

CITY PLANNING COMMISSION AGENDA

STAFF: HANNAH VAN NIMWEGEN

FILE NO(S):

CPC MP 87-00381-A19MN17 – QUASI-JUDICIAL

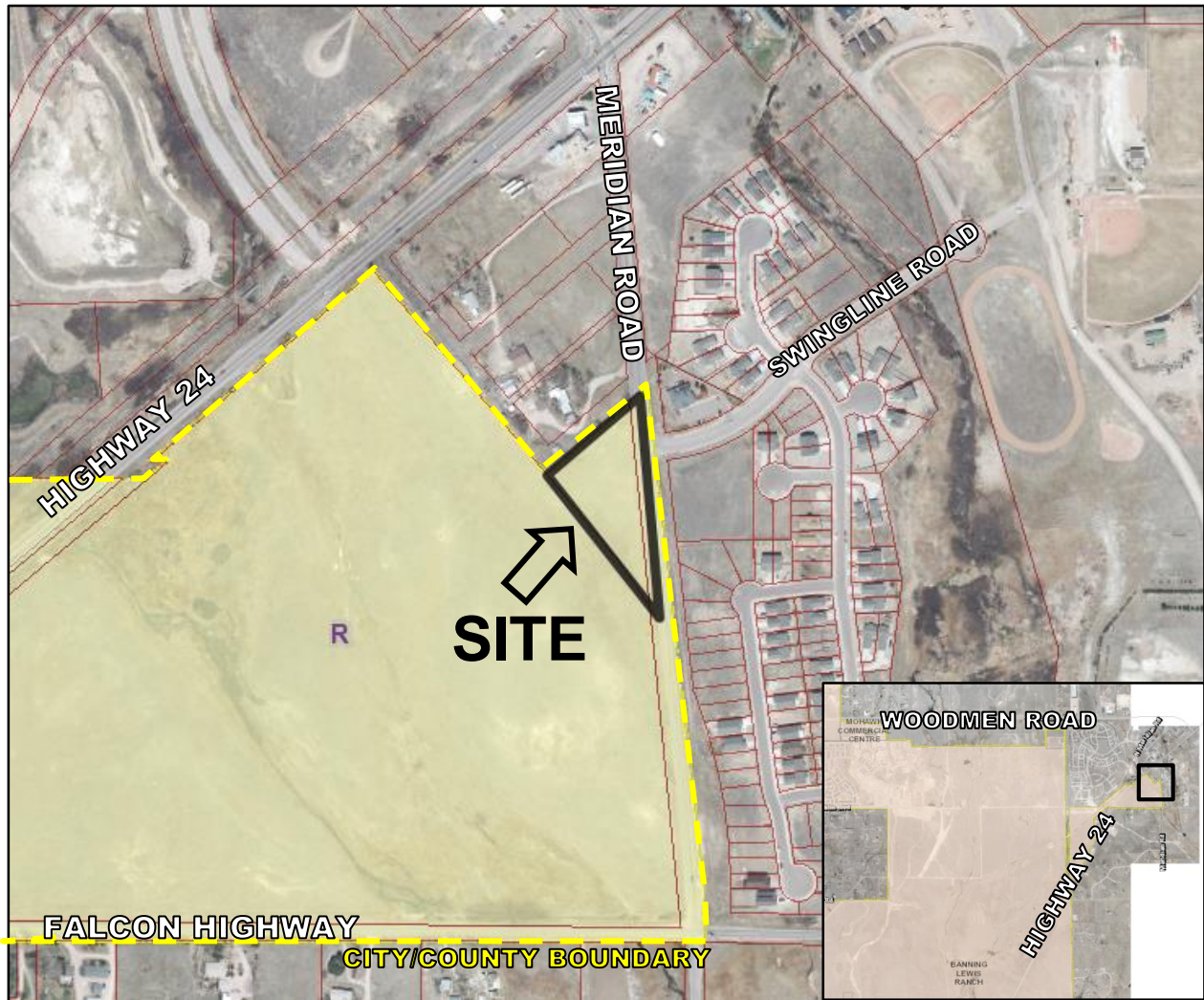
CPC ZC 17-00094 – QUASI-JUDICIAL

CPC DP 17-00095 – QUASI-JUDICIAL

PROJECT: FALCON PARK AND RIDE

APPLICANT: HDR, INC. ON BEHALF OF EL PASO COUNTY

OWNER: EL PASO COUNTY



PROJECT SUMMARY

1. Project Description: This project includes concurrent applications for a minor amendment to the Banning Lewis Ranch Master Plan; a zone change from R/CR (Estate Residential with Conditions of Record) to PF (Public Facility); and a development plan for the Falcon Park and Ride facility. The subject property is 1.74 acres in size and is generally located south of the south corner of the Highway 24 and Meridian Road intersection. **(FIGURE 1) (FIGURE 2)**
2. Applicant's Project Statement: **(FIGURE 3)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications.

BACKGROUND

1. Site Address: This site is not currently addressed. The property is generally located south of the south corner of the Highway 24 and Meridian Road intersection.
2. Existing Zoning/Land Use: R/CR (Estate Residential with Conditions of Record)/Vacant
3. Surrounding Zoning/Land Use: North: County zoned residential/Single-Family Residential
South: R/CR/SS (Estate Residential with Conditions of Record and a Streamside Overlay)/Vacant
East: County zoned residential/Single-Family Residential
West: R/CR/SS (Estate Residential with Conditions of Record and a Streamside Overlay)/Vacant
4. Comprehensive Plan/Designated 2020 Land Use: This area is designated as Low Residential
5. Annexation: The property was annexed on September 1, 1988 as part of the Banning Lewis Ranch Number 7 Annexation.
6. Master Plan/Designated Master Plan Land Use: Banning Lewis Ranch Master Plan/Residential, Very Low.
7. Subdivision: This property is unplatted.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is undeveloped and does not contain any improvements. The site does not contain any significant natural features or changes in grade.

STAKEHOLDER PROCESS AND INVOLVEMENT

