

MOHAWK COMMERCIAL CENTRE CONCEPT PLAN AND MASTER PLAN AMENDMENT

PROJECT STATEMENT

APRIL 2022

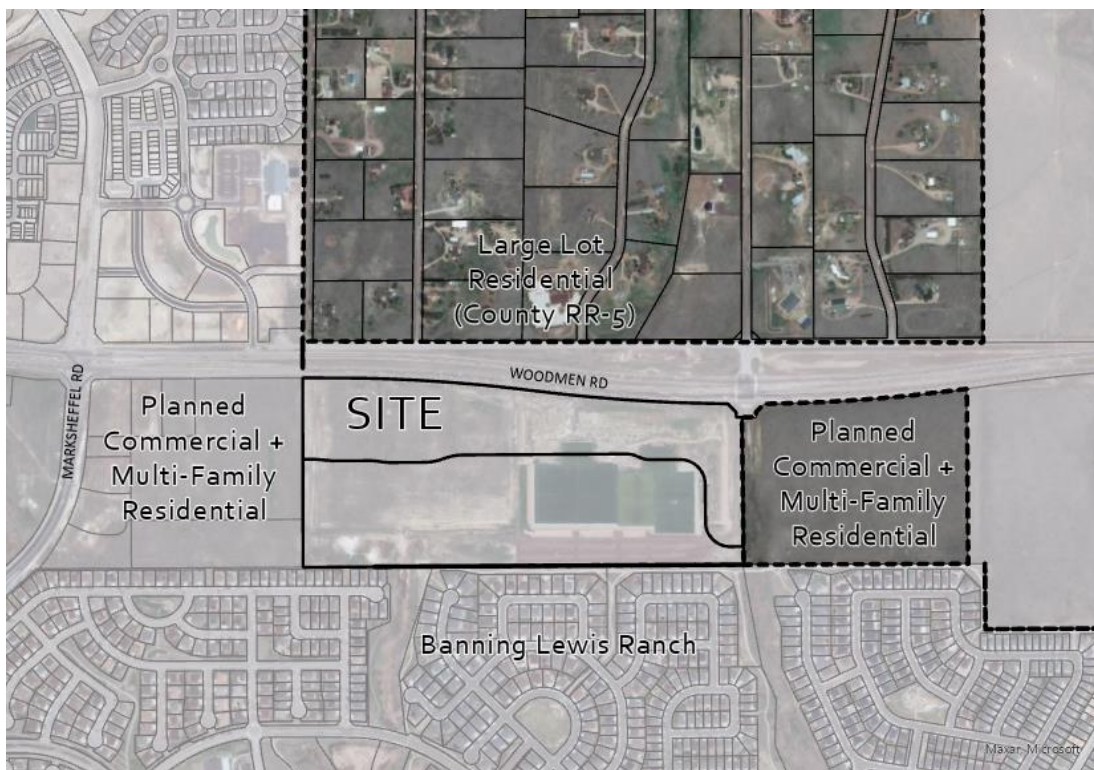
REQUEST

N.E.S. Inc. on behalf of Alliance Residential Realty is requesting approval of the following application:

1. Major Amendment to the Mohawk Commercial Centre Master Plan to add residential use.
2. Major amendment to the Mohawk Commercial Centre Concept Plan to add residential use.

LOCATION

The 27.39-acre site is located southwest of the intersection of Woodmen Road and Mohawk Rd. The proposed residential site area is currently vacant. To the south of the subject site, within the approved Master Plan and Concept Plan area is the Pride Soccer Complex, which consists of four existing fields and two proposed fields. To the east is vacant land currently in El Paso County that is under review for annexation, zone change and a concept plan for as commercial and multi-family residential use. To the west is the proposed Solace at Black Forest development for 374 multifamily dwelling units and commercial. To the south is single family residential (Banning Lewis Ranch Filing No. 13). To the north, across Woodmen Road is large lot single-family residential in El Paso County.



PROJECT DESCRIPTION

The site is currently zoned PBC AO. It was previously annexed under CPC A 07-00242 (DCL-Pride Annexation) with the approved Master Plan (CPC MP 07-00325) and Concept Plan CPC CP 07-00327). The approved Master Plan identified the site as a commercial center and the approved Concept Plan identified a mix of soccer fields, retail use and office use. This submittal proposes to amend these plans to add residential as an allowable use.

The project proposed two different residential types: Multi-family residential at 12-24.99 dwelling units per acre, and single-family attached residential at 8-11.99 dwelling units per acre. Both proposed product types are proposed for rent. Multi-family residential uses are allowed as a Conditional Use in the PBC zone district, and must meet the R-5, Multi-family Residential zone district requirements. The densities proposed for this project are less than the R-5 density allowances.

