

**CREST AT WOODMEN PDZ REZONE, LAND USE PLAN MAJOR MODIFICATION
FINAL PLAT LOOART SUBDIVISION FILING NO. 9
PROJECT STATEMENT**

**PREPARED BY N.E.S. INC.
MAY 2024**

REQUEST

N.E.S. Inc. on behalf of Crest At Woodmen Retail LLC and Crest at Woodmen LLC, requests approval of a Rezone of the Crest At Woodmen PDZ from PDZ/AF-O (Planned Development Zone-Maximum Height 45-feet /USAFA Overlay) to PDZ/AFO (Planned Development Zone-Maximum Height 65-feet/Airforce Overlay) and a PDZ Land Use Plan Major Modification to allow a portion of the building façade on Lot 1 Looart Subdivision Filing No. 9 to have a varied height ranging from 45-feet to 65-feet; and the Final Plat of Looart Subdivision Filing No. 9.

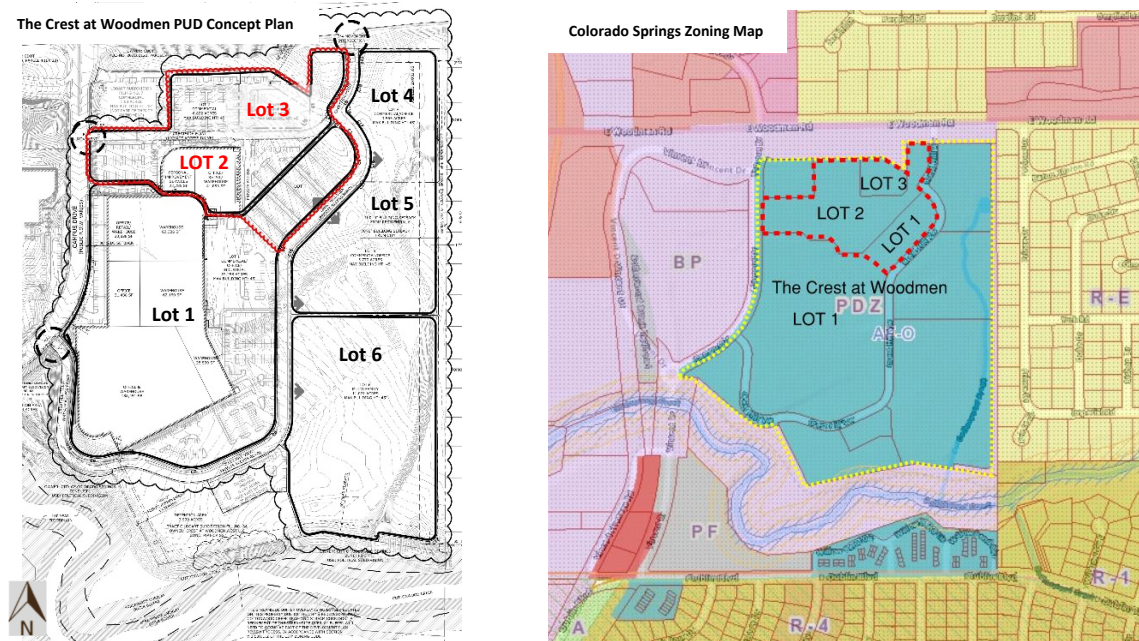
LOCATION

The Crest At Woodmen PDZ site is located south of E. Woodmen Road and north of Dublin Boulevard, between Interstate 25 and N. Academy Boulevard. The subject property is located at 6855 Campus Drive.



