

ITEMS: 6.A-6.C

STAFF: LARRY LARSEN

FILE NOS.:
CPC MP 02-00254-A3MJ14 - LEGISLATIVE
CPC ZC 14-00080 - QUASI-JUDICIAL
CPC CP 14-00081 - QUASI-JUDICIAL

PROJECT: POWERWOOD NO. 2 NORTH

APPLICANT: NES, INC.

OWNER: RMG - RS HOLDINGS, LLC



PROJECT SUMMARY:

1. Project Description: Request by NES, INC. on behalf of RMG – RS Holdings, LLC for consideration of the following applications: 1.) an amendment to the Powerwood No.2 Master Plan (**FIGURE 1**); 2.) change of zone district classification from Agricultural with Airport and Streamside Overlays (A/AO/SS) to Multi-Family Residential with Airport and Streamside Overlays (R-5/AO/SS) ; and 3.) the Powerwood No. 2 North Concept Plan (**FIGURES 2 &3**).

If approved, the applications would allow for construction of a 482-unit multi-family residential project. The project would include: 18 residential buildings with a maximum height of 45 feet, a clubhouse with a pool, parking areas, private access drives, landscaping areas, and the Cottonwood Creek open space with drainage facilities.

The property is located northwest of the Tutt Boulevard and Sorpresa Lane intersection and consists of approximately 29.61 acres. The proposed master plan amendment changes approximately 10 acres of land from office industrial to multi-family residential, and other minor changes explained in the applicant's Project Statement (**FIGURE 4**)

2. Applicant's Project Statements: (**FIGURE 4**)
3. Planning and Development Department's Recommendation: Approval of the applications subject to conditions and technical modifications.

BACKGROUND:

1. Site Address: Not applicable
2. Existing Zoning/Land Use: A/AO/SS (Agricultural with Airport and Streamside Overlays) / Vacant (**FIGURE 5**)
3. Surrounding Zoning/Land Use:
North: County RR5 (Rural Residential) / Single-family residences & agricultural
South: C-6 (General Business), A (Agricultural) & PF (Public Facility) / Single-family residences, planned commercial, public assembly, and City Utilities water storage tank
East: R-1-6000 & PUD (Single-Family Residential) / Single-family residences
West: A (Agricultural) & PF (Public Facility) / Powers Boulevard, Open Space (Cottonwood Creek Corridor) and City Utilities electric substation
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation: Powerwood No. 2 (2004)
6. Master Plan/Designated Master Plan Land Use: Powerwood No. 2 Master Plan – Existing: Multi-Family Residential, Office – Industrial Park and Open Space / Drainageway; Proposed: Multi-Family Residential, and Open Space / Drainageway.
7. Subdivision: Unplatted
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site moderately slopes towards the north. The majority of the site has no significant vegetation (grasses and shrubs); however, the northern portion contains Cottonwood Creek, a significant natural feature corridor. This corridor will be protected as a streamside drainageway channel and open space.

STAKEHOLDER PROCESS AND INVOLVEMENT:

This project has been subject to significant neighborhood involvement, review, and input, and it has been the subject of two neighborhood meetings.

During the pre-application stage, the first neighborhood meeting was conducted on March 18, 2014 at Jenkins Middle School. Approximately 30 persons attended the meeting. Neighborhood concerns included: the number of apartment projects planned for the area, market demand for rental apartments, traffic generation and distribution, original master plan approved uses, parking requirements, drainage and streamside protection, building heights and view protection, project management, architectural quality, access to site, affordability, the applicant's willingness to negotiate with the neighborhood, and the project's participation in the Woodmen Heights Metro District (WHMD). A few e-mails in opposition to the project were received at that time.

During the internal review stage, the second neighborhood meeting was conducted on September 8, 2014, again at Jenkins Middle School, after the applications and plans were submitted. Approximately 20 persons attended the meeting. The neighborhood expressed the same issues and concerns previously voiced at the first meeting. No e-mails or letters in opposition to the project were received at this time.

The standard City notification process for the internal review included posting the property with a notice poster and mailing postcards to approximately 423 property owners exceeding the 1,000 feet buffer and including the entire Cumbre Vista neighborhood and surrounding area.

The same posting and notification process will be utilized prior to the Planning Commission's public hearing.

All applicable agencies and departments were asked to review and comment. No significant concerns were identified. All issues and concerns were incorporated into the proposed plans or provided as conditions of approval. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, and School District 20.

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

1. Design and Development Issues:

Multi-Family Residential Projects in Area:

The Cumbre Vista and Woodmen Vista subdivisions are single-family detached residential neighborhoods that were planned and approved in the early to mid-2000s; both are currently near full build-out utilizing existing platted lots. Cumbre Vista has the potential for future expansion via new filings, per the approved development plan.

The Powerwood No. 2 North project is the third apartment complex proposed in this vicinity. Two other projects, the Lodge at Black Forest (288 units) was approved in 2009 and is under construction, while the Cumbre Vista Apartments project (204 units) is pending final City Council approval on November 25, 2014, will soon to be started.

Many residents in the adjacent neighborhoods feel that their area already has enough planned apartments and that the approval of a third complex would negatively impact them regarding quality of life, traffic, crime and other concerns.

Neither the City Comprehensive Plan nor the City Zoning Code provides policy or standards regarding the number of apartment projects within an area. The Comprehensive Plan identifies this area a regional center; apartments are clearly encouraged within it. The existing Powerwood No. 2 Master Plan shows this site for open space (adjacent to Cottonwood Creek), office / industrial park and multi-family residential uses. The proposed amendment, if approved, would remove the office – industrial park designation and replace it with multi-family residential. It is the finding of City Planning and Development staff that the removal of the office / industrial park is desirable, since that use is no longer suitable for this area. Typical industrial uses may be too intense now, offices and research & development may still be acceptable, but not encouraged.

