

PROJECT STATEMENT – SUNDANCE AT ROCK CREEK
JL RANCH MASTER PLAN MAJOR AMENDMENT

Sundance at Rock Creek will be developed within the Colorado Springs City limits at the southwest corner of State Highway 115 and Pine Oaks Road. The site is 14.63 acres and is zoned PBC (Planned Business Center). The site is bordered by State Highway 115 and Fort Carson to the east, Cheyenne Mountain State Park to the north and west, and vacant county zoned land to the south. The site is currently part of the JL Ranch Master Plan originally approved in 1987 and then amended in 2000. Sundance at Rock Creek LLC is submitting for review and approval a Master Plan Major Amendment to revise the approved land use from commercial to multi-family for the 14.63-acre site. The PBC zoning shall remain as it allows for multi-family residential development as a conditional use.

Master Plan Major Amendment:

The 1,660-acre JL Ranch Master Plan was originally approved in 1987 with a variety of land uses to include single family residential, multi-family residential, commercial, office, research and development, and open space. The Sundance at Rock Creek parcel was originally identified as a 10-acre commercial site. In 2000, the JL Ranch Master Plan (CPC MPA99-208) was amended to identify approximately 1,120 acres as open space for Cheyenne Mountain State Park. The remaining 540 acres was re-master planned to illustrate a mix of land uses to include single-family residential, multi-family residential, commercial, and open space. The Sundance at Rock Creek parcel was purposefully left out of this 2000 Master Plan Amendment per the city planning staff report dated March 15, 2000 because the 14.63-acre Sundance at Rock Creek Parcel (formerly known as GF Land Property) was “*not proposed for acquisition as part of the State Park*”. The staff report also indicated the current PBC zoning would remain. Following the 2000 master plan amendment, the current parcel is surrounded by state park to the north, west, and southwest with Fort Carson remaining to the east across State Highway 115.

Master Plan Major Amendment Review Criteria:

A. Comprehensive Plan:

- a. *The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map*
The City of Colorado Springs recently adopted a new comprehensive plan titled PlanCOS. This document identifies the Sundance at Rock Creek parcel as lying within the Broadmoor Oaks Subdivision as an Established Neighborhood (Vision Map) with a Change Rating of Low (Areas of Capacity and Change Map). Since the parcel is surrounded by the state park and Fort Carson at the southernmost city limits boundary, it doesn't fit neatly into the goals and policies of the Vibrant Neighborhood Framework or Unique Places Map. However, this site does fit within the keystone goals of the overall PlanCOS through increasing residential density with multi-family housing and housing attainability by providing much needed housing for Fort Carson directly across from Gate 5 and a few minutes' drive from Gate 1 to the north. While this parcel doesn't fit the typical definition of an infill parcel, the site is essentially surrounding by undevelopable land creating a vacant hole within the context of the area. The proposed master plan amendment permitting the multi-family use allows development of this parcel with desired housing. Finally, the PBC zoning permits multi-family as a conditional use per the Colorado Springs Land Development Code.

B. Land Use Relationships:

- a. *The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.*
The Sundance at Rock Creek site was originally part of an overall master planned community with a variety of uses including mixed residential (detached, large lots, and multi-family), commercial/

office uses, light industrial uses and open space. However, with the creation of the state park and previously approved master plan updating the proposed uses, this parcel has become isolated eliminating nearly all the residential densities needed to support the commercial use. The proposed multi-family use will create desired housing with little impact to the area.

