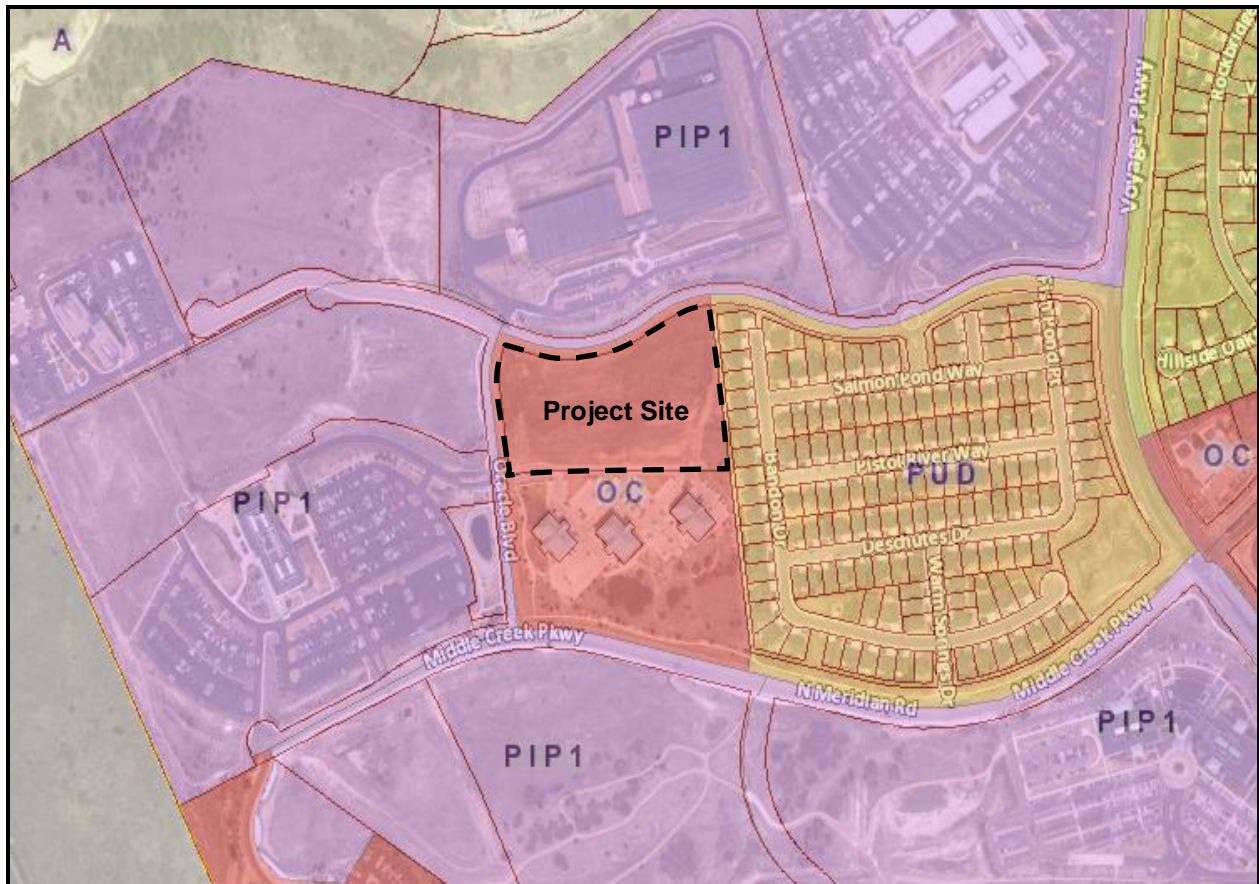


CITY PLANNING COMMISSION AGENDA

STAFF: DANIEL SEXTON

FILE NO(S):
CPC MPA 05-00278-A4MN17 – QUASI-JUDICIAL
CPC ZC 17-00098 – QUASI-JUDICIAL
CPC CP 17-00099 – QUASI-JUDICIAL

PROJECT: ORACLE BOULEVARD TOWNHOMES
APPLICANT: N.E.S., INC.
OWNER: NC FOUNDATION C/O RNSS INVESTMENT, LLC



PROJECT SUMMARY:

1. **Project Description:** The project includes concurrent applications for a minor master plan amendment, zone change and concept plan for 7 acres of land to be developed with a multi-family residential development (herein referred as "Oracle Blvd. Townhomes"). The property associated with these applications is located southeast of the Sybilla Lane and Oracle Boulevard intersection. The Oracle Blvd. Townhomes project will provide townhome type residential dwelling units within the development, completing a segment of the Northgate Master Planned area that was envisioned for office type development that never materialized.