There are four lots proposed on the Master/Concept Plan amendments. Lot 1 is the 27.14 AC existing Pride Soccer site, which includes 6 soccer fields (four existing and 2 proposed). Directly west is Lot 2, 5.74 AC proposed for future Commercial/Office on the remaining undeveloped parcel in the Master Plan/Concept Plan area. Lot 3 is to the north adjacent to Woodmen Road and proposes 11.917 acres of single-family attached residential, with a maximum density of 11.99 DU/AC. Lot 4 is 15.479 acres adjacent to Woodmen Road and Mohawk Road, and includes multi-family residential with a maximum density of 24.99 DU/AC.

There are various access points for the site. The primary access to the site will be via the proposed extension of Mohawk Road (by adjacent property owner). The intersection of Woodmen Road and Mohawk Road is a full movements signalized intersection. A new access road is proposed on the western boundary off Woodmen Road, which will be a right-in/right-out only. An additional access is proposed off Woodmen Road between lots 3 and 4, which will also be limited to a right-in/right-out only. Internal roadway connection will traverse the site. No access is proposed to the Banning Lewis Ranch subdivision to the south.

The height limit in the PBC zone is 45-feet and this shall also be the maximum height of the proposed multifamily and commercial uses within the Master/Concept Plan area.

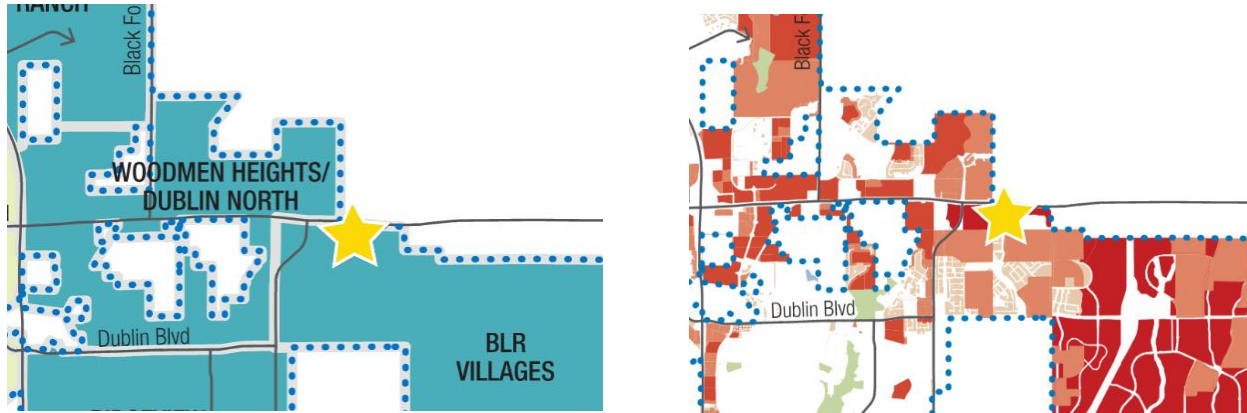
Two full spectrum detention ponds are proposed within the residential site. Pond 1 is approximately a half-acre in size and is located on the southeast end of lot 3. Pond 2 is approximately 1 acre in size and is located at the southeast side of lot 4. Ponds 1 and 2 will provide stormwater quality and detention for both of the residential developments. Two future ponds are proposed on the south boundary of lots 1 and 2 to serve the commercial areas.

There is an existing 300-foot wide utility easement that includes overhead power lines running along the south boundary of the property. This is currently used for parking for the soccer field and the two future ponds on the south boundary will be located in this easement.

PROJECT JUSTIFICATION

Master Plan Amendment Review Criteria (Section 7.5.408)

A. COMPREHENSIVE PLAN:



The Areas of Change map designates this parcel as an “Area of High Change”. The site lies within the BLR Villages neighborhood, which is identified as a “newer developing neighborhood.” The project aligns with many goals within PlanCOS including:

Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.

Policy UP-4.A: Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.

The proposed development is consistent with these classifications and policy objectives as it is higher density development that will provide additional housing opportunities in this neighborhood. It also is supportive of the PlanCOS goals of emerging and future neighborhoods along with characteristics sought in the neighborhood center typologies seen in this area and the larger Banning Lewis Ranch Master Planned areas. Additionally, the street network and neighborhood commercial improve amenities and connectivity between neighborhoods, local destinations and employment centers.

