

CITY PLANNING COMMISSION AGENDA
June 16, 2022

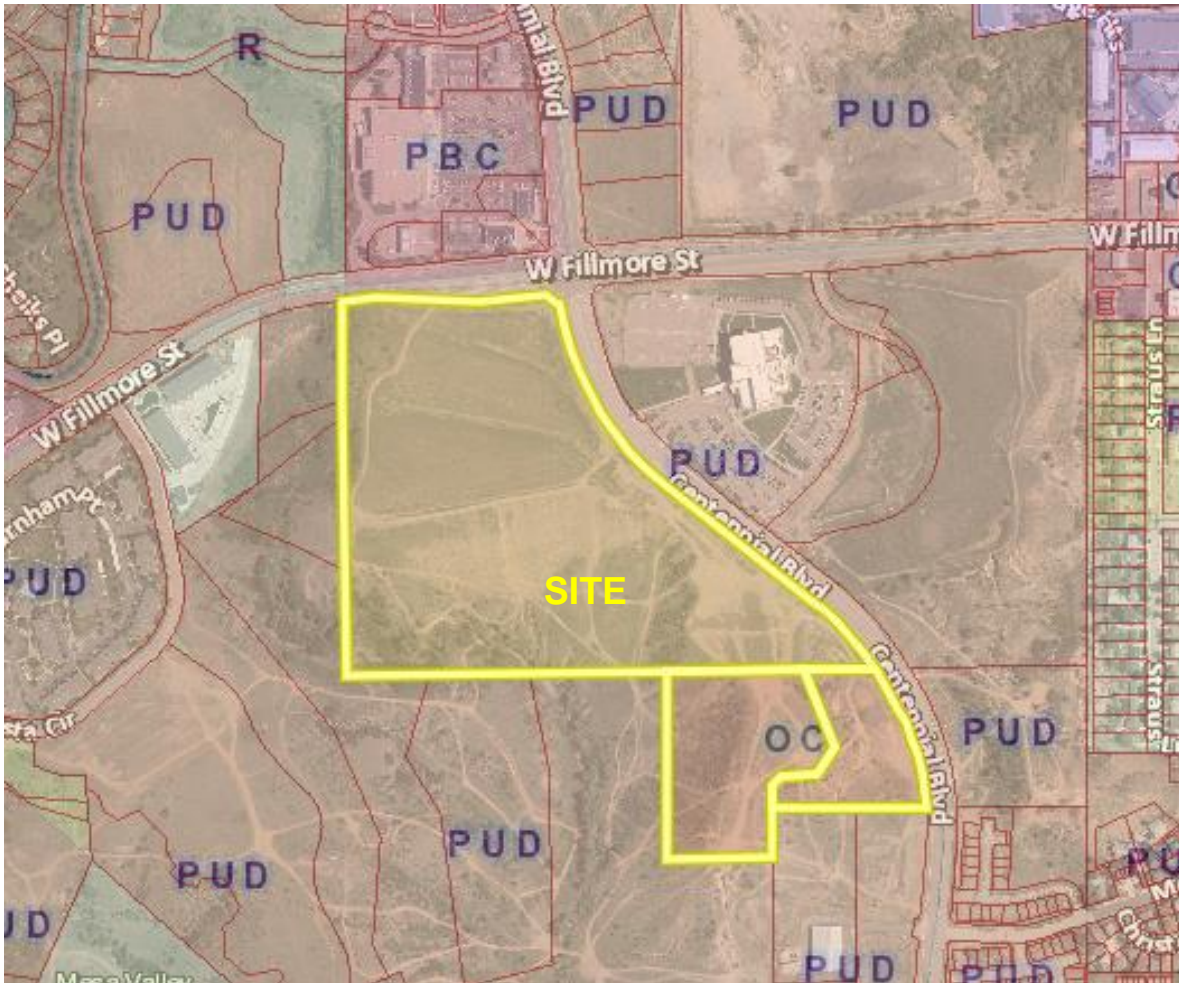
STAFF: CALEB JACKSON, AICP

FILE NO(S):
CPC MPA 04-00043-A9MJ22 – LEGISLATIVE
CPC PUZ 22-00052 – QUASI-JUDICIAL
CPC PUP 22-00053 – QUASI-JUDICIAL

PROJECT: PIKE VIEW

OWNER: CAMEL ROCK HOLDINGS LLC, DON HARE

CONSULTANT: NES, INC, KIM JOHNSON & ANDREA BARLOW



PROJECT SUMMARY

1. **Project Description:** The subject project includes concurrent applications to accommodate a multifamily development on the subject site (**see attached Vicinity Map**) including: a major amendment to the Hill Properties Master Plan to change 17 acres from Community Commercial and 5 acres from Office to 22 acres of Residential (12-16.99 du/ac), a zone change of 35.65 acres zoned PUD/SS (Planned Unit Development: Commercial with Streamside Overlay) and 11.18 acres zoned OC (Office Complex) to PUD/SS (Planned Unit Development: Residential, maximum density of 8 du/ac, maximum height of 55', with Streamside Overlay), and a PUD Concept Plan for 46.83 acres for a multi-family development.
2. **Applicant's Project Statement:** The owner has included a detailed project statement that establishes the intent for the proposal (**see attached Project Statement**).
3. **Planning and Development Recommendation:** Staff recommends approval of the application.

BACKGROUND

1. **Site Location:** Southwest corner of W Fillmore St at Centennial Blvd intersection
2. **Existing Zoning/Land Use:** 35.65 acres zoned PUD/SS (Planned Unit Development: Commercial with Streamside Overlay) and 11.18 acres zoned OC (Office Complex) / Undeveloped
3. **Surrounding Zoning/Land Use:** North: PBC (Planned Business Center) / Commercial Center
South: PUD (Planned Unit Development) / Undeveloped & Warehouse
East: PUD (Planned Unit Development) / Undeveloped & Medical Clinic
West: PUD (Planned Unit Development) / Undeveloped
4. **Annexation:** Mesa Addition #2 (1971)
5. **Master Plan/Designated Master Plan Land Use:** Hill Properties Master Plan
6. **Subdivision:** The site is not platted.
7. **Zoning Enforcement Action:** N/A