It should also be noted that the vacancy rate of multi-family housing in the Pikes Peak region, particularly Colorado Springs is recently consistently in the mid-to-high 90 percent.

Traffic

The Cumbre Vista neighborhood, located immediately east of the project, expressed a concern regarding the traffic generation and distribution of this project and the other two apartment projects in the area. The applicant initially provided preliminary estimates with the project statement and subsequently provided a detailed traffic impact analysis, prepared by LSC Transportation Consultants, Inc., dated October 24, 2014.

A summary of the analysis, including recommendations, is as follows:

1. Two full movement access locations onto Tutt Boulevard are proposed, one a shared extension of Sorpresa Lane westward to the primary entryway into the project and the other a new intersection located 680 feet north of Sorpresa Lane;
2. The majority of the traffic entering and leaving the project will use Sorpresa Lane and/or Tutt Boulevard and travel south to Woodmen Road or north to Cowpoke;
3. Tutt Boulevard is planned to extend north across Cottonwood Creek to Research Parkway in the future. It is currently not programmed nor is it warranted at this time;
4. The existing Tutt Boulevard and Sorpresa intersection is currently operating at an acceptable level of service during peak hours;
5. The 2040 background traffic was estimated utilizing existing conditions and planned future developments of Cumbre Vista, the Cumbre Vista Apartments, Saddletree Village, Peacock Ranch, and the Woodmen Towne Center (which includes the Lodge at Black Forest Apartments);
6. This project is expected to generate 3,205 vehicle-trips on the average weekday (24 hour time period). During the morning peak hour approximately 250 vehicles would enter and leave the site and 300 in late afternoon; the proposed amendment increases Average Daily Trips (ADT) by 281 over the existing master plan, but PM and AM peak hour trips decrease due to a different daily trip distribution;
7. The total traffic volumes equal the background plus the project generated traffic or approximately 10,000 vehicle trips per day, when both proposed intersections function as full movement and Tutt Boulevard is not extended north to Research Parkway;
8. Based upon the assumptions that both intersections are full movement and Tutt is not extended, the project estimated distribution is 105 trips north to Cowpoke and 3,100 trips south to Woodmen;
9. Based upon the above assumptions and analysis, the report states that both intersections will operate at a satisfactory level of service during peak hours in 2040; and
10. The report recommends: 1.) that both intersections operate as full movement intersections; 2.) a traffic signal is not warranted now or in 2040; 3.) a southbound deceleration lane may be warranted on Tutt at Sorpresa when future development

occurs south of this project; and 4.) a northbound left-turn at the new intersection is warranted in 2040. Adequate right-of-way already exists to accommodate these improvements.

Streamside, Drainage and Creek Protection:

This project is adjacent to the Cottonwood Creek corridor. The current and proposed master plan amendment, as well as the proposed concept plan, recognize this significant nature feature to protect and utilize as a site amenity. Through the review and approval of the project's drainage plans and the application of the City's streamside overlay provisions at the time of development plan review, Cottonwood Creek will be stabilized, protected, and enhanced via the installation of rip / rap materials and drop structures and the construction of a new trail that will serve the project's residents as well as the broader community. Currently, Cottonwood Creek is rapidly eroding and its cut slopes are increasing; this improvements required as part of this project will stop its deterioration.

Building Heights and View Protection:

The proposed Concept Plan and the R-5 zone district development standards stipulate a maximum building height of 45 feet. In addition, this site falls nearly 60 feet in elevation from Tutt Boulevard to Powers Boulevard, the existing homes in Cumbre Vista sit even higher. The project has also been designed to orient the buildings (east-west) closest to Cumbre Vista to minimize view impacts.

View protection standards were proposed by City Planning and Development staff and debated by the Planning Commission and City Council several years ago, before they were deemed unacceptable and unwarranted. View protection methods may be provided for by the applicant, but they are not required or recommended by City staff.

2. Conformance with the City Comprehensive Plan: The use is consistent with the City's Comprehensive Plan. The Plan's 2020 Land Use Map identifies this area as a "Regional Center", in which multi-family residential uses are an important element.

The following City Comprehensive Plan goals, objectives and policy statements apply to this project:

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern: Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

Strategy LU 302c: Promote Compatibility between Land Uses of Differing Intensities: Design and develop mixed land uses to ensure compatibility and appropriate transitions between land uses that vary in intensity and scale.

Objective LU 5: Develop Cohesive Residential Areas: Neighborhoods are the fundamental building block for developing and redeveloping residential areas of the city. Likewise, residential areas provide a structure for bringing together individual neighborhoods to support and benefit from schools, community activity centers, commercial centers, community parks, recreation centers, employment centers, open space networks, and the city's transportation system. Residential areas also form the basis for broader residential land use designations on the citywide land use map. Those designations distinguish general types of residential areas by their average densities, environmental features, diversity of housing types, and mix of uses. Residential areas of the city should be developed, redeveloped and revitalized as cohesive sets

of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the Wider Subarea and Citywide Pattern: Plan, design, develop, and redevelop residential areas to integrate several neighborhoods into the citywide pattern of activity centers, street networks, environmental constraints, parks and open space, school locations and other public facilities and services.

Strategy LU 501a: Link Neighborhood Layout and Design to a Larger Residential Area: In master plans and in community planning areas, layout and design individual neighborhoods to form a coherent residential area.