B. LAND USE RELATIONSHIPS:

1. 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 master plan promotes residential and nonresidential land uses that are mutually supportive. The street system proposed provides additional, necessary connections to service the proposed uses and surrounding development.

2. 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.

The activity centers proposed will benefit the surrounding area.

3. THE LAND USE PATTERN IS COMPATIBLE WITH EXISTING AND PROPOSED ADJACENT LAND USES AND PROTECTS RESIDENTIAL NEIGHBORHOODS FROM EXCESSIVE NOISE AND TRAFFIC INFILTRATION.

The introduction of multifamily and single-family attached residential to the Master Plan/Concept Plan is compatible with the proposed multifamily to the east and west along Woodmen Road. This is a less intense use than the commercial development proposed with the original Master Plan/Concept Plan and provides a better transition to existing single-family uses to the north and will generate less traffic and activity than commercial uses.

4. HOUSING TYPES ARE DISTRIBUTED SO AS TO PROVIDE A CHOICE OF DENSITIES, TYPES AND AFFORDABILITY.

The Master Plan amendment will introduce multi-family residential development on the site. This will provide additional housing choice in terms of density, type of residential, and levels of affordability. The development will provide a choice of rental units, in close proximity to employment centers.

5. LAND USE TYPES AND LOCATION REFLECT THE FINDINGS OF THE ENVIRONMENTAL ANALYSIS PERTAINING TO PHYSICAL CHARACTERISTICS WHICH MAY PRECLUDE OR LIMIT DEVELOPMENT OPPORTUNITIES.

There are no environmentally significant features to be preserved on site.

6. LAND USES ARE BUFFERED, WHERE NEEDED, BY OPEN SPACE AND/OR TRANSITIONS IN LAND USE INTENSITY.

The 300-foot utility easement along the south boundary also provides a significant separation between any buildings on the property and the existing residential to the south. This area is currently used for parking for the soccer fields and will be the location of the future detention ponds, which will also provide a buffer. The existing soccer fields will also provide a buffer between the proposed multifamily residential and the single family residential to the south. Woodmen provides a wide separation and buffer between to proposed multifamily residential and the large lot single family residential lots to the north. Additional landscape buffering will

be required with future development plans, including as a 15 foot landscape buffer to the south property line.

7. LAND USES CONFORM TO THE DEFINITIONS CONTAINED IN SECTION 7.5.410 OF THIS PART.

The land uses conform to the definitions contained in the code.

C. PUBLIC FACILITIES:

1. THE LAND USE MASTER PLAN CONFORMS TO THE MOST RECENTLY ADOPTED COLORADO SPRINGS PARKS, RECREATION AND TRAILS MASTER PLAN.

The Master Plan conforms to the Parks, Recreation and Trails Master Plan. No planned trails or open space are proposed in this area. The closest planned trail is the Sand Creek Trail, which is a mid-term priority. A proposed urban trail connection also planned along Woodmen Road, which is anticipated to become a multi-modal corridor.

2. RECREATIONAL AND EDUCATIONAL USES ARE SITED AND SIZED TO CONVENIENTLY SERVICE THE PROPOSED POPULATION OF THE MASTER PLAN AREA AND THE LARGER COMMUNITY.

No educational uses are proposed with this Master Plan. The existing soccer fields serve a valuable community recreational need and is proposed to expand. Amenities will be provided on site to serve the future residents of the development.

3. THE PROPOSED SCHOOL SITES MEET THE LOCATION, FUNCTION AND SIZE NEEDS OF THE SCHOOL DISTRICT.

No school site is proposed with this Master Plan.

4. THE LAND USE MASTER PLAN CONFORMS TO THE ADOPTED PLANS AND POLICIES OF COLORADO SPRINGS UTILITIES.

The original Master Plan was approved in 2007 and the proposed development is already part of CSU plans and policies.

5. PROPOSED PUBLIC FACILITIES ARE CONSISTENT WITH THE STRATEGIC NETWORK OF LONG RANGE PLANS.

Utilities are being extended to the east of this site to serve the larger Percheron master planned development. Woodmen Road has recently been widened and adequate right-of-way is available to allow for any future widening as needed.

6. THE MASTER DEVELOPMENT DRAINAGE PLAN CONFORMS TO THE APPLICABLE DRAINAGE BASIN PLANNING STUDY AND THE DRAINAGE CRITERIA MANUAL.

An MDDP is included in this submittal which conforms to the DBPS and DCM.

D. TRANSPORTATION:

- 1. 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 land use master plan is consistent with the intermodal transportation plan by locating appropriate land uses near major roadways and anticipated transit connections.