8. **Physical Characteristics:** The site is undeveloped and features typical dryland vegetation on most of the site and more riparian vegetation in spots along Mesa Creek which flows through some of the western portions of the site. The northern area of the site generally slopes from the northeast to the south and west with significant slopes approaching Mesa Creek. The southern area of the site features a rise that slopes down in all directions with significant slopes to the east towards Centennial Blvd and the west towards Mesa Creek.

STAKEHOLDER PROCESS AND INVOLVEMENT

Stakeholders and the surrounding neighborhood were notified of the application. Upon submittal, the site was posted, and postcards were sent to all 121 property owners within 1000 feet of the subject property. Three residents provided letters of concern or opposition (**see attached Public Comment**) and a response from the applicant was provided to them (**see attached Applicant Response Letter**).

Concerns from the neighbors were primarily regarding perceptions of:

- Fire risk / health & safety
- Impacts on area ecology / environment / air quality
- Traffic / congestion
- Lack of transit / parking

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are satisfactorily addressed. Commenting agencies included Colorado Geological Survey, City Budget Office, Colorado Springs Utilities, City Engineering, City Traffic, Police, Fire, Bicycle Planning, Floodplain Administrator, Forestry, Streamside, Parks & Recreation, Enumerations, USPS, Street Maintenance, SWENT (Stormwater), Comcast, and Street Naming.

ANALYSIS OF REVIEW CRITERIA; COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE

1. Review Criteria / Design & Development

a. Background

The Hill Properties Master Plan, originally adopted in 2004, applies to the northern 35.65 acres of the site. The master plan identifies 17 acres of Community Commercial, 5 acres of Office, and 14.1 acres of Private Open Space on the subject site. The Community Commercial and Office areas are proposed to change to Residential (12-16.99 du/ac). The Private Open Space would remain.

