

**CITY PLANNING COMMISSION AGENDA  
MAY 21, 2020**

**STAFF: LONNA THELEN**

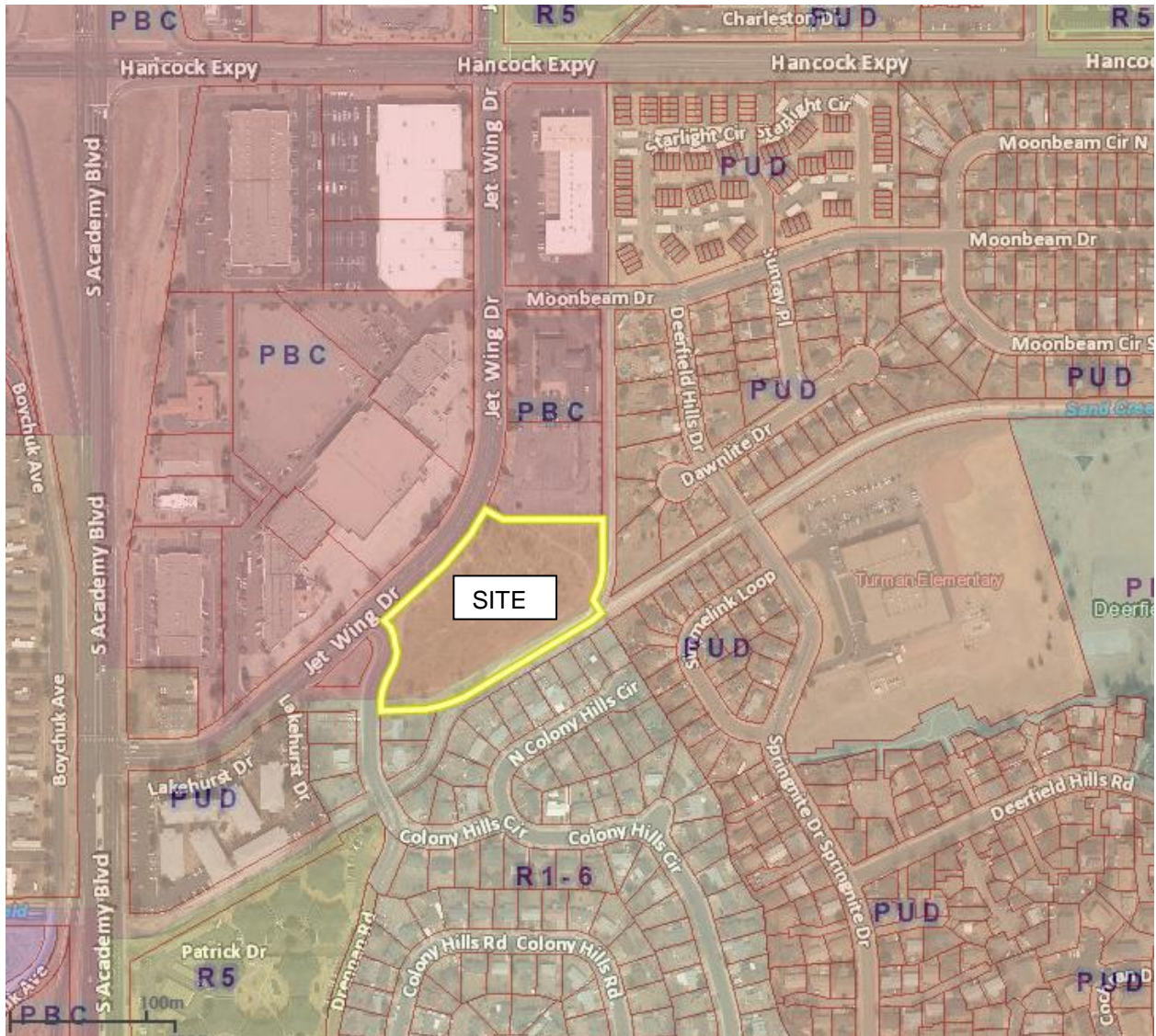
**FILE NO(S):  
CPC CU 19-00128 – QUASI-JUDICIAL**

