

CITY PLANNING COMMISSION AGENDA

STAFF: KATIE CARLEO

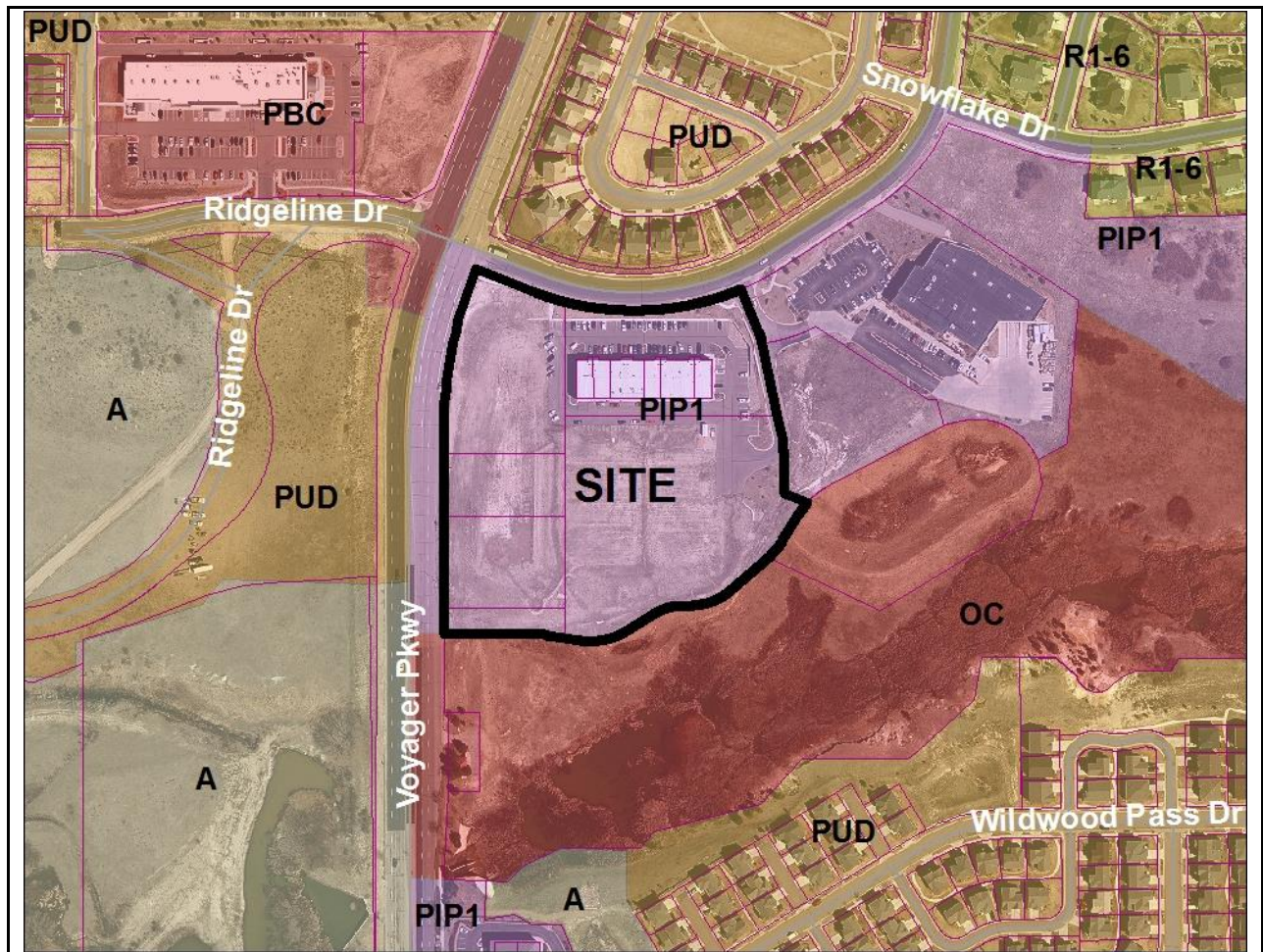
FILE NO(S):

- A. - CPC MPA 05-00278-A3MN15 – QUASI-JUDICIAL**
- B. - CPC ZC 15-00040 – QUASI-JUDICIAL**
- C. - CPC ZC 15-00095 – QUASI-JUDICIAL**
- D. - CPC CP 07-00189-A1MJ15 – QUASI-JUDICIAL**

PROJECT: VOYAGER BUSINESS PARK NUMBER 2

APPLICANT: WESTWORKS ENGINEERING

OWNER: INTEGRITY BANK AND TRUST



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a Master Plan Minor Amendment, two Zone Changes and a Concept Plan Major Amendment for a 7.593-acre site located at the southeast corner of Voyager Parkway and Ridgeline Drive. The property is also under administrative review for final plat.

The amendment to the Northgate Master Plan proposes a change in use from O/I (Office/Industrial) to NC (Neighborhood Commercial) of approximately two acres with a new access point off of Voyager Parkway. The zone changes propose a rezone to PBC (Planned Business Center) for a commercial use type. The project includes two zone changes as the area for PBC is slightly bifurcated by existing PIP-1 (Planned Industrial Park). The associated concept plan shows the new access point and lot configuration as can be seen in **FIGURE 1**.