A zone change and concept plan application in 2004 established the current PUD (Planned Unit Development: Commercial) on the northern 35.65 acres. The southern 11.18 acres were zoned to OC (Office Complex) in 2015. The site has remained undeveloped since annexation in 1971. A zone change is proposed to bring the full site under one zone that conforms with the proposed master plan amendment. An accompanying concept plan envisions a 360-unit multi-family development on the site.

b. Master Plan Major Amendment

A land use master plan establishes the envisioned land use designations and configuration within the project area. The accompanying exhibit illustrates the area proposed for reclassification (**see attached Hill Properties Amended Master Plan**). The proposed amendment conforms to the comprehensive plan, creates additional integration of land uses in the area, provides additional housing options, has adequate public facilities and services, and preserves environmental features. For the reasons stated above, staff finds that the proposed master plan major amendment meets the review criteria as set forth in City Code Section 7.5.408.

c. PUD Zone Change

To allow the proposed development, the applicant has provided a zone change application. The proposed zoning is PUD/SS (Planned Unit Development: Residential, maximum density of 8 du/ac, maximum height of 55', with Streamside Overlay) (**see attached Pike View Zone Change**). Additional development standards would be established at the time of a future development plan, and an associated concept plan application has been provided. The proposed zoning would allow residential density consistent with the proposed major amendment to the Hill Properties Master Plan and the comprehensive plan, and the application is not detrimental to the public interest, health, safety, convenience, or general welfare. For the reasons stated above, staff finds that the proposed PUD zone change meets the review criteria for granting zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

d. PUD Concept Plan

As required by City Code Section 7.3.605, a PUD zone change shall be accompanied by a concept plan to show the overall conceptual intent for the development. The concept plan is a schematic representation of intended development and final details would be established with a future development plan application. The provided concept plan provides intended bulk standards and envisions 360 multi-family units, with densities complying with the proposed major amendment to the Hill Properties Master Plan and zone change. The concept plan also illustrates intended access points, parking areas, and open spaces (**see attached Pike View Concept Plan**). The development pattern and use are consistent with the comprehensive plan and surrounding area. For the reasons stated above, staff finds that the proposed concept plan meets the review criteria for concept plans as set forth in City Code Section 7.5.501.E and for PUD concept plans as set forth in City Code Section 7.3.605.

2. Outside Agency Review

a. School District

The subject site is located within School District #11 and is served by existing schools. The applicant will be responsible for remitting any required school fees.

b. Fiscal Impact Analysis

A Fiscal Impact Analysis (FIA) is required for all major amendments of a master plan and is completed by the City Budget Office. The FIA was completed April 21, 2022. The fiscal review criteria of the City Code states city costs related to infrastructure and service levels shall be determined for a ten-year time horizon for the appropriate municipal funds which is standard FIA modeling by the City Budget Office. The result of the FIA is a negative cumulative cash flow over the course of ten years, which is common for residential development (**see attached FIA**). However, as the applicant has noted, additional considerations could impact the actual fiscal impacts and when considering the master plan area as a whole, there is a positive fiscal impact (**see attached Project Statement**).

c. Traffic Analysis and Access

The subject site is located adjacent to two major thoroughfares, W Fillmore St and Centennial Blvd, providing adequate access to the site. The applicant provided a Traffic Impact Study which was reviewed and accepted by City Traffic Engineering. Auxiliary lanes, striping, and signage will be further reviewed with future development and construction plans.

d. Geological Hazards / Streamside

This property is also subject to a required Geological Hazard Study per City Code 7.5.403. The applicant provided an evaluation from CTL Thompson that was reviewed by Colorado Geological Survey (CGS) and City Engineering Development Review. The study identified potential risks including steep slopes, expansive soils, hard bedrock at depth, and flood/erosion. However, it was determined that the identified hazards do not preclude the proposed development and final analysis can accompany a future development plan application.