Upon submittal of the requests; public notice was mailed to 89 property owners within a 1,000-foot radius of the subject sites, and the property was posted with application and staff contact information. Prior to the City Planning Commission hearing; the site was posted with the hearing date information and a postcard was mailed to the same 89 property owners within 1,000 feet of the site. No public comments were received during the posting periods.

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 Traffic, Water Resources Engineering, Parks and Recreation, and City Fire.

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

1. Review Criteria / Design & Development Issues:

- a. Background

This proposal contains three concurrent requests; amend the Banning Lewis Ranch Master Plan to alter the current land use designation to PUB (Public/Institutional), rezone 1.74 acres from R/CR (Estate Residential with Conditions of Record) to PF (Public Facility), and illustrate the proposed park and ride facility with a development plan.

The Falcon Park and Ride facility is a piece of a larger public improvement project intended to provide carpooling and future bus services to a suburban residential area. Other pieces to this larger project include the extension the new Meridian Road alignment south and the

improvement of the Meridian Road and State Highway 24 intersection (**FIGURE 4**). The public right-of-way for the new Meridian Road will be dedicated by deed at a later date and will be coordinated through the City of Colorado Springs' Real Estate Services and Traffic Engineering divisions. These actions are not a part of the master plan amendment, zone change, or development plan applications before the Planning Commission at this time. The attached figure is for illustrative purposes only. The subject applications only entitle the future park and ride facility.

b. Minor Master Plan Amendment (FIGURE 1)

This proposal will amend the Banning Lewis Ranch Master Plan by changing the land use designation for 1.74 acres of land along the eastern border of the City of Colorado Springs. The current designation is RVL (Residential, Very Low), and this request will change the land use designation to PUB (Public/Institutional).