Policy LU 601: Assure Provision of Housing Choices: Distribute housing throughout the City so as to provide households with a choice of densities, types, styles and costs within a neighborhood or residential area.

Objective N 1: Focus On Neighborhoods: Create functional neighborhoods when planning and developing residential areas. Regard neighborhoods as the central organizing element for planning residential areas. Rely on neighborhood-based organizations as a means of involving residents and property owners in the decision-making process.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area: Often the overall character of a new development is not realized until the project is completed. This can lead to unintended impacts and incompatible development. Applicants for new developments need to clearly identify how their projects will fit into the character of the surrounding area and the community as a whole with respect to height, scale, bulk, massing, roof forms, signage, overall site design, pedestrian and vehicular access, and relation to the public right-of-way.

Policy CCA 601: New Development Will be Compatible with the Surrounding Area: New developments will be compatible with the surrounding land uses and will complement the character and appearance of adjacent land uses.

It is the finding of the City Planning and Development Staff that the Powerwood No. 2 North project is consistent with the City's Comprehensive Plan 2020 Land Use Map and the Plan's goals, objectives and policies for Regional Center / General Residential use.

3. Conformance with the Area's Master Plan: This project is located within the Powerwood No. 2 Master Plan area and is currently designated for Multi-Family Residential (12 to 24.99 dwelling units per acre), Office – Industrial Park, and Open Space / Drainageway. The pending amendment proposes that the Multi-Family Residential (12 to 24.99 dwelling units per acre) and Open Space / Drainageway designations remain, with removal of the Office - Industrial Park designation.

It is the finding of the City Planning and Development Staff that the Powerwood No. 2 North project will be consistent with the Powerwood No. 2 Master Plan upon approval of the proposed master plan amendment.

4. Zone Change: The proposed zone is R-5/AO/SS (Multi-Family Residential with Airport and Streamside Overlays).

Zone change requests are reviewed based upon the zone change criteria found in City Code Section 7.5.603.B.

It is the finding of the City Planning and Development Staff that the zone change meets the zone change criteria found in City Code Section 7.5.603.B.

5. Concept Plan: The Powerwood No. 2 North Concept Plan is submitted in conjunction with the zone change application for this project.

Concept plans are reviewed based upon the concept plan review criteria found in City Code Section 7.5.501.E.

It is the finding of the City Planning and Development Staff that the Powerwood No. 2 North concept plan meets the concept plan review criteria found in City Code Section 7.5.501.E.

STAFF RECOMMENDATIONS:

Item No: 6.A CPC MP 02-00254-A3MJ14 – Master Plan Amendment

Approve the Powerwood No. 2 Master Plan Amendment based upon the finding that the plan amendment complies with the review criteria of City Code Section 7.5.408, subject to the following conditions, and technical and informational modifications:

1. The entire property is included in Woodmen Heights Metropolitan District No. 3 which is a commercial district. Prior to approval of this master plan , the Woodmen Heights Metropolitan Districts will need to exclude this property from District 3 and include it in District No. 2 (the residential district). Provide the District's approval that this has been accomplished.
2. Provide Engineering Development & Subdivision Review's approval of the drainage report.
3. Provide City Traffic acceptance of the updated traffic impact analysis for this project.
4. On the Sheet 2 graphic insert "Reserve R.O.W." between the neighborhood commercial and the community commercial pods.
5. On Sheet 2, align the proposed internal access with Sorpresa Lane.
6. The plan indicates a signal at the two proposed internal accesses with Tutt Blvd intersection. The Traffic Impact Analysis prepared by LSC on 10/24/2014 does not warrant signals at those intersections. On Sheet 2, remove the traffic signals shown on the plan

