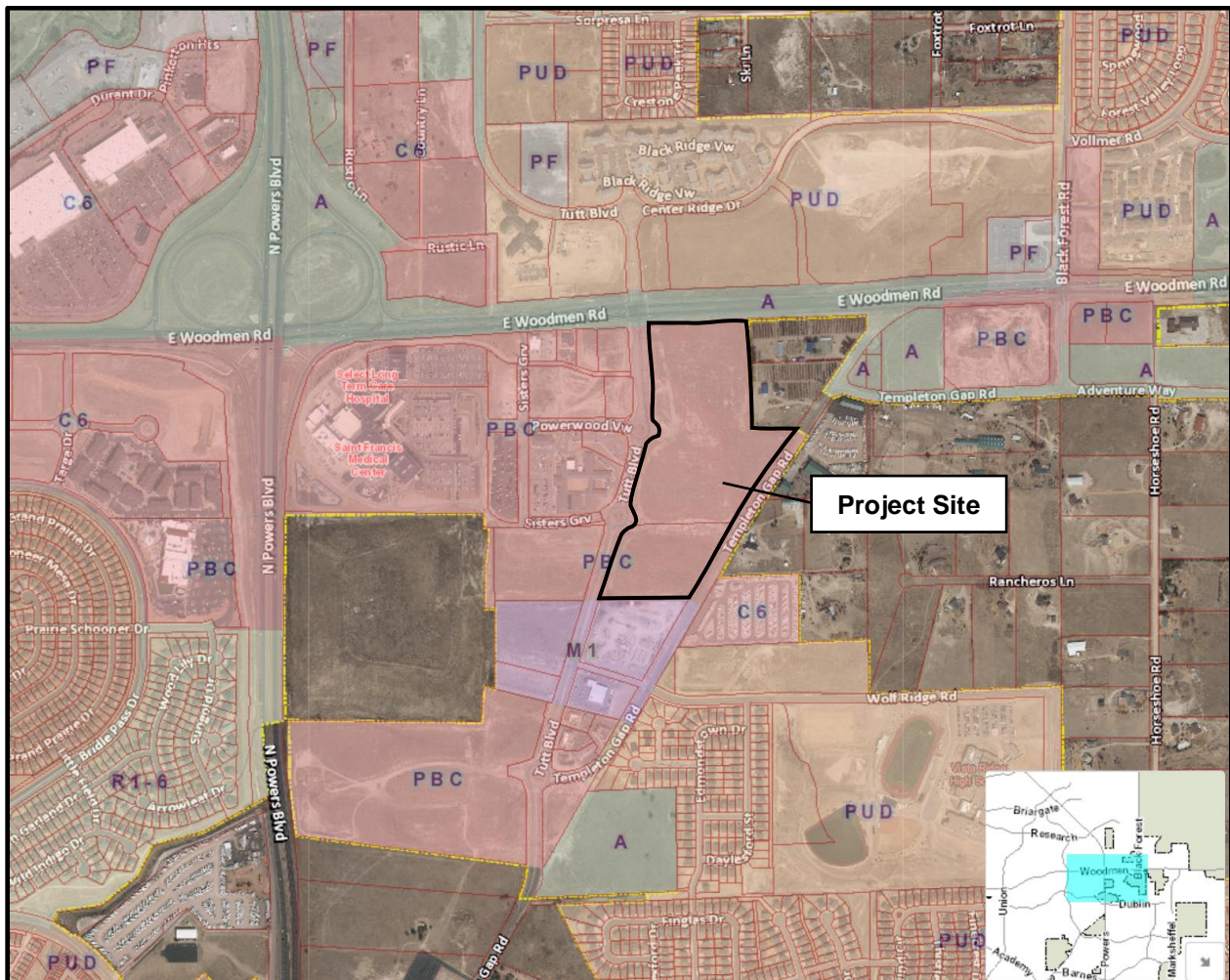


CITY PLANNING COMMISSION AGENDA  
June 20, 2019

STAFF: DANIEL SEXTON

FILE NO(S):  
CPC MP 01-00147-A4MJ19 – LEGISLATIVE  
CPC CP 01-00148-A10MJ19 – QUASI-JUDICIAL

**PROJECT:** GREENBRIAR/POWERWOOD  
**OWNER:** CHOCAMO, LLP, CHRICOWHITT, LLP C/O HOLGER C. CHRISTIANSEN  
**DEVELOPER:** CHOCAMO, LLP, CHRICOWHITT, LLP C/O HOLGER C. CHRISTIANSEN  
**CONSULTANT:** N.E.S., INC.



## **PROJECT SUMMARY:**

1. **Project Description:** The project includes concurrent applications for a major master plan amendment and major concept plan amendment for 20.5 acres of land located southeast of the Woodmen Road and Tutt Boulevard intersection. The project is herein referred to as "Greenbriar/Powerwood".