Staff determined this amendment is minor despite the change in land use classification. Staff believes the change will have minimal impact on the City's transportation system (beyond what is anticipated with the new road alignment), utility infrastructure, public facilities, or the provision of public safety services. Additionally, minor amendments to master plans are not subject to a fiscal impact analysis review. City Code Section 7.5.408 reads, "...Minor amendments are not subject to review criteria in subsection F of this section (Fiscal)."

c. Zone Change

Concurrently the applicant is requesting a rezone of the 1.74 acre site from R/CR (Estate Residential with Conditions of Record) to PF (Public Facility). The subject area was zoned R/CR concurrently with the annexation of the subject area (Ordinance 88-141).

The conditions of record applicable to the property read, "A noise impact statement following 1983 HUD noise impact assessment guidelines shall be required with the submittal of any subdivision request." Because a residential subdivision is not a part of the subject proposal, Staff determined a noise impact study would not be necessary. This condition of record continues to apply to a large portion of surrounding properties, and may be reassessed with future development proposals on those properties.

d. Development Plan (FIGURE 2)

A development plan for the Falcon Park and Ride has been reviewed by all standard City departments and outside agencies. This development plan illustrates 200 standard and 8 accessible parking stalls, a pedestrian shelter, a bus loading area, and native adaptive landscaping. Currently there is not a potable water source to link irrigation. As such, the landscape designer worked with the City's Landscape Architect to create a naturalized, xeric plant palette and design which will survive without irrigation. Additionally, the park and ride does not have any on-site lighting because infrastructure for electrical service does not exist at this time. At a time when utility infrastructure is in place, lighting and other landscaping may be installed.

Staff considers the Falcon Park and Ride to be the highest and best use for the subject property. Following the dedication of the New Meridian Road extension, the subject parcel will be left a small, oddly shaped piece of land with two frontages unsuitable for single-family or commercial development.

2. Conformance with the City Comprehensive Plan

The proposed applications do not interfere with or alter the envisioned development pattern for the subject area, which is identified as low density residential per the Comprehensive Plan 2020 Land Use Map.

- a. Objective LU 1: Improve Regional Planning For Growth
The 2020 Comprehensive Plan states, “The impact of growth on our community is not only a local issue; it is a regional issue as well. Without better coordination between governmental entities in our region we will see more haphazard patterns of development, greater increases in traffic congestion, duplication of services, fiscal inequalities, and uneven standards for infrastructure and services. Coordinating actions of the City with other governments and agencies, both in the Pikes Peak region and at the state and federal levels, is the first step toward more effective regional planning.” The Falcon Park and Ride is a coordination of City and County agencies to plan and construct a project to help provide a stronger regional transportation system, including providing alternative options to travel by car which are easily accessible. This notion is further supported by the following strategy to achieve this objective.
- b. Strategy LU 101c: Support Cooperative Efforts for a Regional Transportation System
“Continue to support the cooperative efforts to plan, fund, build, and maintain a regional transportation system for vehicles, transit, bicycles and pedestrians with other governmental entities, agencies, and organizations.”

3. Conformance with the Area’s Master Plan

As discussed above, this proposal will amend the Banning Lewis Ranch Master Plan by changing the land use designation for 1.74 acres of land along the eastern border of the City of Colorado Springs. The current designation is RVL (Residential, Very Low), and this request will change the land use designation to PUB (Public/Institutional). This amendment is supportive of future plans to provide alternative transportation methods in an area not currently served by regional transit.

STAFF RECOMMENDATION

CPC MP 87-00381-A19MN17 – MINOR MASTER PLAN AMENDMENT

Recommend approval to City Council the minor master plan amendment to the Banning Lewis Ranch Master Plan, based upon the finding that the amendment meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408.

CPC ZC 17-00094 – ZONE CHANGE

Recommend approval to City Council the zone change of 1.74 acres from R/CR (Estate Residential with Conditions of Record) to PF (Public Facility), based upon the findings that the change of zone request complies with the review criteria for granting a zone change as set forth in City Code Section 7.5.603.B.

CPC DP 17-00095 – DEVELOPMENT PLAN

Recommend approval to City Council the Falcon Park and Ride development plan based upon the findings that the development plan complies with the review criteria as set forth in City Code Section 7.5.502.E.