Item No: 6.B CPC PUZ 14-00080 – Establishment of Zone District

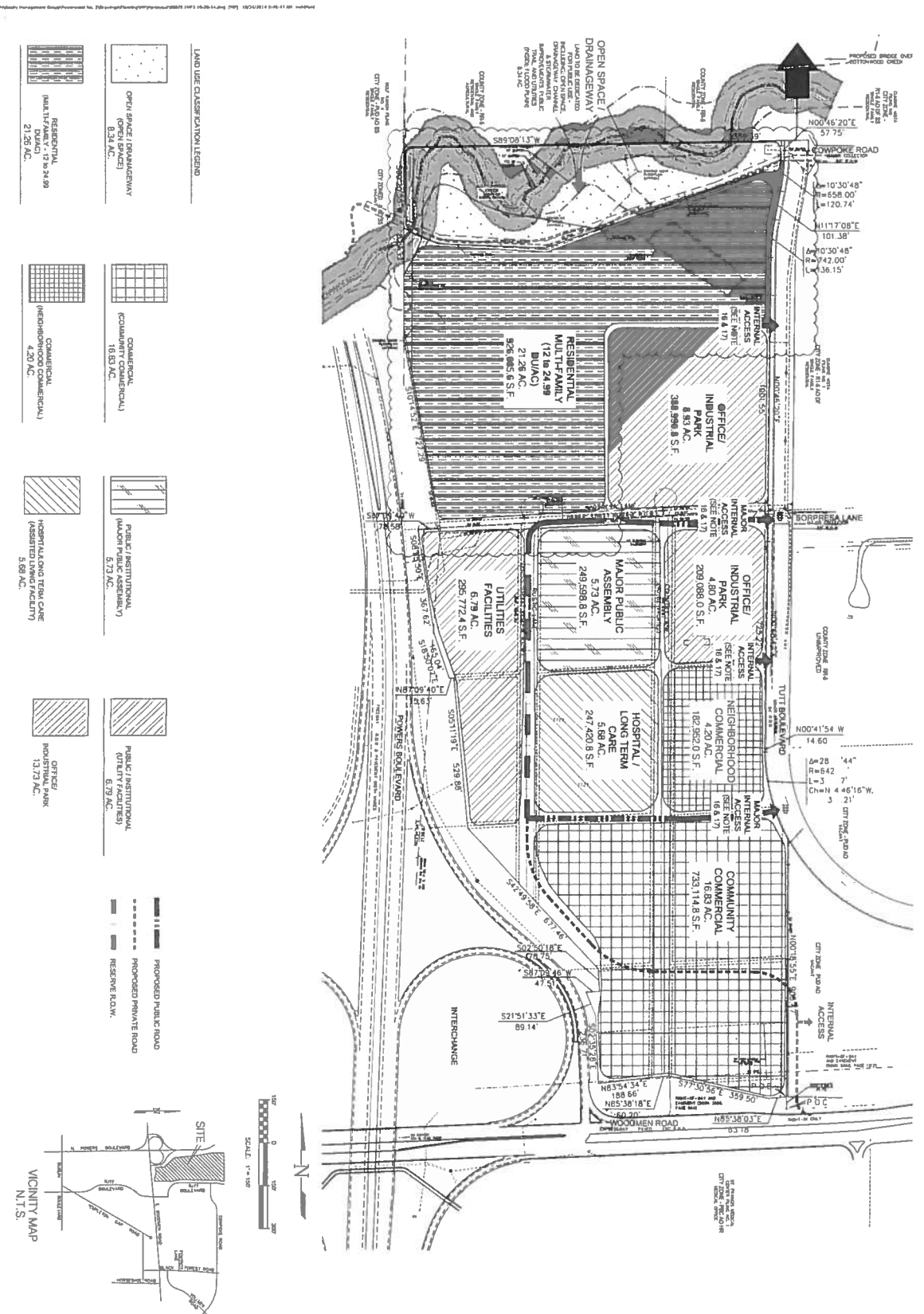
Approve the establishment of the R-5/AO/SS (Multi-Family Residential with Airport and Streamside Overlays) zone district, based upon the finding that the change complies with the zone change criteria found in City Code Section 7.5.603.B.

Item No: 6.C CPC CP 14-00081 – Concept Plan

Approve the Powerwood No. 2 North based upon the finding that the plan complies with the concept plan review criteria in City Code Section 7.5.501.E, subject to the following conditions and technical and informational modifications:

1. Show the City file number, "CPC CP 14-00081", in the lower right corner of the each sheet.
2. On Sheet 2, indicate the existing City boundary along the northern project boundary.
3. On Sheet 1, add the following new general note: "At the time of final plat recording, an Avigation Easement or proof of previous filing (book/page or reception number) will be provided".

PROPOSED



LAND USE CLASSIFICATION LEGEND

RESIDENTIAL (MULTI-FAMILY) 21.26 AC.

RESIDENTIAL (SINGLE-FAMILY) 12.88 AC.

COMMERCIAL (NEIGHBORHOOD COMMERCIAL) 4.20 AC.

COMMERCIAL (CORPORATE COMMERCIAL) 18.80 AC.

PUBLIC/ INSTITUTIONAL (HOSPITAL/ LONG TERM CARE (ASSISTED LIVING FACILITY)) 2.68 AC.

PUBLIC/ INSTITUTIONAL (MAJOR PUBLIC ASSEMBLY) 5.73 AC.

PUBLIC/ INSTITUTIONAL (UTILITY FACILITIES) 6.79 AC.

OFFICE/ INDUSTRIAL PARK (OFFICE FACILITIES) 13.10 AC.

PROPOSED PUBLIC ROAD

PROPOSED PRIVATE ROAD

RESERVE R.O.W.



POWERWOOD No. 2

Standard Plan Amendment

DATE: 11/10/14

PROJECT: POWERWOOD No. 2

2

CPC MAP 02-02234-K0014

Land Development Consultants, Inc.

