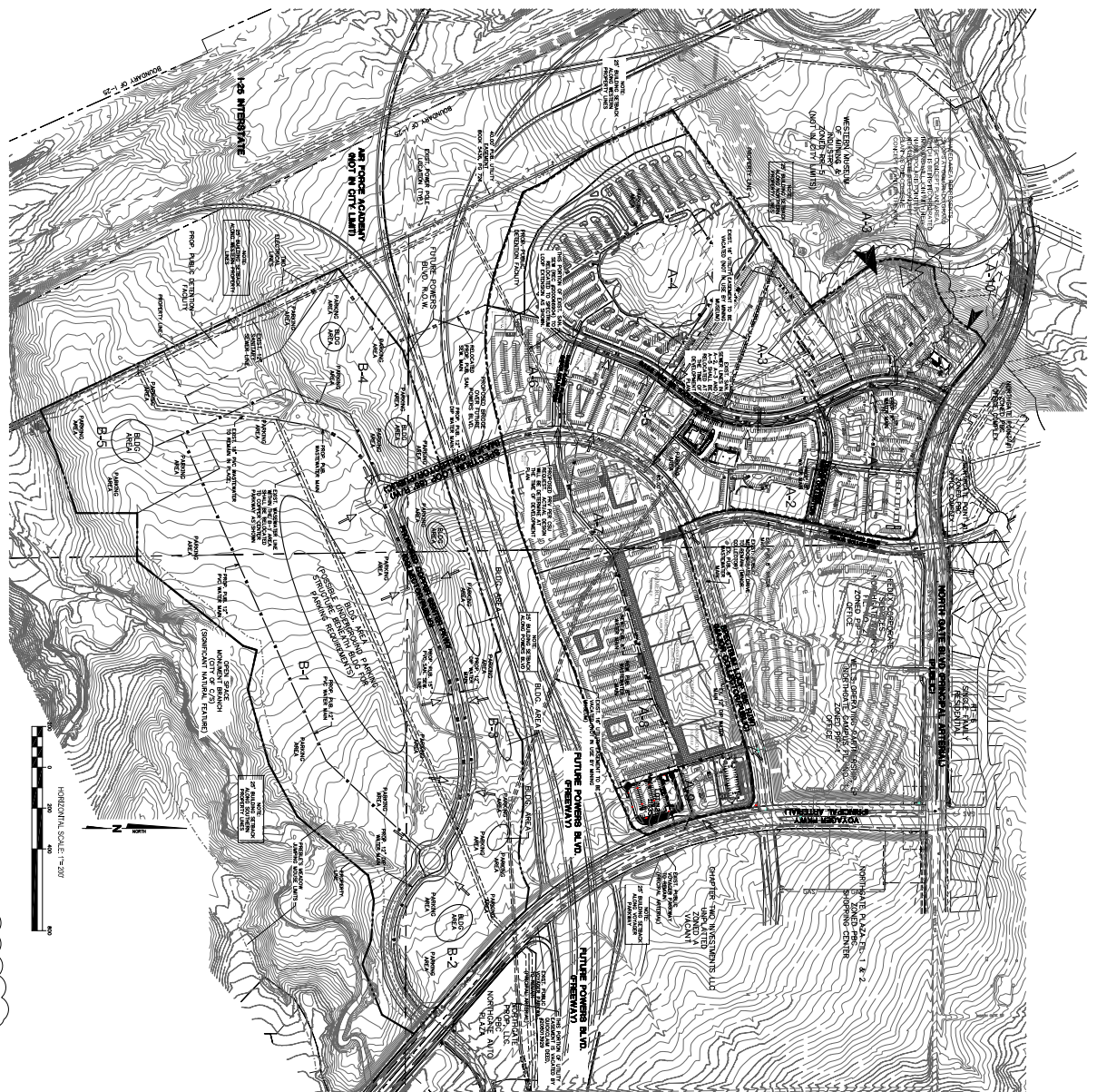
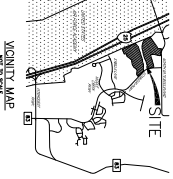
15370 Mainway, Suite 200
 Colorado Springs, Colorado 80921
 (719) 534-0070
 EXECUTIVE CONSULTING ENGINEERS, INC.