In addition, the site has been reviewed for streamside standards and a land use suitability analysis was provided. The property meets the requirements for streamside influence and is proposed for Streamside Overlay zoning. Additional streamside review would occur with a future development plan application.

e. Parks

Because new residential units are proposed, the applicant will be responsible for parkland dedication, anticipated to be approximately 3.9 acres. Because the subject site does not have land suitable for parks, it is anticipated that this obligation will be met by payment of fees-in-lieu of land dedication which would be collected prior to building permit.

f. Drainage

The site located within the Mesa Drainage Basin. A master development drainage plan was provided, and SWENT has no outstanding concerns with the applications proceeding. A private, full spectrum detention pond is identified on the concept plan. A grading and erosion control plan will be required prior to grading.

g. Fire

The subject site is located within the Wildland-Urban Interface, which requires fire mitigation strategies per City Code. The details for the required mitigation are reviewed and finalized at time of Development Plan. The site has multiple points of access which

provide adequate access for emergencies. An attached document details City agency's responsibilities for evacuation concerns **(see attached Emergency Evacuation Coordinated Response)**.

3. Conformance with the City Comprehensive Plan

PlanCOS is a high level and visionary document. Although PlanCOS purposefully does not include site-specific map-based recommendations regarding land use there are multiple areas of alignment between the Plan and the proposal. The PlanCOS Vision Map, Areas of Capacity and Change, and Vibrant Neighborhoods Framework identifies the site as part of a Changing Neighborhood **(see attached PlanCOS Vision Map, PlanCOS Areas of Capacity and Change, and PlanCOS Vibrant Neighborhoods Framework)**. There is a stated assumption in PlanCOS that land use change and adaptation should be recognized and reasonably supported both in existing development and with approved but not yet fully developed plans. The site is also proximate to an identified Activity Center, and the addition of multi-family would support activity at this location **(see PlanCOS Unique Places Framework)**. The Majestic Landscapes Framework shows Mesa Creek as a Complete Urban Creek and the site as an area of Natural Resources and Regional Recreation, which is supported by the proposed open space preservation and Streamside Overlay **(see PlanCOS Majestic Landscapes Framework)**.

The following goals are applicable to the subject application:

Vibrant Neighborhoods

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.

Unique Places

Goal UP-2 Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

Thriving Economy

Goal TE-4 Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.

Majestic Landscapes

Goal ML-4 Provide stewardship for our majestic natural landscapes through improved preservation, resource conservation, air quality, and protection of our viewsheds.

The subject application provides additional multi-family housing in this neighborhood, responding to a market need with an infill project. Located on a site largely surrounded by development, the project would make efficient use of existing infrastructure. Additionally, the project would preserve land along Mesa Creek in private open space.

It is the finding of the Planning and Community Development Department that the major amendment to the Hill Properties Master Plan substantially conforms to the PlanCOS goals and objectives.

4. Conformance with the Area's Master Plan: The proposal requires approval of the major amendment to the Hill Properties Master Plan. Conformance with City Code criteria for a major master plan amendment as well as conformance with PlanCOS are discussed in this report and support the findings for approval of the proposed master plan amendment.

STAFF RECOMMENDATION

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Recommend approval to the City Council, the major amendment to the Hill Properties Master Plan to change 17 acres from Community Commercial and 5 acres from Office to Residential (12-16.99 du/ac) based on the findings that the master plan amendment request complies with the review criteria for master plans as set forth in City Code Section 7.5.408.

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Recommend approval to the City Council the zone change of 35.65 acres from PUD/SS (Planned Unit Development: Commercial with Streamside Overlay) and 11.18 acres zoned OC (Office Complex) to PUD/SS (Planned Unit Development: Residential, maximum density of 8 du/ac, maximum height of 55', with Streamside Overlay) based upon the findings that the zone change request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

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Recommend approval to the City Council, the PUD Concept Plan for 46.83 acres for a multi-family development based upon the findings the proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.