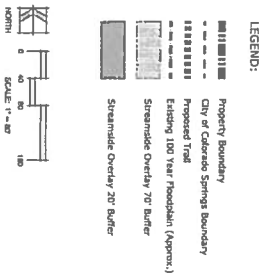
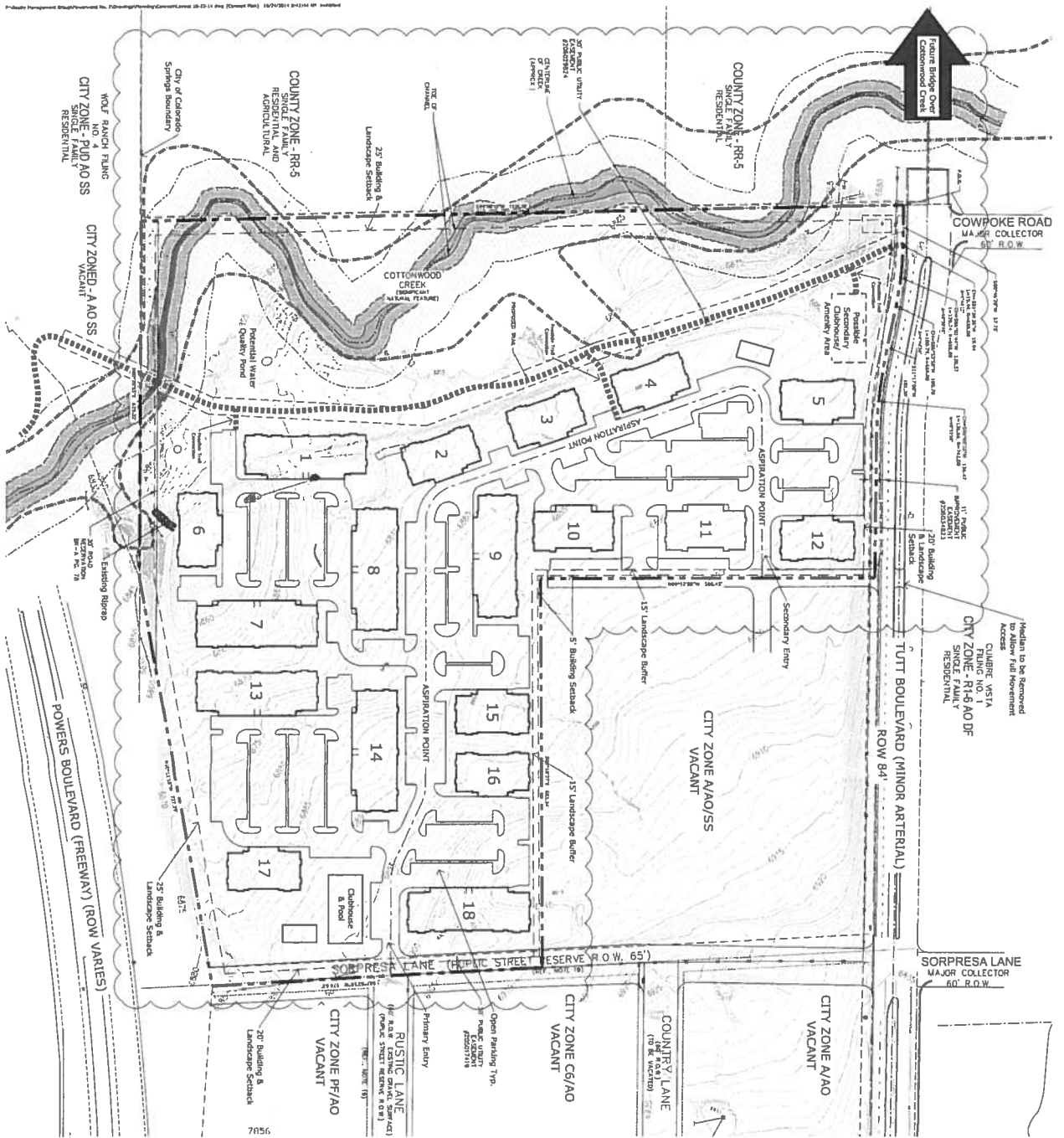
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NES

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FIGURE 1



<p>N.I.E.S. Inc. 508 South Tejon Street Colorado Springs, CO 80903 Tel. 719.571.1003 Fax. 719.571.0257 www.niesinc.com</p>	<p>POWERWOOD NO. 2 NORTH</p>
	<p>2 of 3 CPC CP 14-0001</p>

FIGURE 2

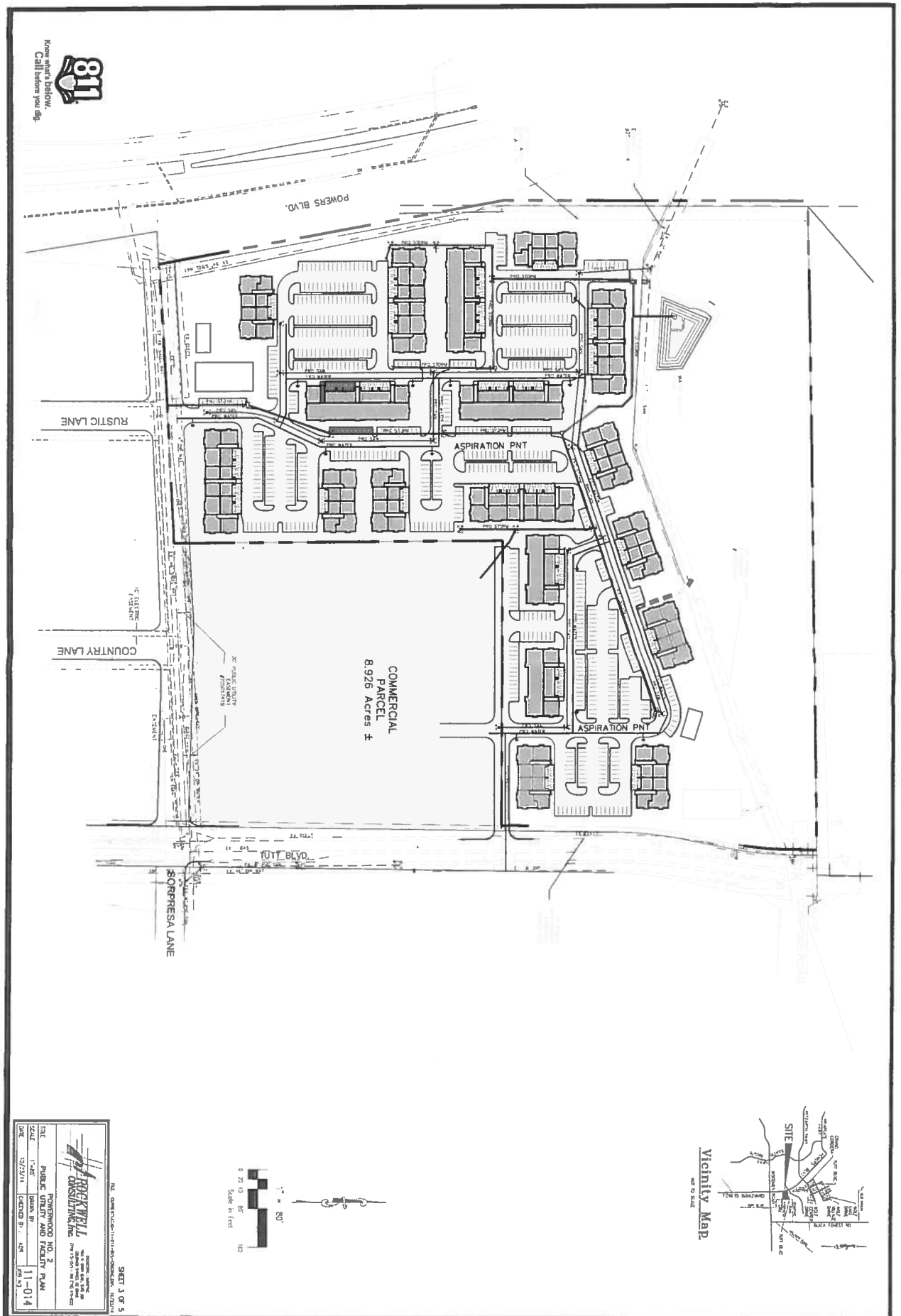
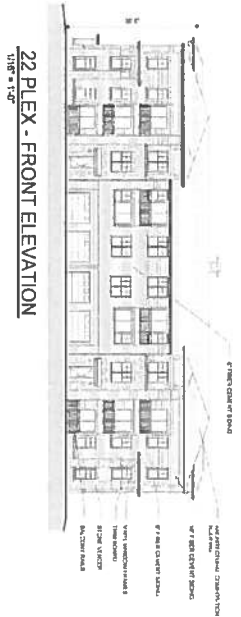
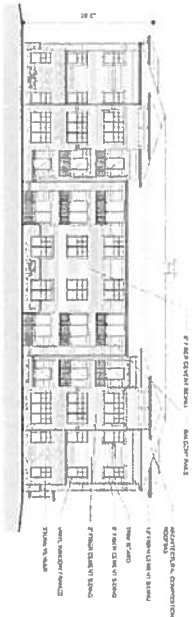