2. Applicant's Project Statement: **(Refer to FIGURE 2)**

1. Planning and Development Team's Recommendation: Staff recommends approval of the applications

BACKGROUND:

1. Site Address: No address assigned; southeast corner of Voyager Parkway and Ridgeline Drive
2. Existing Zoning/Land Use: PIP-1 (Planned Industrial Park)/Vacant
3. Surrounding Zoning/Land Use: North: - Single-Family Residential (PUD)
South: - Northgate Open Space, Black Squirrel Creek
East: - Office Warehouse (PIP-1)
West: - Residential Open Space (PUD)
4. Comprehensive Plan/Designated 2020 Land Use: Employment Center/Candidate Open Space
5. Annexation: The property was annexed in October 1985, as part of the Northgate Annexation #3
6. Master Plan/Designated Master Plan Land Use: The Northgate Master Plan classifies this site as Office/Industrial
7. Subdivision: Voyager Business Park Filing No. 2
8. Zoning Enforcement Action: None
9. Physical Characteristics: This site is vacant, with southeastern sloped topography and native grasses.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public process involved with the review of these applications included posting of the site and sending postcards to 57 surrounding property owners. A neighborhood meeting was held on September 23, 2015 in which five neighbors attended. A further neighborhood meeting was held on October 20 with the adjacent condo owners. The condo is comprised of six owners which were notified of the meeting, only four individuals were in attendance.

Staff did not receive any written response to the notifications. Concerns discussed at the neighborhood meetings related primarily to onsite parking and future internal road configuration for the access of large delivery trucks. A further concern regarded the shared access along the southern portion of the development and internal configuration to mitigate bi-pass traffic and allow proper maneuvering for the larger vehicles associated with the remaining office warehouse developments.

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, City Fire, City Finance, Police and E-911, and the United States Air Force Academy. All agency comments have been addressed for this project.

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

1. Review Criteria / Design & Development Issues

- a. Background: This property is located southeast of Voyager Parkway and Ridgeline Drive. The western boundary of the property sits adjacent to Voyager Parkway and is proposed for the zone change to establish commercial lots along Voyager. The eastern portion of the site will remain PIP-1 (Planned Industrial Park) and has one existing building with office warehouse use. The eastern boundary is defined by a private access easement shared by the neighboring office warehouse site and this development.
- b. Master Plan Minor Amendment: The amendment to the Northgate Master Plan proposes to change 2.3 acres along Voyager Parkway from Office Industrial to Neighborhood Commercial. At present only one point of access is approved to the site; near the southern portion of the site as a connection to the internal shared access easement. Expanding the commercial area along Voyager facilitates a second point of access proposed as a right-in and right-out. **(FIGURE 3)**
- c. Zone Changes: There are two portions of this site proposed to be zoned from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) along Voyager Parkway. The zone change will establish a commercial zone district intended to develop with commercial uses along Voyager. This is a compatible continuation of other commercial use along the street front on Voyager.

The two zone districts are bifurcated by a stem of the existing PIP-1 zone district which is required to maintain the minimum ten acre zone district size for the PIP-1. The concurrent administrative review of a replat establishes this portion of the PIP-1 district as part of Lot 2 and the proposed access point off of Voyager. **(refer to FIGURE 4 and FIGURE 5)**

- d. Concept Plan Major Amendment: The concept plan illustrates new lot configuration to show commercial use for the lots adjacent Voyager and depicts the new access point.**(FIGURE 1)** The area of the concept plan remaining as PIP-1 has been slightly reconfigured for better internal circulation. The private internal access along the southern boundary remains as previously approved. Along with the concurrent zone change and final plat, this will establish three commercial lots along Voyager Parkway and three lots within the existing PIP-1 district.

2. Conformance with the City Comprehensive Plan:

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses

The location and design of development in the past has created a pattern of isolated, disconnected, single-purpose land uses. A better land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Strategy LU 701e: Combine Commercial and Employment Uses in Regional Centers Designed to Serve Residents throughout the City and the Region

Combine commercial center with employment center uses so that they are mutually supportive in a single, integrated regional destination.

It is the finding of the Planning and Community Development Department that the Voyager Business Park will 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:

The proposed amendment to the Northgate Master Plan proposes to change 2.3 acres of the Office and Industrial use classification within the Voyager Business Park to Neighborhood Commercial. This proposal will extend the commercial use along Voyager Parkway. It is appropriate to further the Neighborhood Commercial development to better serve the abundant

residential development growing in the area. Staff finds this is in conformance with the overall intention of the master plan for this area of the Voyager Parkway corridor.

It is the finding of the Planning and Community Development Department that the Voyager Business Park project does substantially conform and is in compliance with the Northgate Master Plan as proposed to be amended.

STAFF RECOMMENDATION:

CPC MPA 05-00278-A3MN15 – MASTER PLAN AMENDMENT

Recommend approval to City Council the amendment to the Northgate Master Plan, based upon the findings that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.4.408.

CPC ZC 15-00040 – CHANGE OF ZONING TO PBC

Recommend approval to City Council of the zone change from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

CPC ZC 15-00095 – CHANGE OF ZONING TO PBC

Recommend approval to City Council of the zone change from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B).

CPC CP 07-00189-A1MJ15 – CONCEPT PLAN MAJOR AMENDMENT

Recommend approval to City Council of the amendment to the Voyager Business Park Concept Plan, based upon the findings that the amendment meets the review criteria for concept plan amendments as set forth in City Code Section 7.5.501(E).