**PROJECT: TOWNHOMES AT JETWING**

**OWNER: J ELLIOTT HOMES INC**

**DEVELOPER: J ELLIOTT HOMES INC**

**CONSULTANT: MVE, INC**



## **PROJECT SUMMARY**

1. Project Description: This project includes an application for a conditional use development plan (**FIGURE 1**) for 48 townhome units on a 3.94-acre site. The Townhomes at Jetwing final plat is being concurrently reviewed administratively. This final plat will create 48 lots for townhomes and one tract for utilities, drainage, private access and landscape.
2. Applicant's Project Statement: (**Refer to FIGURE 2**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

## **BACKGROUND**

1. Site Address: Site is not addressed
2. Existing Zoning/Land Use: PBC/AO (Planned Business Center with Airport Overlay)/vacant
3. Surrounding Zoning/Land Use:  
North: PBC (Planned Business Center)/office  
South: R-1 6000 (Single-family Residential)/single-family residential  
West: PBC (Planned Business Center)/multi-tenant commercial  
East: PUD (Planned Unit Development)/single-family residential
4. Annexation: The property was annexed in 1969 as part of the Pinehurst Addition #3
5. Master Plan/Designated Master Plan Land Use: Pinehurst Master Plan designated as Office
6. Subdivision: The property is currently unplatted.
7. Zoning Enforcement Action: None
8. Physical Characteristics: The site is vacant with primarily natural grasses.

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

Upon submittal, public notice was provided to 290 property owners within a 1000-foot buffer of the site identifying the submittals the City received. The site was also posted with these notifications. Additional posting and public notice will be sent to neighbors prior to public hearing. Two letters of opposition are attached as **FIGURE 3**. The concerns noted by the neighbors include traffic, speeding cars, concern for children being hit and the close proximity of school bus stops to the new townhome complex.

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 addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater Engineering, City Traffic, City Landscape, City Fire Department, School District 2, Floodplain and Enumerations, Police, E-911, Fort Carson, and the Colorado Springs Airport. The Airport Advisory Committee heard this item at their October 23, 2019 meeting and provided no objections to the applications. Per the Airport Advisory Committee's recommendation, a note has been added to the plan to require occupants of townhomes that are leased to sign a notice that acknowledges that the Townhomes at Jetwing lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs municipal Airport and may, at times, experience noise and other activities and operations associated with aircraft and the Airport. This note is intended to bring awareness to tenants of the proximity of the site to the Colorado Springs Airport. No comments were received from Fort Carson. School District 2 and Parks, Recreation and Cultural Services noted in their reviews that park and school fees in lieu of land dedication will be collected at time of building permit.

## **ANALYSIS OF REVIEW CRITERIA/ MAJOR ISSUES/ MASTER PLAN CONFORMANCE/ & PlanCOS**

1. Review Criteria / Design & Development Issues
  - a. Conditional Use

The applicant is requesting to use the existing undeveloped PBC zoned property for a 48-unit multi-family project. Multi-family is a conditional use in the PBC zone district. The properties on the west side of Jet Wing Drive have developed commercially with the exception of the City Fire Station at the corner of Jet Wing Drive and Academy Boulevard. The commercial uses primarily include a mix of restaurant and retail uses. There are currently a number of

vacancies in this commercial center. The uses on the east side of Jetwing include apartments, office and a commercial center. The proposed apartments would be located between the residential and office uses. The area behind the site contains single-family residential uses (**FIGURE 5**). Access to bus transit can be obtained by using Bus Route 32 which runs along Hancock east of Academy. A bus stop is within 0.25 miles of the site. An elementary school and public park are both within 0.25 miles and the Sierra High School is approximately one mile away from the site. Staff finds that the townhome use is compatible with the surrounding uses because the surrounding area provides services for the residents and the site is in close proximity to schools and parks. The townhomes also provide a good transition from the commercial uses on the west side of Jetwing to the single-family homes east of the site.