FIGURE 2

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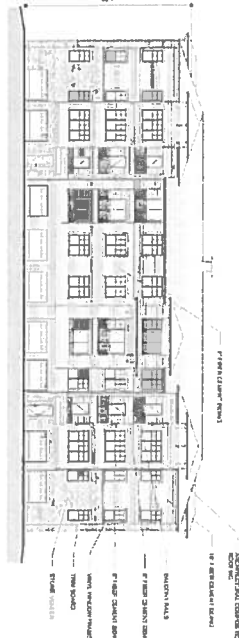
22 PLEX - FRONT ELEVATION
 1/8" = 1'-0"



22 PLEX - REAR ELEVATION
 1/8" = 1'-0"



24 PLEX - FRONT ELEVATION
 1/8" = 1'-0"



24 PLEX - REAR ELEVATION
 1/8" = 1'-0"



22 PLEX - RIGHT ELEVATION
 1/8" = 1'-0"



22 PLEX - LEFT ELEVATION
 1/8" = 1'-0"



24 PLEX - RIGHT ELEVATION
 1/8" = 1'-0"



24 PLEX - LEFT ELEVATION
 1/8" = 1'-0"

NOTE - ELEVATIONS ARE CONCEPTUAL ONLY
 BUILDING DESIGN IS SUBJECT TO CHANGE.

N.E.S. Inc. Logo: Local Planning, Landscape Architecture, Urban Design.
 Kephart Logo: KEPHART Architecture & Planning & Construction.

POWERWOOD No. 2 NORTH
 Concept Plans

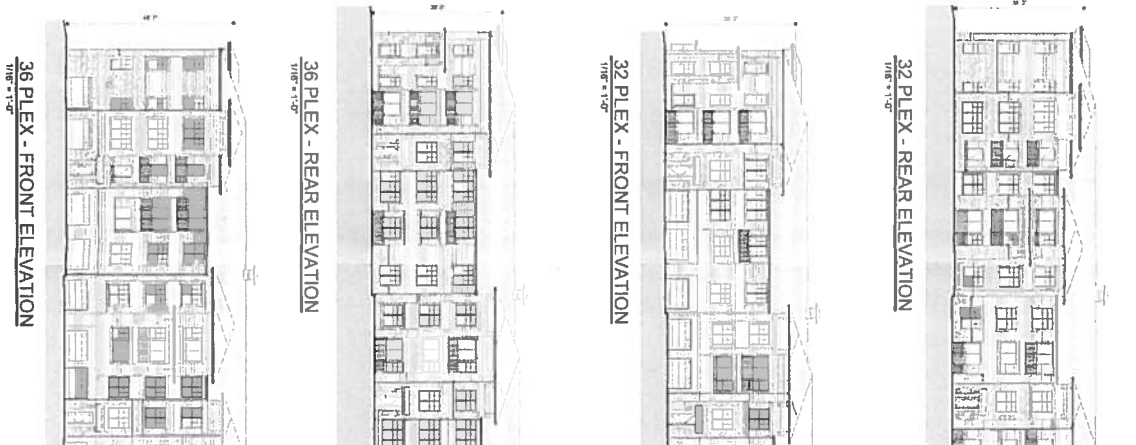
DATE	DESCRIPTION
11/17/14	CONCEPT PLANS

NO.	DATE	DESCRIPTION
4	11/17/14	CONCEPT PLANS

FIGURE 2

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NOTE: ELEVATIONS ARE CONCEPTUAL ONLY
 BUILDING DESIGN IS SUBJECT TO CHANGE



Land Planning
 Architecture
 Urban Design

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KEPHART
 ARCHITECTS
 1000 W. 10th Street
 Columbia, SC 29201

**POWERWOOD
 No. 2 NORTH**

Concept Plan

DATE: 11/17/14
 DRAWN BY: JACOB
 CHECKED BY: ALAN

NO.	DATE	DESCRIPTION
5	11/17/14	CONCEPT PLAN

FIGURE 2

THE RESIDENCES AT COTTONWOOD CREEK

PROJECT STATEMENT

PREPARED BY NES, INC.