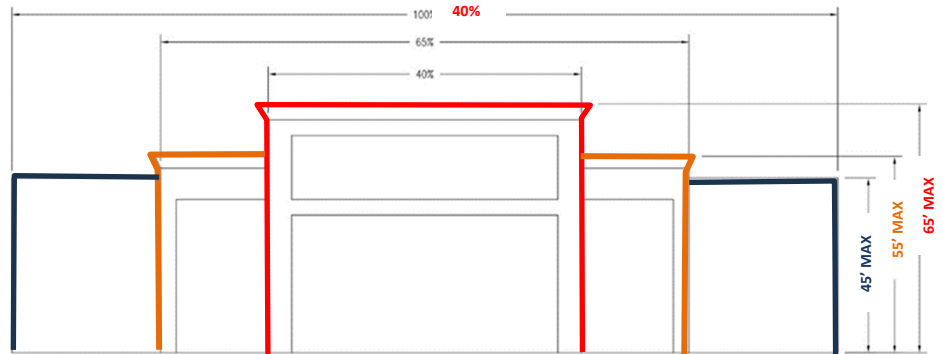
LAND USE AND ZONING

The Crest At Woodmen site is zoned PDZ/SS (Planned Development Zone-Maximum Height 45-foot/Streamside Overlay) and is subject to The Crest at Woodmen PUD Concept Plan, which further defines zoning parameters for the development. Surrounding land use includes commercial/industrial and vacant land to the west, commercial to the north, commercial immediately to the east and low density residential beyond that, and open space immediately to the south with single-family residential, multi-family residential and public land further to the south. Surrounding adjacent zoning is BP (Business Park) to the west, north and south, and R-E (Residential Estate) to the east. A Land Use Plan in conjunction with the Rezone is required and included with this application.



PROJECT DESCRIPTION

The applicant is requesting a zoning amendment (Rezone) of the property to change the maximum height allowed from 45' to up to 65' for one or more parapets on the north facing building façade on Lot 1 Looart Subdivision Filing No. 9, a lot to be created by combining Lot 2, Lot 3, and part Lot 1 as shown on the approved Concept Plan. A replat to combine Lot 2, Lot 100% part of Lot 1 into one development lot is also being requested and must be completed in conjunction with the Rezone and Land Use plan. The zone change will allow a varied façade parapet height with up to 40% of the



parapet lineal footage allowed to be up to 65' high, up to 65% of the façade parapet lineal footage allowed to be up to 55' high, and up to 100% of the façade parapet lineal footage allowed to be up to 45' high, as shown in the graphic.

The north side of the building on the newly platted lot will be the only side of the building allowed to have a height increase, and the height increase over 45' will apply only to parapets that are six feet or less in depth.

The subject property is at a much lower grade than the adjacent Woodmen Road, therefore visibility of tenants in the north facing portion of the building on the combined Lot 2, Lot 3, and part of Lot 1 is inhibited. Because the site is graded and mostly built-out, there are few options available for making this side of the building more visible to passing traffic and potential customer base. Allowing the parapets on this portion of the building to be higher, up to 65', will elevate the visibility of the building, without raising the actual building.

The changes included with this modification include a new maximum height statement for the combined Lot 2, Lot 3, and part of Lot 1 only, a new General Note to establish the parameters of the increase in maximum height for this lot, and changes to the title of the document to reflect the new UDC. Specifics related to the height and location of various parapets on the north facing side of the building on the combined Lot 2, Lot 3, and part of Lot 1 will be reviewed as part of a PDZ Development Plan for any new development making changes to the north building façade.

FINAL PLAT

The rezone involves Lot 2, Lot 3, and Part of Lot 1, Looart Subdivision Filing No. 8. These lots will be replatted to create a lot for the rezone parameters and a lot for the remainder of Lot 1. Lots 2 and 3 are owned by Crest at Woodmen Retail LLC, the developer of the area to be rezoned, and Lot 1 is owned by Crest at Woodmen LLC. A deed of the portion of Lot 1 that will be included in the new lot for the development will be recorded in conjunction with the plat. Both owners will sign the plat.

PROJECT JUSTIFICATION

General Criteria For Approval (7.5.409)

- A. Compliance with this UDC: The proposed use and development shall comply with all applicable standards in this UDC, unless the standard is lawfully modified or varied.**

The property is currently zoned PDZ/APO (Planned Development Zone-45' Maximum Height/Airport Overlay District). The property is being rezoned to PDZ/APO (Planned Development Zone-65' Maximum Height/Airport Overlay District)

- B. Compliance with Other Applicable Regulations: The proposed use and development shall comply with all other City regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the**

property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations.