PROPOSED PRIVATE DRIVE CROSS SECTION

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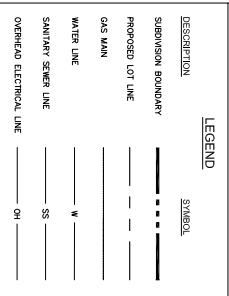
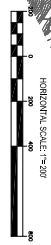
COLORADO SPRINGS, COLORADO

POLARIS POINTE AT NORTHGATE - PUD PLAN



LIST OF RECORDED EIGHTING PLANS

1.	25201233
2.	25201234
3.	25201235
4.	25201236
5.	25201237
6.	25201238
7.	25201239
8.	25201240
9.	25201241
10.	25201242
11.	25201243
12.	25201244
13.	25201245
14.	25201246
15.	25201247

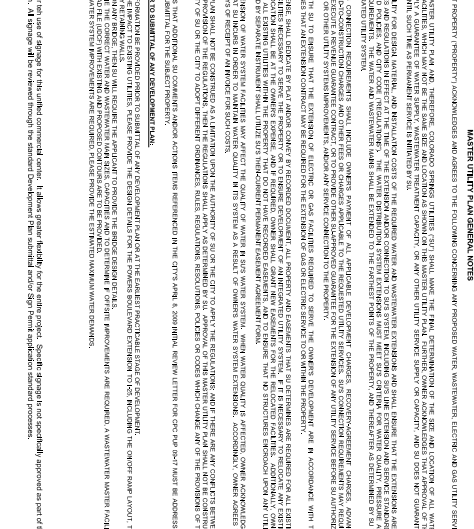
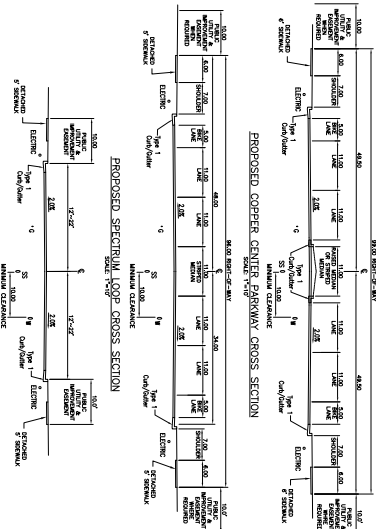


Prepared by: PROGRESSIVE U.S. ENGINEERS, INC.
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Reviewed by: CONSULTING ENGINEERS, INC.
 1570 Montague Plaza, Suite 200
 Colorado Springs, Colorado 80901
 (719) 510-0777

WASTEWATER DEMAND DATA

Lot #	Lot Area (sq ft)	Estimated Demand (gpd)	Total Demand (gpd)
1	1,200	120	120
2	1,500	150	150
3	1,800	180	180
4	2,100	210	210
5	2,400	240	240
6	2,700	270	270
7	3,000	300	300
8	3,300	330	330
9	3,600	360	360
10	3,900	390	390
11	4,200	420	420
12	4,500	450	450
13	4,800	480	480
14	5,100	510	510
15	5,400	540	540
16	5,700	570	570
17	6,000	600	600
18	6,300	630	630
19	6,600	660	660
20	6,900	690	690
21	7,200	720	720
22	7,500	750	750
23	7,800	780	780
24	8,100	810	810
25	8,400	840	840
26	8,700	870	870
27	9,000	900	900
28	9,300	930	930
29	9,600	960	960
30	9,900	990	990
31	10,200	1,020	1,020
32	10,500	1,050	1,050
33	10,800	1,080	1,080
34	11,100	1,110	1,110
35	11,400	1,140	1,140
36	11,700	1,170	1,170
37	12,000	1,200	1,200
38	12,300	1,230	1,230
39	12,600	1,260	1,260
40	12,900	1,290	1,290
41	13,200	1,320	1,320
42	13,500	1,350	1,350
43	13,800	1,380	1,380
44	14,100	1,410	1,410
45	14,400	1,440	1,440
46	14,700	1,470	1,470
47	15,000	1,500	1,500
48	15,300	1,530	1,530
49	15,600	1,560	1,560
50	15,900	1,590	1,590
51	16,200	1,620	1,620
52	16,500	1,650	1,650
53	16,800	1,680	1,680
54	17,100	1,710	1,710
55	17,400	1,740	1,740
56	17,700	1,770	1,770
57	18,000	1,800	1,800
58	18,300	1,830	1,830
59	18,600	1,860	1,860
60	18,900	1,890	1,890
61	19,200	1,920	1,920
62	19,500	1,950	1,950
63	19,800	1,980	1,980
64	20,100	2,010	2,010
65	20,400	2,040	2,040
66	20,700	2,070	2,070
67	21,000	2,100	2,100
68	21,300	2,130	2,130
69	21,600	2,160	2,160
70	21,900	2,190	2,190
71	22,200	2,220	2,220
72	22,500	2,250	2,250
73	22,800	2,280	2,280
74	23,100	2,310	2,310
75	23,400	2,340	2,340
76	23,700	2,370	2,370
77	24,000	2,400	2,400
78	24,300	2,430	2,430
79	24,600	2,460	2,460
80	24,900	2,490	2,490
81	25,200	2,520	2,520
82	25,500	2,550	2,550
83	25,800	2,580	2,580
84	26,100	2,610	2,610
85	26,400	2,640	2,640
86	26,700	2,670	2,670
87	27,000	2,700	2,700
88	27,300	2,730	2,730
89	27,600	2,760	2,760
90	27,900	2,790	2,790
91	28,200	2,820	2,820
92	28,500	2,850	2,850
93	28,800	2,880	2,880
94	29,100	2,910	2,910
95	29,400	2,940	2,940
96	29,700	2,970	2,970
97	30,000	3,000	3,000
98	30,300	3,030	3,030
99	30,600	3,060	3,060
100	30,900	3,090	3,090