APRIL 2014

1. PROJECT DESCRIPTION

The Residences at Cottonwood Creek is a multi-family residential project located along the east side of Powers Blvd., and bounded by Tutt Blvd. on the west. Cottonwood Creek runs through the northern portion of the site. The parcel consists of approximately 29.6 acres of land

Three applications are proposed for this project:

1.1 Master Plan Amendment

The site is within the Powerwood 2 Master Plan. The Master Plan designates the land use as 16 acres of multi-family and 10 acres of office industrial land use. A Master Plan Amendment is being proposed to change the office industrial designated land to multi-family with a density range of 12 – 24.99 units per acre. This land use designation change is justified in part by the odd shape of the land currently designated multi-family, and by the land use relationships on the currently approved master Plan. As currently designated, office industrial traffic would need to flow through the multi-family site in order to access Tutt Blvd. As proposed, a unified land use of multi-family is being provided with Sorpresa Drive as the dividing line between the proposed residential use and non-residential but transitional uses proposed to the south.

Minor changes have also been made to rectify some inconsistencies in the approved Master Plan, including acreage changes and an adjustment of the alignment of the 100-year flood plain to more closely match information received from the Floodplain Administrator at Regional Building (see attached GIS extract).

1.2 Zone Change

A Zone Change to R-5 for the 29.6 acres of land to be designated for multi-family use is included in this application package.

1.3 Concept Plan

A Concept Plan accompanies the Zone Change and describes the development proposal. The Concept Plan envisions a 482 unit multi-family development, which equates to a gross density of 16.3 dwellings per acre, or a net density of 22.7 dwellings per acre (excluding the 8.34 acres of proposed open spaces). It is anticipated that the development will comprise 18 separate buildings in the following configuration:

- Nine 22-unit 3-story buildings
- Two 24-unit 4 story front/3 story rear buildings
- Four 32-unit 3-story buildings
- Three 36-unit 4-story front/3-story rear buildings

The proposed development will have no discernible impact on the existing single-family homes in the Cumbre Vista neighborhood to the east. The finished first-floor grade of the buildings will be significantly lower than the existing homes and the buildings in the northeast section of the site are oriented so the short side faces Cumbre Vista, thereby minimizing the apparent bulk of the buildings. The differing heights and split-level buildings helps in addressing site grading as well as providing architectural variety and visual character to the project.

The proposal also includes a clubhouse and pool in the southwest corner of the site, which includes the leasing office. The northeast corner of the site is identified as a possible future secondary clubhouse/amenity area. Primary access to the site will be via Sorpresa Lane, as proposed to be extended into the master planned area. A secondary access is planned in the future to the adjacent office/industrial site to the southwest. Open parking will be provided at a ratio of approximately 2 spaces per unit.

2. PROJECT JUSTIFICATION

2.1 Master Plan Review Criteria

The Master Plan amendment is considered a major amendment because there is a change in land use category. The amendment involves approximately 10 acres of currently planned Office/Industrial land that is to be changed to multi-family land use. The proposed change provides a better land use relationship than that identified on the approved Master Plan.

The expanded multi-family use proposed by this Master Plan amendment will not overburden the capacity of the existing and proposed infrastructure evaluated and permitted by the City as part of the approved Powerwood 2 Master Plan. A comparison between the trip generation of the approved Master Plan land uses and the proposed amendment is shown in the table below. This demonstrates that, although total trip generation increases by 10%, the cumulative trips from the proposed multi-family land use during the morning and afternoon peak hours will be significantly less, as vehicular movements are more evenly spread throughout the day.

Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾				Total Trips Generated					
			Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
				In	Out	In	Out		In	Out	In	Out
Approved Master Plan												
220	Apartment	320 DU ⁽²⁾	6.63	0.08	0.43	0.42	0.20	2,122	26	137	133	65
710	General Office Building	34.85 KSF ⁽³⁾	11.01	1.37	0.19	0.25	1.24	384	48	7	9	43
130	Industrial Park	6 Acres	69.81	8.73	1.79	2.28	8.57	419	52	11	14	51
Subtotal								2,924	126	154	155	160
Currently Proposed Plan												
220	Apartment	482 DU	6.65	0.10	0.41	0.40	0.22	3,205	48	198	193	106
Subtotal								3,205	48	198	193	106
Change from Approved Master Plan								281	-78	43	37	-54
Notes:												
(1) Source: Approved Master Plan: "Trip Generation, 7th Edition, 2003" by the Institute of Transportation Engineers (ITE); Currently Proposed: 9th Edition, 2012												
(2) DU = dwelling unit												
(3) KSF = thousand square feet												
Source: LSC Transportation Consultants, Inc.												

2.2 Zone Change Criteria

2.2.1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare. The Zone Change implements the proposed Master Plan for the site. Public infrastructure is in place to serve the proposed land use.

