

Hancock Commons

CPC PUZ 22-00036, CPC PUP 22-00037

City Council

September 13, 2022

Gabe Sevigny, Planning Supervisor



SITE LOCATION

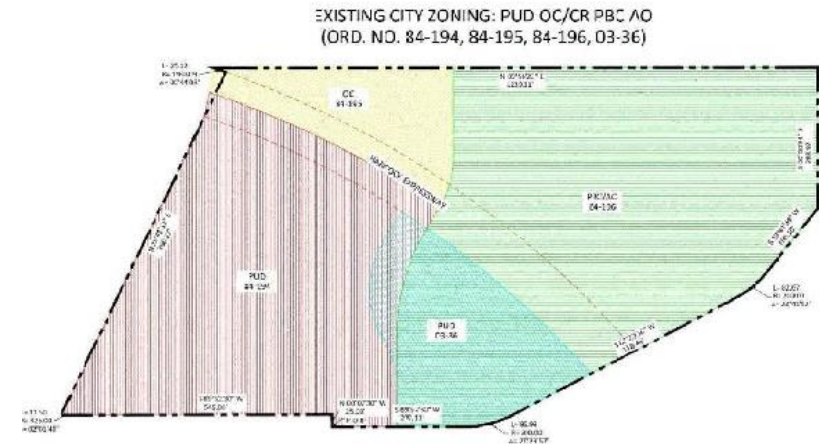


BACKGROUND



The site has remained undeveloped since annexation in 1969. The subject property is currently under four (4) separate zoning designations. The northeast portion is currently zoned PBC/AO (Planned Business Center with Airport Overlay) in Ordinance No. 84-196; the northwest portion is currently zoned OC/AO (Office Complex with Airport Overlay) in Ordinance No. 84-195; the southeast portion is currently zoned PUD (Planned Unit Development; Townhomes, 35 ft. max bldg. ht., 11.668 du/ac with Navigation Preservation Overlay) in Ordinance No. 03-36; lastly the southwest portion is currently zoned PUD/CR (Planned Unit Development with Conditions of Record) in Ordinance No. 84-194.

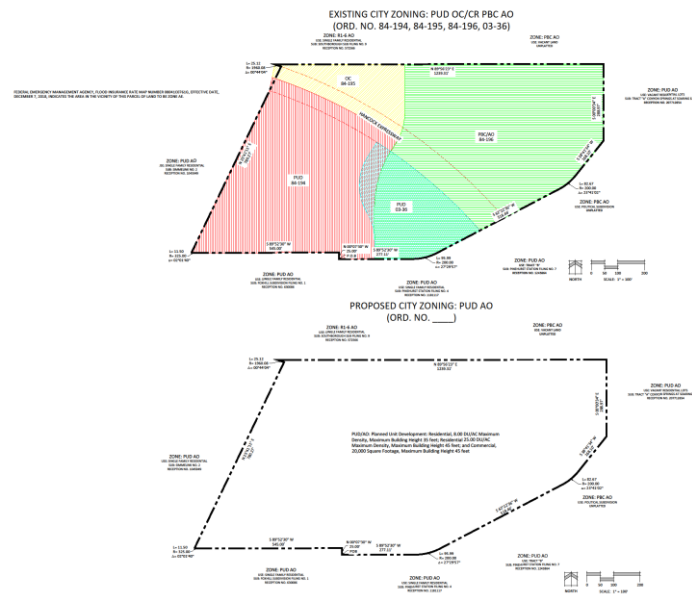
Three (3) of the above zonings were completed in 1984, with the last one to be completed in 2003. The rezoning under Ordinance No. 03-36 overlaps the zone boundary of Ordinance No. 84-194 as indicated on that attached Current Zoning Depiction. When the applicant first approached city staff for development requirements, this was observed and staff required a zone change to fix the issue of the overlapping zonings.



PUD Zone Change



To allow the proposed development, the applicant has provided a PUD zone change application. The proposed zoning is PUD/AO (Planned Unit Development; Residential and Commercial, with density and maximum building height established with CPC PUP 22-00037 with Airport Overlay)



1101 N. Cascade Avenue, Suite 100 Colorado Springs, CO 80905 Tel: 719.575.4400 Fax: 719.575.4107 www.nes.com	
HANCOCK COMMONS	
PUD CONCEPT PLAN	
ENTITLEMENT	
ZONE CHANGE EXHIBIT 1	
2	
CPC REG 22-00037	



RECOMMENDATION

CPC PUZ 22-00036 – ZONE CHANGE TO PUD/AO

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 20.26 acres located west of South Chelton Road along the north and south side of Hancock Expressway from PUD/PUD/OC/CR/PBC/AO (Planned Unit Development: Townhomes, 30-foot maximum building height with 15 dwelling units per acre; Planned Unit Development: Townhomes, 35-foot maximum building height, 11.668 dwelling units per acre with Navigation Preservation Overlay; Office Complex with Airport Overlay; and Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development: Residential and Commercial with density and maximum building height established with CPC PUP 22-00037 with Airport Overlay) based upon the findings that the change of zoning request complies with the criteria for granting a zone change as set forth in City Code Section 7.5.603(B).



RECOMMENDATION

CPC PUP 22-00037 – PUD CONCEPT PLAN

Approve a concept plan for Hancock Commons 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) with the following Condition of Approval, and technical modifications:

Conditions of Approval

1. Applicant will receive final approval from SWENT for the Master Drainage Development Plan (MDDP) prior to final approval of the Concept Plan.