The proposed major master plan amendment modifies alignments for the envisioned east/west roadways between Tutt Boulevard and Templeton Gap Road, and changes to the land use designation for 20.5 acres of land from Regional Commercial to Multi-Family Residential. **(FIGURE 1)**

The major concept plan amendment adds the multi-family residential land use as an allowable use and modifies alignments for the east/west roadway connection between Tutt Boulevard and Templeton Gap Boulevard roadways. The amendment also changes the envisioned lot configuration for a portion of the development. **(FIGURE 2)**

Any future development of the project site will require the review and approval of a development plan and final subdivision plat applications, which will establish the design and layout for the development in more detail.

2. **Applicant's Project Statement:** **(FIGURE 3)**
3. **Planning and Development Team's Recommendation:** City Planning staff recommends approval of the applications as proposed.

## **BACKGROUND:**

1. **Site Address:** The properties associated with this project site are not addressed as they have not been previously developed or platted.
2. **Existing Zoning/Land Use:** The properties are currently zoned PBC/AO (Planned Business Center with an Airport Overlay) and undeveloped.
3. **Surrounding Zoning/Land Use:**  
North: PUDAO (Planned Unit Development with an Airport Overlay: Mixed Use (Commercial and Multi-Family Residential), 60-foot maximum building height limit, and 12-24.99 dwelling units per acre) and partially developed with commercial and residential uses.  
East: El Paso County Zoning of CC/A-5/CS/CR (Commercial Community, Agricultural (5 acres), Commercial Service, and Commercial Regional) and is commercially and residentially developed.  
South: M-1/AO (Light Industrial with an Airport Overlay) and is commercially developed.  
West: PBC/AO (Planned Business Center with an Airport Overlay) and is partially commercially developed and undeveloped.
4. **PlanCOS Vision:** According to the PlanCOS Vision Map, the project site is identified as a New/Developing activity center with adjacent Intercity Corridors for strong connections.
5. **Annexation:** The subject properties were annexed into the City under the Greenbriar Annexation #1 plat (June 24, 2003; Ord. 03-89) and Greenbriar Annexation #2 plat (June 24, 2003; Ord. 03-90).
6. **Master Plan/Designated Master Plan Land Use:** The Greenbriar/Powerwood Master Plan identifies the project site as Regional Commercial.

7. Subdivision: The properties in question are unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project is undeveloped, but has been over-lot graded in preparation for future development. The property gradually slopes down to the southwest from Woodmen Road and Templeton Gap Road.

#### **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 73 property owners on two occasions: during the internal review stage and prior to the Planning Commission hearing. The site was posted during the two occasions noted above. During the internal review notification, City Planning staff received one correspondence from a property owner within the Horseshoe Rancheros subdivision, an unincorporated enclave. The resident's concerns revolved around adequate buffering at the City/County border, landscape treatments/screen, and Templeton Gap Road improvements. City Planning staff explained that this type of information is not required for the types of land use entitlement applications presently submitted. The future development plan and final subdivision plat applications will provide more detail on the development and its approach to buffering and mitigating impacts on properties to the east and Templeton Gap Road improvements, which are a requirement of the Greenbriar Annexation agreements. When those applications are submitted, a notification will also be sent to surrounding property owners giving them the ability to review the plans and specifically any buffering of land uses.

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Council of Neighbors, City Water Resource Engineering, Council of Neighborhood Organizations (CONO), El Paso County Planning & Community Development, School District #49, Police and E-911, and the Colorado Springs Airport. All comments received from the review agencies have been addressed.

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

##### 1. Review Criteria / Design & Development Issues:

###### a. Application Summaries:

###### i. Major Master Plan Amendment

The requested major amendment of the Greenbriar/Powerwood Master Plan modifies alignments for the envisioned east/west roadways between Tutt Boulevard and Templeton Gap Road, and changes the land use designation for 20.5 acres of land from Regional Commercial to Multi-Family Residential. **(FIGURE 1)** The applicant has proposed changes to the previously envisioned roadways between Tutt Boulevard and Templeton Gap Road with focus on two modifications. First, the easterly leg of the developed roundabout at the Sisters Grove/Tutt Boulevard intersection will be eliminated. The future use of this roundabout leg is expected to function as the main entrance by the future development to the east, which expected to be multi-family development. Secondly, the roadway alignment for the easterly leg of the developed roundabout at the Powerwood View/Tutt Boulevard intersection will shift south before connecting to Templeton Gap Road. The previous alignment anticipated the annexation of two unincorporated enclaves located to the west of Templeton Gap Road, which has not occurred. **(FIGURE 4)**

The applicant's proposed change to the envisioned land use types within the master planned area will convert 20.5 acres of land from Regional Commercial to Multi-Family Residential. The applicant has proposed a residential density of 12-24.99 dwelling units per acre for the new Multi-Family Residential use type. This

residential density is consistent with other higher density residential developments occurring within the Woodmen Road corridor, such as the Woodmen Town Center development to the north and Copper Range Apartments to the northeast. Additionally, the PBC zoning applied to the properties is supportive of the proposed land use type, in that City Code Section 7.3.203 *Permitted, Conditional and Accessory Uses* lists the multi-family residential as a permitted use. Therefore, a zone change is not needed to implement the proposed concept plan amendment.