- 2. THE LAND USE MASTER PLAN HAS A LOGICAL HIERARCHY OF 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**

Only private streets are proposed in the master plan area.

- 3. THE DESIGN OF THE STREETS AND MULTIUSE TRAILS MINIMIZES THE NUMBER OF UNCONTROLLED OR AT GRADE TRAIL CROSSINGS OF ARTERIALS AND COLLECTORS.**

N/A

- 4. THE TRANSPORTATION SYSTEM IS COMPATIBLE WITH TRANSIT ROUTES AND ALLOWS FOR THE EXTENSION OF THESE ROUTES.**

There are no existing transit routes in this area but the proposed mixed use development and introduction of higher density development will support future transit connections in this area. There is an existing Park and Ride facility nearby at the intersection of Woodmen Road and Black Forest Road.

- 5. THE LAND USE MASTER PLAN PROVIDES OPPORTUNITIES OR ALTERNATE TRANSPORTATION MODES AND COST EFFECTIVE PROVISION OF TRANSIT SERVICES TO RESIDENTS AND BUSINESSES.**

There are no existing transit routes in this area.

- 6. 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 anticipated trip generation does not exceed the capacity of existing or proposed major roads. A traffic study is included in this submittal.

E. ENVIRONMENT:

- 1. 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.**

No such features exist on site.

2. THE LAND USE MASTER PLAN MINIMIZES NOISE IMPACTS ON EXISTING AND PROPOSED ADJACENT AREAS.

The mix of commercial and residential is not anticipated to result in excessive noise. The proposed multi-family will help to mitigate noise from Woodmen Road to the existing single family residential to the south.

3. 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.

There are no floodplains or drainageways on this site.

4. 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 HAZARD AREAS.

A geologic hazards study is not required with this amendment.

F. FISCAL:

1. A FISCAL IMPACT ANALYSIS AND EXISTING INFRASTRUCTURE CAPACITY AND SERVICE LEVELS ARE USED AS A BASIS FOR DETERMINING IMPACTS ATTRIBUTABLE TO THE MASTER PLAN. CITY COSTS RELATED TO INFRASTRUCTURE AND SERVICE LEVELS SHALL BE DETERMINED FOR A TEN (10) YEAR TIME HORIZON FOR ONLY THE APPROPRIATE MUNICIPAL FUNDS.

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan Amendment.

2. THE FISCAL IMPACT ANALYSIS DEMONSTRATES NO ADVERSE IMPACT UPON THE GENERAL COMMUNITY AND THE PHASING OF THE MASTER PLAN IS CONSISTENT WITH THE ADOPTED STRATEGIC NETWORK OF LONG RANGE PLANS THAT IDENTIFY THE INFRASTRUCTURE AND SERVICE NEEDS FOR PUBLIC WORKS, PARKS, POLICE AND FIRE SERVICES.

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan Amendment.

3. THE COST OF ON SITE AND OFF SITE MASTER PLAN IMPACTS ON PUBLIC FACILITIES AND SERVICES IS NOT BORNE BY THE GENERAL COMMUNITY. IN THOSE SITUATIONS WHERE THE MASTER PLAN IMPACTS ARE SHOWN TO EXCEED THE CAPACITY OF EXISTING PUBLIC FACILITIES AND SERVICES, THE APPLICANT WILL DEMONSTRATE A MEANS OF INCREASING THE CAPACITY OF THE PUBLIC FACILITIES AND SERVICES PROPORTIONATE TO THE IMPACT GENERATED BY THE PROPOSED MASTER PLAN. MITIGATION OF ON SITE AND OFF SITE COSTS MAY INCLUDE, BUT IS NOT LIMITED TO, PLANNED EXPANSIONS TO THE FACILITIES, AMENDMENTS TO THE MASTER PLAN, PHASING OF THE MASTER PLAN AND/OR SPECIAL AGREEMENTS RELATED TO CONSTRUCTION AND/OR MAINTENANCE OF INFRASTRUCTURE UPGRADES AND/OR SERVICE EXPANSIONS. ANY SPECIAL AGREEMENTS FOR MITIGATION OF ON SITE AND OFF SITE IMPACTS FOR PUBLIC IMPROVEMENTS, SERVICES AND MAINTENANCE ARE SHOWN TO BE WORKABLE AND SUPPORTED BY FINANCIAL ASSURANCES. PREEXISTING AND/OR ANTICIPATED

CAPACITY PROBLEMS NOT ATTRIBUTABLE TO THE MASTER PLAN SHALL BE IDENTIFIED AS PART OF THE MASTER PLAN REVIEW.