The property is part of an approved PDZ and Land Use Plan. The site meets all PDZ regulations, as well as the regulations of the UDC and other City requirements. The proposed height increase will apply only to development and/or redevelopment on the combined Lot 2, Lot 3, and part of Lot 1, which is subject to Development Plan approval.

- C. Compliance with Engineering Standards and Utilities: The proposed use and development shall comply with standards for roadway design and construction, access, drainage, water, sewer, emergency/fire protection, and others established by federal, state, county, service district, City, Colorado Springs Utilities, and other regulatory authorities. Utility services must be connected as required by this UDC.**

The site is part of an approved PDZ and Land Use Plan. The site is connected to public utilities and meets all engineering and utility standards, as well as others established by federal, state, county, and other regulatory agencies. The proposed amendment will apply only to redevelopment or development on the combined Lot 2, Lot 3, and part of Lot 1, which is subject to Development Plan approval.

- D. Compliance with Prior Approvals: The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any Annexation Agreement, Land Use Plan, or approved phasing plan for development and installation of public improvements and amenities. (Ord. 23-03)**

The property is part of an approved PDZ and Land Use Plan and is compliant with the terms and conditions of all previous approvals.

Land Use Plan Modification (7.5164 D. 1.)

- 1. A Major Modification may be approved if the applicable decision-making body determines that the request:**

- a. Complies with the provisions of this UDC and all applicable City regulations;**

The modified Land Use Plan complies with the provisions of the approved PDZ Concept Plan, and all provisions of the PDZ zone and UDC as applicable, except for the maximum height, which is being amended only for the north facing wall of any building on the combined Lot 2, Lot 3, and part of Lot 1.

- b. Is consistent with any conditions in the approval or permit proposed to be modified, unless the decision-making body that imposed that condition modifies that condition;**

The modified Land Use Plan complies with the conditions of the original approval, except for the maximum height, which is being amended only for the north facing wall of any building on the combined Lot 2, Lot 3, and part of Lot 1.

- c. Does not create more adverse impacts on surrounding properties than the development approval or permit proposed to be modified; and**

The proposed modification in maximum height applies only to the parapets on the north façade of any building on the combined Lot 2, Lot 3, and part of Lot 1 and is limited only to parapets that are 6' in depth or less. As such the proposed modification will not create more adverse impacts on surrounding properties or the subject property.

- d. Is consistent with the Colorado Springs Comprehensive Plan, other plans adopted by City Council, and the intent of the zone district in which the property is located.**

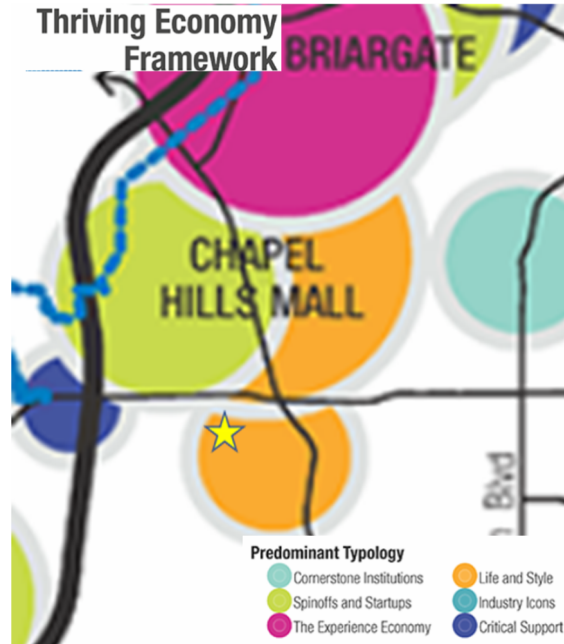
As noted below, the proposed modification to maximum height on the north facing side of any building on the combined Lot 2, Lot 3, and part of Lot 1 is consistent with PlanCOS as well as other plans adopted by the City Council that are applicable to the property. The proposed modification is also consistent with the provisions and requirements of the PDZ zone in which the property is located.