A fiscal impact analysis (**FIGURE 5**) was prepared for the project by the City's Finance Department, which determined that the proposed land use change would result in a positive cumulative cashflow for the City during the 10-year timeframe. The Finance Department also found that there were no identifiable marginal costs of providing services to the subject properties.

ii. Major Concept Plan Amendment

The requested major amendment of the Greenbriar/Powerwood Concept Plan (**FIGURE 2**) adds the multi-family residential land use as an allowable use, and modifies alignments for the east/west roadway connects between Tutt Boulevard and Templeton Gap Boulevard roadways and changes to the envisioned lot configuration. The applicant's proposed density of 12-24.99 dwelling units per acre for the proposed multi-family residential use is consistent with the concurrent application for a major amendment of the Greenbriar/Powerwood Master Plan and similar developments in the area. To guide the future build-out of the project site, triggers/stipulations were applied to the plan that specify the timing for improvements to Templeton Gap Road and park dedication requirements. If developed, this project will be a good transitional land use between the developed commercial and residential uses to the east of Templeton Gap Road, which are located in an unincorporated enclave, and the developed and developing commercial and multi-family residential developments to the north and west.

The City's Traffic Engineering Division did require the applicant to prepare a traffic impact study for the project applications to assess the previously envisioned east/west roadway connections. In the Traffic Technical Memorandum prepared by LSC Transportation Consultants, Inc., dated April 9, 2019, it generally determined:

- An east/west roadway connection between Tutt Boulevard and Templeton Gap Road would not be necessary at the Sisters Grove/Tutt Boulevard roundabout;
- The development of an east/west roadway connection between Tutt Boulevard and Templeton Gap Road at the Powerwood View/Tutt Boulevard roundabout would not be necessary for the development of proposed commercial and multi-family residential developments located to the north and south of this roadway, and the roadway may not be necessary even with the overall buildout of the Greenbriar/Powerwood development; and
- A two-lane roadway extending east of the Powerwood View/Tutt Boulevard roundabout and terminating east of the envisioned entry drives for the future development properties to the north and south of the roadway would suffice as an interim condition.

The City's Traffic Engineering Division has accepted these conclusions, but also required a note on the plan stipulating the preservation of the easterly segment of two-lane roadway for a possible future connection to Templeton Gap Road. The

final design and siting of streets needed for the development will be determined under future entitlement applications.

All future development of the project site and other undeveloped parcels within the Greenbriar/Powerwood development will require the review and approval of development plan and final subdivision plat applications.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed applications for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS") and not the previous comprehensive plan, as the project applications were submitted after the adoption of PlanCOS in January 2019.

According to PlanCOS, the project site, which is part of the Greenbriar/Powerwood Master Planned area, is identified on the plan's Vibrant Neighborhoods Framework map as a Newer Developing Neighborhood. **(FIGURES 6)** The categorization of this type of neighborhood is generally considered most similar to Typology 3: Emerging Neighborhoods, which supports the development of newer areas with well-design communities with amenities, greater diversity of housing types, and roadway corridor enhancements that enrich the livability and adaptability of the area. As indicated in the proposed applications, the future development of the subject properties will accommodate appropriate pedestrian and vehicular facilities for the envisioned land uses. By allowing the development of a multi-family residential use in the master planned area, the project reinforces the City's ability to encourage mixed use and livable communities

As indicated above, City Planning staff finds the Greenbriar/Powerwood project and its associated application to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The project site is part of the Greenbriar/Powerwood Master Planned area, which identified the parcels for development with commercial uses. As proposed by the applicant, the land use pattern of this area will be enhanced with allowances for a greater mixture of land uses, such as the proposed multi-family residential land use type. City Planning staff is in concurrence with the creation of a more diverse land use pattern, and finds the Greenbriar/Powerwood project to be consistent and in substantial compliance with the Greenbriar/Powerwood Master Plan, as amended.

**STAFF RECOMMENDATION:**

**CPC MP 01-00147-A4MJ19 – MAJOR MASTER PLAN AMENDMENT**

Recommend approval to City Council the major master plan amendment for the Greenbriar/Powerwood project, based upon the findings that the requested plan amendment meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408.

**CPC CP 01-00148-A10MJ19 – MAJOR CONCEPT PLAN AMENDMENT**

Recommend approval to City Council the major concept plan amendment, based upon the findings that the requested plan amendment meets the review criteria for granting a major concept plan amendment as set forth in City Code Section 7.5.501(E).