- b. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.*
There are no activity centers planned as part of this master plan amendment.
 - c. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.*
The proposed site is surrounded by open space/ park land to the west and Fort Carson to the east where private development is prohibited. The multi-family use will have little to no impact on the surrounding land uses.
 - d. Housing types are distributed so as to provide a choice of densities, types and affordability.*
The proposed master plan amendment is limited to multi-family housing only on the 14.63-acre site and will serve housing needs for Fort Carson.
 - e. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.*
Detailed analysis of the site to include grading, drainage patterns, soils, potential geohazard constraints, and traffic analysis will be completed with future development plan submittals.
 - f. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.*
On site buffering will be provided per city requirements along the state park boundaries and along Highway 115.
 - g. Land uses conform to the definitions contained in section 7.5.410 of this part*
The proposed land use conforms to the definitions as required.
- C. Public Facilities:
- a. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.*
The proposed land use amendment will conform to existing Parks & Rec. Master Plan as required.
 - b. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.*
There are no public recreational or educational uses proposed with this master planned amendment.
 - c. The proposed school sites meet the location, function and size needs of the school district.*
There are no school sites proposed with this amendment, school fees will be paid in lieu of land.
 - d. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.*
The proposed land use will conform to the long-range plans of Colorado Springs Utilities. As part of a separate project, water and sanitary sewer municipal services are being planned for extension to this site in coordination with both CSU and Cheyenne Mountain State Park.
 - e. Proposed public facilities are consistent with the strategic network of long-range plans.*

The proposed public facilities are consistent with long range plans and improvements will be provided as required.

- f. *The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.*

Detailed analysis of the site with respects to grading, drainage patterns and soils will be completed with future development plan submittals.

D. Transportation:

- g. *The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.*

The proposed master plan amendment will remain in compliance with adopted transportation plans as the multi-family use is in line with the approved commercial projected traffic volumes. The traffic light at Pine Oaks Rd and Highway 115 will remain providing safe access to the existing roadways.

- h. *The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.*

There are no proposed changes to existing roadways. The proposed use is not anticipated to trigger additional roadway improvements.

- i. *The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.*

There are no proposed changes to existing roadways nor impacts to existing trail crossings. Access into the site will be coordinated with future development plan submittals.

- j. *The transportation system is compatible with transit routes and allows for the extension of these routes.*

There are no proposed changes to existing roadways and the proposed use will be compatible with existing transit routes along State Highway 115.

- k. *The land use master plan provides opportunities or alternate transportation modes and cost-effective provision of transit services to residences and businesses.*

There are no proposed changes to existing roadways.

- l. *Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.* The multi-family use is in line with the approved commercial projected traffic volumes and will not exceed the capacity of existing major roads.

E. Environmental:

- a. *The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.*

There are no significant natural features found on site. View corridors will be preserved to the east and to the west as the site sits several feet lower than existing State Highway 115.

- b. *The land use master plan minimizes noise impacts on existing and proposed adjacent areas.*

A noise study will be completed as part of the future development submittals identifying any potential necessary noise mitigation measures.

- c. *The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.*

Detailed analysis of the site with respects to grading, drainage patterns and open space areas will be completed with future development plan submittals.

- d. *The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.*

Detailed analysis of the site to include grading, soils and potential geohazard constraints will be completed with future development plan submittals.

F. Fiscal:

As part of the Major Amendment review process the City of Colorado Springs will complete a fiscal impact analysis to demonstrate the economic impacts upon the general community. The proposed land use change from commercial to multi-family is expected to illustrate an adverse or negative impact due to the loss of tax revenue typically generated with commercial and retail developments. However, in 2000 the JL Ranch Master Plan (CPC MPA99-208) was amended to reclassify approximately 1,120 acres as open space for Cheyenne Mountain State Park. This amendment effectively eliminated approximately over 300 acres of residential land use and 1,300 planned dwelling units, as well as 96 acres of office/ R&D that would have supported the commercial use originally identified for this site. The 2000 Master Plan Amendment does include 10 acres of proposed commercial land area; however, the master plan amendment also identifies approximately 359 acres of residential area and up to 2,000 dwelling units in the immediate vicinity to support 10 acres of commercial land use.

As a result of this site being left out of the state park land purchase and the 2000 Master Plan Amendment, the Sundance at Rock Creek parcel has become an isolated commercial parcel with little to no residential density to support it. As previously discussed above, the proposed multi-family is a conditional use within the PBC zone district and would provide much needed housing within a few minutes' drive to Fort Carson thereby mitigating any potential adverse financial impacts to the city.

Finally, the cost of on site and off-site master plan impacts on public facilities and services will be completed by the developer and not by the general community. Any situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the owner will demonstrate a means of increasing the capacity of the public facilities and services proportional to the impacts generated by the proposed multi-family use.