Zoning Map Amendment (7.5.704)

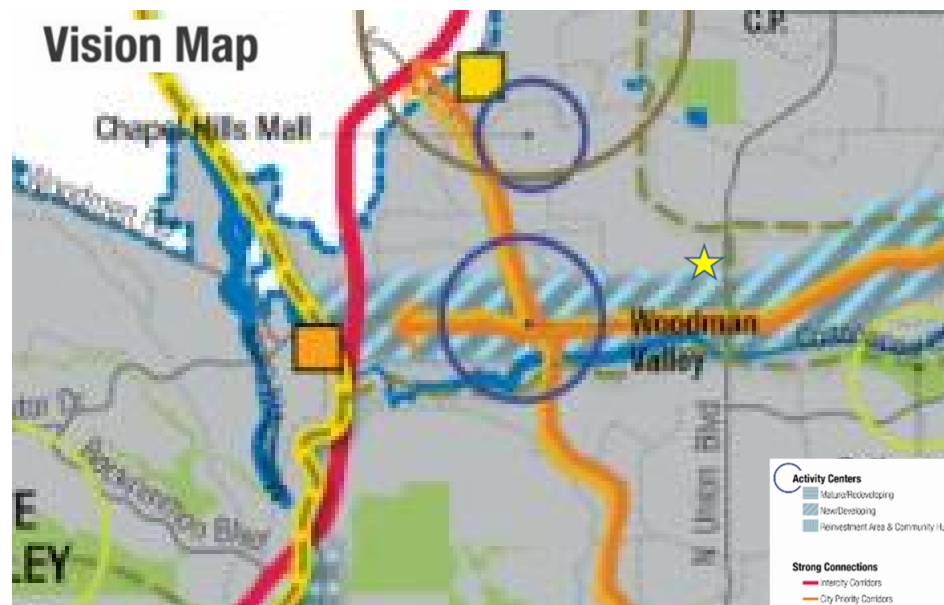
- 1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).**

The property is part of an approved PDZ and Land Use Plan, both of which are consistent with PlanCOS and other plans and policies adopted by the City. The proposed height increase for the combined Lot 2, Lot 3 and part of Lot 1 is consistent with the approved plans for the mixed-use area.

The Thriving Economy section of PlanCOS identifies the property as a Life and Style typology in an area surrounded by Spinoffs and Startups typology properties and other Life and Style properties. The Thriving Economy section prioritizes development within existing City boundaries and built environment (not in the periphery).



The PlanCOS Vision Map identifies the property as being new and developing property within a community Activity Center. E. Woodmen road is shown as a priority corridor.



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

The rezone will not be detrimental to the public interest, health, safety, convenience, or general welfare. The area of increased height is limited to the north face of the building on the combined Lot 2, Lot 3, and part of Lot 1, and is limited to 6' in depth.

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

The property is part of a larger approved PDZ with mixed commercial and industrial development. The property has good access from I-25, Woodmen Road and N. Academy Boulevard.

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 rezone will have not have impacts on traffic, as the property is currently zoned and used for commercial and industrial purposes. The property is surrounded by similar uses and zoning, so the size, scale, height, density impacts of the rezone will be minimal. The height increase is limited on the property to the north facing wall on the combined Lot 2, Lot 3, and part of Lot 1 only.

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.

The property is currently zoned PDZ and developed for commercial and industrial purposes. There will be no displacement of tenants or occupants. The rezone is consistent with PlanCOS.

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 Subsection 7.5.514C.3 (Land Use Plan Criteria).

The request includes a Land Use Plan amendment, which is compliant with the criteria in Subsection 7.5.514.3 as demonstrated above.

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.

The rezone and land use plan are consistent with the approved PDZ Concept Plan.

- 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.**

The provision does not apply.

- 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.**

The property is currently zoned PDZ and will remain PDZ upon rezoning. The only change is to the height allowed on the north facing wall of the building on the combined Lot 2, Lot 3, and part of Lot 1. This zone change is consistent with PlanCOS as noted above. The UDC requires a higher level of amenities and design in PDZ developments, which will be addressed during the PDZ Development plan review.

- 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)). (Ord. 23-03)**

The property complies with the requirements of the PDZ zone and APO zone in which it is located.