THE OWNER, COUNTY OF EL PASO COUNTY, PROPOSES TO CONSTRUCT THE FOLLOWING: CONCRETE WATER WASTEWATER, ELECTRIC, AND GAS UTILITY SERVICE... (Detailed engineering notes regarding utility specifications, materials, and construction requirements.)

Project Statement for Copper Ridge at Northgate PUD Concept Plan

Purpose:

Requesting for an approval of Zoning Change from Planned Business Center and Agricultural to Planned Unit Development, commercial (PUD-commercial) and approval of minor amendment to the approved Copper Ridge at Northgate PUD Concept Plan.

Project Location and Description:

The proposed project is located in a portion of the Section 7, Township 12 South, Range 66 West of the 6th Principle Meridian in the City of Colorado Springs, County of El Paso in State of Colorado.

Proposed Concept Plan is for Colorado Grand Hotel and Water Park. The site is bordered by to be platted with a new Kneaders Bakery and Café restaurant and future fast-foot restaurant parcels to the north, an existing collector street, Bass Pro Drive to the east, an existing Bass Pro Shops to the south and an existing Mining Museum site to the west.

The 5.84 acre portion of proposed project was previously approved under, "Shops at Colorado Grand Hotel Concept Plan, City File Number: CPC CP 00-00297-A1MJ14, dated December 3, 2014. This portion is zoned as Planned Business Center (PBC). 0.678 acre portion of proposed project is currently zoned as Agricultural. This parcel was annexed into City per "Northgate Annexation Plat No. 7, Annexation Agreement, dated April 1, 2009 and per recommendation of the City Planner at the time, the annexed portion of 0.678 acre was zoned as "Agricultural" and remained till today date.

Other remaining portion, approximately 9.58 acres of proposed hotel and water park development uses were previously approved under "Copper Ridge at Northgate PUD Concept Plan", City File number: CPC PUP 09-00017-A1MN13, last approval date of October 13, 2013. This portion is also included for the Zone Change with other two parcels.

With submittal of this application, we are requesting for approval of the Zone Change from PBC, A and PUD, commercial parcels totaling of 15.42 acres into one Planned Unit Development, commercial under one ordinance and for an approval of Minor Amendment to the approved "Copper Ridge at Northgate PUD Concept Plan". We are also requesting previously approved "Shops at Colorado Grand Hotel Concept Plan" area will be incorporated into and will join with new name, "Polaris Pointe at Northgate PUD Concept Plan" as one cohesive concept plan for the area.

Project Justification:

Proposed hotel and water park uses are permitted use under PBC zoning and under PUD commercial zoning as outlined on approved Copper Ridge at Northgate PUD Concept Plan (City File number CPC PUP 09-00017-A1MN13). With recommendation and direction from City of Colorado Springs Land Use Review Department, we have been requested to re-zone all three different zoned parcels into one zoning as Planned Unit Development, Commercial.

Zoning Change and the Minor Amendment changes do not have the detrimental effect on the general health, welfare and safety or convenience of persons residing or working in the neighborhood of proposed change areas.

The proposed uses including the density, ranges of building areas permit adequate light and air both on and off site. Proposed changes are within approved PUD commercial area and are appropriate to the surrounding neighborhood and the community. All proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas remained unchanged from previously approved PUD Concept Plans.

Proposed changes do not overburden the capacities of existing streets, utilities, parks, schools and other public facilities.

These changes does conform with all requirements of PUD, commercial, the Subdivision Code and with all applicable elements of the Comprehensive plan.

On behalf of Northgate Properties, LLC, Executive Consulting Engineers, Inc. is pleased to submit proposed minor amendment changes to approved Copper Ridge at Northgate PUD Concept Plan, and we do not foresee any issues with the Minor Amendment submittal.