The zoning on the property is called out as PBC/R-1 6000/AO. The R-1 6000 zoning is left from the right-of-way vacation of Lakehurst Drive in 1984 per Ordinance 84-289. Lakehurst Drive was originally planned to run on the south and west side of the site as a connection from Jet Wing Drive to the west. This connection was determined to be no longer needed in 1984 and vacated. Per City Code 7.2.105.D.5, the manager can determine a map discrepancy for the zoning. In this case, a determination was made that a rezoning was not required for the right-of-way vacation. The property is considered to be zoned PBC AO.

The townhome complex contains 48 units connected by private drives. The parking for the site is addressed through street parking areas and garage spaces. Per City Code, 96 parking spaces are required, and the site provides 126 spaces. The additional spaces also provide for guest parking. The units are two-story units with an overall height of 28 feet. The lower height allows the units to be compatible with the single-family units east of the site. Landscape requirements have been met and buffering has been provided for the site. Areas of useable open space have been provided within walking distance from all units to allow the residents to enjoy outdoor space.

Staff finds that the proposed plan meets the review criteria for Conditional Use Development Plan as set forth in City Code Section 7.5.704 and 7.5.502(E).

b. Drainage

During the review process a drainage report was submitted, reviewed and approved for this site. In order to meet the development's water quality treatment and detention requirements, developed runoff will be routed to a proposed private full spectrum extended detention basin (EDB) located on the southwest side of the property adjacent to Colony Hills Circle. The detention pond has been screened from Colony Hills Circle with vegetation.

c. Traffic

A traffic study was not required with the review of this application. The comments received from the neighbors noted concerns about traffic, speeding cars, children being hit by cars and the close proximity of school bus stops to the new townhome complex. Although the development will add to traffic on surrounding roadways, it is not seen to overtax the provided roadway design. As infill and development happen in this area, these roads will increase to the planned and intended capacity.

2. Conformance with PlanCOS

PlanCOS is a high level and visionary document foundationally laid out as a theme based approach to alignment of development intentions for the City. The proposed applications appear to be consistent with the envisioned land use patterns for the subject parcel as it relates to several themes in PlanCOS. (**FIGURE 4**) The Vision Map of PlanCOS calls out the associated area for development as a Reinvestment Area and Community Hub. The Plan strives to support a mix of neighborhood commercial throughout out City. This site is located within an area that contains a mix of uses. **FIGURE 5** provides a context map to show the location of parks, schools and commercial centers. These uses are all within a 1 mile or less distance from the site. This

site also serves as a transition area from the commercial center on west side of Jet Wing and the residential development to the east of the site.

The proposed location will establish a multi-family residential development near a diverse mix of supporting services, schools and parks. This supports the needs of the residents and the intent to locate residential and supporting services near one another. PlanCOS identifies a call to integrate development in this way supporting better connectivity and enhancing access from neighborhoods to needed services.

Staff finds the Townhomes at Jetwing in substantial compliance with PlanCOS.

3. Conformance with the Area's Master Plan

This site is designated as office in the Pinehurst Master Plan. The Pinehurst Master Plan is considered implemented; therefore, a master plan amendment was not required. City Code Section 7.5.402.B dictates the difference between a master plan being operative and implemented. Paragraph two of this section states that an "Implemented" master plan is a "master plan that is eighty five percent (85%) or more built out". Master Plans that are designated as Implemented are not required to be amended when land use changes are requested. As discussed previously, the uses surrounding the property are office, commercial and residential. Staff finds that the use of multi-family is compatible with the surrounding uses and provides a transitional use to the single-family homes to the east.

Staff finds the Townhomes at Jetwing to be consistent and in substantial compliance with the Pinehurst Master Plan.

**STAFF RECOMMENDATION**

**CPC CU 19-00128 – CONDITIONAL USE DEVELOPMENT PLAN**

Approve the conditional use development plan for 48 townhome units, based upon the findings that the request complies with the conditional use review criteria set forth in City Code Section 7.5.704 and the development plan review criteria set forth in City Code Section 7.5.502(E).