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan Amendment.

4. SPECIAL AGREEMENTS FOR PUBLIC IMPROVEMENTS AND MAINTENANCE ARE SHOWN TO BE WORKABLE AND ARE BASED ON PROPORTIONAL NEED GENERATED BY THE MASTER PLAN.

Any future improvements will be identified with future development plans.

5. ANY PROPOSED SPECIAL DISTRICTS ARE CONSISTENT WITH POLICIES ESTABLISHED BY THE CITY COUNCIL. (ORD. 84-221; ORD. 87-38; ORD. 91-30; ORD. 94-107; ORD. 97-109; ORD. 01-42; ORD. 02-51; ORD. 19-3)

No special districts are proposed.

Concept Plan Review Criteria (Section 7.5.501)

A. WILL THE PROPOSED DEVELOPMENT HAVE A DETRIMENTAL EFFECT UPON THE GENERAL HEALTH, WELFARE AND SAFETY OR CONVENIENCE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED DEVELOPMENT?

The proposed development will not have a detrimental effect upon the general health, welfare, and safety or convenience of persons residing or working in the neighborhood of the proposed development. The subject property lies within an area that is rapidly developing. The addition of multi-family use to the Concept Plan will provide more diversity of use and additional housing options in the neighborhood and community as a whole. The multi-family use will generate less traffic than the previously proposed retail uses and will provide a better transition to existing uses.

B. WILL THE PROPOSED DENSITY, TYPES OF LAND USES AND RANGE OF SQUARE FOOTAGES PERMIT ADEQUATE LIGHT AND AIR BOTH ON AND OFF THE SITE?

The proposed layout for the multifamily uses added with this amendment will allow for adequate light and air both on and off the site as common open space and parking areas are provided between units.

C. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO THE TYPE OF DEVELOPMENT, THE NEIGHBORHOOD AND THE COMMUNITY?

The permitted uses, bulk requirements, and required landscaping will adhere to the City zoning standards as well as buffering, screening, and open space requirements. The development will be appropriate to and compatible with the type of development, the neighborhood and the community.

D. ARE THE PROPOSED INGRESS/EGRESS POINTS, TRAFFIC CIRCULATION, PARKING AREAS, LOADING AND SERVICE AREAS AND PEDESTRIAN AREAS DESIGNED TO PROMOTE SAFETY, CONVENIENCE AND EASE OF TRAFFIC FLOW AND PEDESTRIAN MOVEMENT BOTH ON AND OFF THE SITE?

The proposed concept plan provides multiple access points for ingress and egress to distribute traffic on adjacent roadways. The multifamily residential area will provide parking for visitors and the clubhouse in accordance with Code standards. An internal sidewalk network will be provided to connect residents from their homes to parking, open space areas, and external sidewalks.

E. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING STREETS, UTILITIES, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES?

A Traffic Impact Study (TIS) prepared by SM Rocha is included in this submittal. Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon consideration of the various roadway and intersection control improvements assumed within the TIS.

Colorado Springs Utilities has indicated the ability to serve the property and utility services are in the process of being extended to the east.

Schools, utilities, parks, and other public facilities are not anticipated to be overburdened by the change from commercial to residential use. The change in use to residential triggers park and school land obligations and fees in lieu of land will be provided.

F. DOES THE PROPOSED DEVELOPMENT PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING PROPERTIES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?

The proposed is compatible with the surrounding growing area. The multi-family residential use will be located on the north side of the property which will provide separation from the existing single-family development to south. The intervening soccer fields and the 300-foot utility easement along the south boundary provides additional transition and a 15' landscape buffer is proposed on the south boundary of the site. The proposed multi-family residential to the east and west are comparable to and compatible with the proposed addition of multi-family residential to this site.

G. DOES THE CONCEPT PLAN SHOW HOW ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES) WILL BE MITIGATED? DOES THE DEVELOPMENT PROVIDE A GRADUAL TRANSITION BETWEEN USES OF DIFFERING INTENSITIES?

There are no potentially detrimental land use relationships caused by the new development, as compatible commercial and residential land uses and densities are proposed. The development plan will comply with all buffering, landscape and screen requirements.

H. IS THE PROPOSED CONCEPT PLAN IN CONFORMANCE WITH ALL REQUIREMENTS OF THIS ZONING CODE, THE SUBDIVISION CODE AND WITH ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN?

The proposed Concept Plan is in conformance with all requirements of the zoning, subdivision, and applicable portions of PlanCOS, as described above.

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