The proposed rezone will change this subject property according to the following:

- **OC/cr (Office Commercial with Conditions of Record) to OC (Office Commercial). (FIGURE 1)**

The condition of record the applicant is proposing to remove states: "*The uses of this property are restricted to those listed as Office Use Types in the Zoning Code.*"

The concept plan provides the framework for developing this site with a multi-family residential development consisting of 73 townhomes at a density of 10.72 dwelling units per acre, and includes private improvements consisting of common open space, a recreation building (e.g. clubhouse), pool, guest parking facilities, and private streets. **(FIGURE 2)**

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

BACKGROUND:

1. **Site Address:** The site is addressed as 12385 Oracle Boulevard.
2. **Existing Zoning/Land Use:** The subject property is currently zoned OC/cr (Office Commercial with Conditions of Record), and is vacant.
3. **Surrounding Zoning/Land Use:**
 - North: PIP-1/cr/HR (Planned Industrial Park with Conditions of Record and a High Rise Overlay), and is developed with a commercial office building.
 - East: PUD (Planned Unit Development: Single-Family Detached Residential, 4.58 dwelling units per acre, and 35-foot maximum building height), and is development with single-family residential lots.
 - South: OC/cr (Office Commercial with Conditions of Record), and is developed with an office complex.
 - West: PIP-1/cr/HR (Planned Industrial Park with Conditions of Record and a High Rise Overlay), and is developed with a commercial office building.
4. **Comprehensive Plan/Designated 2020 Land Use:** Employment Center and General Residential
5. **Annexation:** The subject properties were annexed into the City on August 27, 1985 per the Northgate Annexation Plat #3 (Ord. 85-190).
6. **Master Plan/Designated Master Plan Land Use:** The current Northgate Master Plan as amended identifies the 7 acre project site as I/O (Office-Industrial Park/Research & Development). With the proposed minor master plan amendment, the above land use designation will change.
7. **Subdivision:** The property is platted at Lot 2 of NC Foundation Subdivision Filing Numer 1.
8. **Zoning Enforcement Action:** None.
9. **Physical Characteristics:** The site is currently vacant, but has already been over-lot graded. The property current slopes down from the northeast to southwest.

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 141 property owners, on two occasions: once during the internal review stage and once prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. In response to the public solicitation for comments, one adjacent resident contacted staff with questions; otherwise, no written comments were received.

Staff input is outlined in the following sections of this report. Staff sent copies of the plans and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, CONO, El Paso County Development Services Division, Enumerations, School District #20, Police and E-911, and USAFA. While no comments from the USAFA were provided for this project, the applicant has included the standard USAFA notice, which includes notification that a given property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the USAFA's Airmanship Program.

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

1. Review Criteria / Design & Development Issues:

a. Application Summaries

i. Minor Master Plan Amendment

This proposal will amend the Northgate Master Plan by changing the envisioned land use designations for the 7 acres of land associated with the project proposal (**FIGURE 4**). The changes include the conversion of the land use designation from I/O (Office-Industrial Park/Research & Development) to MF (Multi-Family). The applicant has concurrently submitted a concept plan for the site to guide and reflect the proposed residential development that is consistent with the land use designation proposed under this amendment.

Staff finds that the proposed plan meets the review criteria as stipulated in City Code Section 7.5.408.

ii. Zone Change

The applicant is requesting a rezone of 7 acres of land (**FIGURE 1**) from OC/cr (Office Commercial with Conditions of Record) to OC (Office Commercial). The condition of record the applicant is proposing to remove states: "*The uses of this property are restricted to those listed as Office Use Types in the Zoning Code.*" According to City Code Section 7.3.203, the "Multi-Family" type of land use is permitted within the OC zone district; thus, the removal of the above condition of record would more closely align this zone district with other OC zone districts throughout the City. Staff notes that the removal of this condition of record does also then permit other land uses on the property in question other than the currently prescribed "Office Use" types. However, with the recent development of other types of land uses in the immediate area, largely due to market demand, the applicant's requested change appears consistent with the evolving land use pattern of the area. The accompanying concept plan establishes the envisioned development pattern, density, and dimensional controls for the future development of the Oracle Blvd. Townhomes project.