2.2.2. The proposal is consistent with the goals and policies of the Comprehensive Plan. The Zone Change is consistent with the Powerwood 2 Master Plan as it is proposed to be amended. As such it is deemed to comply with the Comprehensive Plan.

2.2.3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request. The Zone Change is consistent with the Powerwood 2 Master Plan as it is proposed to be amended.

2.3 Concept Plan Review Criteria

2.3.1. 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? No. The majority of the site has been planned for multi-family use. Site design and first floor grade relative to single family homes to the east provide a desirable relationship in that the proposed structured on this site will sit significantly below the homes on the east side of Tutt Blvd.

2.3.2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site? Yes. This suburban style site plan provides adequate light and air; provides open space and recreational amenities.

2.3.3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community? Permitted uses are consistent with the Master Plan. The buildings on the site have been sited and oriented to minimize impact on neighboring properties to the east of Tutt Blvd. Landscaping of the site will meet or exceed City standards.

2.3.4. 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? Yes. Primary access to the site will be via Sorpresa Lane. A secondary access is planned in the future to the adjacent office/industrial site to the southwest. Internal circulation is designed to serve all units without encouraging cut-through traffic.

2.3.5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities? The impact of the proposed uses within the Powerwood 2 Master Plan area were evaluated for capacity issues at the Master Plan stage, therefore this criterion is met.

2.3.6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods? This residential use will contribute to a developing neighborhood of mixed residential land use.

2.3.7. 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? The proposed use provides a transition from Powers Blvd. through the site to single family homes to the east. The proposed buildings will provide a noise buffer, and short range visual buffer for the homes to the east.

2.3.8. 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? Yes. The level of detail on the Concept Plan meets or exceeds the requirements of the Code.

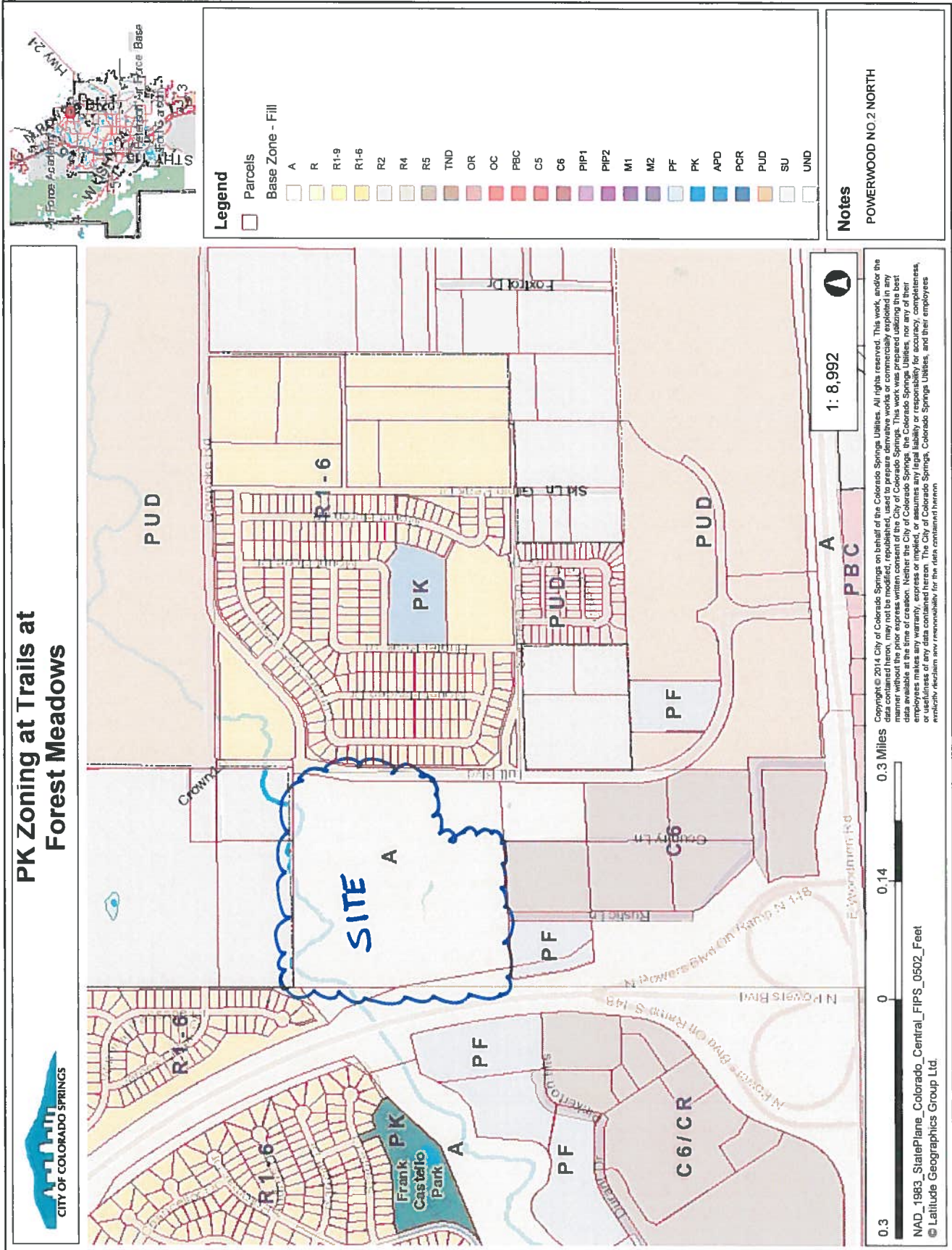


FIGURE 5

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