This rezone is in conformance with the Northgate Master Plan as amended, and will meet the criteria for a zone change request, as stipulated in City Code Sections 7.5.603.

iii. Concept Plan

The proposed concept plan for the Oracle Blvd. Townhomes project (**FIGURE 2**) illustrates the envisioned layout for the multi-family residential complex with 73

dwelling units contained within 19 townhome buildings. At this time, the applicant has not formalized the design of the proposed buildings. The applicant has, however, strategically placed each building within the site to minimize visual impacts on the residential homes developed to the east. To mitigate any visual impact on the long views that the adjoining residential neighborhood value, the applicant has limited the one-story units to a maximum building height of 28 feet. The Oracle Blvd. Townhomes project is to be developed in a single phase, with a gross density of 10.72 dwelling units per acre. The proposed concept plan envisions a site amenities package consisting of common open space, a recreation building (e.g. clubhouse), pool, guest parking facilities, and private streets.

While the applicant has not finalized the site design, the concept plan illustrates that the site will be afforded access via Oracle Boulevard and a shared private access drive between the subject parcel and Lot 2 to the south. Based on the proposed number of dwelling units and the previously envisioned land use (office), no traffic study was required by the City's Traffic Division. A preliminary drainage report was also reviewed for this proposal, which describes on-site detention and water quality facilities, which will be sited in the southwest corner of the property. A final drainage report will be due with the development plan application.

Staff finds that the proposed plan meets the review criteria from granting a concept plan set forth in City Code Section 7.5.501(E).

2. Conformance with the City Comprehensive Plan

Based on the City's Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development patterns for the subject parcel, which is identified as Employment Center and General Residential per the Plan's 2020 Land Use map.

a. Objective LU 2: Develop a Land Use Pattern that Preserves the City's Natural Environment, Livability, and Sense of Community.

The applicant's proposal furthers the City's efforts to encourage the orderly development of undeveloped parcels throughout the City. This project provides a platform for the building of neighborhood and community, as it will complete a segment of the undeveloped land upon which previous development proposals had stalled. The applicant's site design also provides a transition of land use patterns from east to west to minimize visual impacts and the valued views of the adjacent single-family residential development. This project also represents a good example of a focused land use pattern that better protects and complements the overall land use pattern of the surrounding area.

b. Objective LU 5: Develop Cohesive Residential Areas

The applicant's proposal is supportive of the City's efforts to encourage the creation of functional and attractive neighborhoods, sharing an interconnected network of facilities. The multi-family development proposal also integrates variety into the neighborhood that generates opportunities and choices for households, while ensuring this neighborhood develops as a well-functioning neighborhood.

c. Objective LU 6: Meet the Housing Needs of All Segments of the Community

The Oracle Blvd. Townhomes project furthers the City's desires to ensure the sufficient provision of housing options to meet the needs of the entire community by providing a choice of housing types within the immediate neighborhood.

As indicated above, staff finds the Oracle Blvd. Townhomes project and associated applications to substantially conform to the Comprehensive Plan's goals, objectives, and the 2020 Land Use map.

3. Conformance with the Area's Master Plan

The project site is located within the Northgate Master Planned area. An application concurrently beginning reviewed for this project proposal changes the envisioned land use designations for the project site from I/O (Office-Industrial Park/Research & Development) to MF (Multi-Family). The applicant's proposed concept plan establishes a new development vision for the property, which will govern and guide the proposed residential development that is consistent with the land use designations proposed under this amendment. Per City Code Section 7.5.408, "Minor amendments are not subject to review criteria in subsection F of this section." which speaks to the requirements of a fiscal impact analysis used as a basis for determining impacts attributable to the master plan. Staff finds the Oracle Blvd. Townhomes project to be consistent and in substantial compliance with the Northgate Master Plan as amended.

STAFF RECOMMENDATION:

CPC MPA 05-00278-A4MN17 – MINOR MASTER PLAN AMENDMENT

Recommend approval to City Council the minor master plan amendment for the Northgate Master Plan, based upon findings that the amendment request meets the review criteria for granting a master plan as set forth in City Code Section 7.5.408.

CPC ZC 17-00098 – CHANGE OF ZONING TO OC

Recommend approval to City Council the zone change from (OC/cr) Office Commercial with Conditions of Record to (OC) Office Commercial, based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603.

CPC CP 17-00099 – CONCEPT PLAN

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