

**CITY PLANNING COMMISSION AGENDA**

**STAFF: DANIEL SEXTON**

**FILE NO(S):**

**CPC MP 05-00095-A1MN16 – QUASI-JUDICIAL**

**CPC MP 04-00254-A4MN16 – QUASI-JUDICIAL**

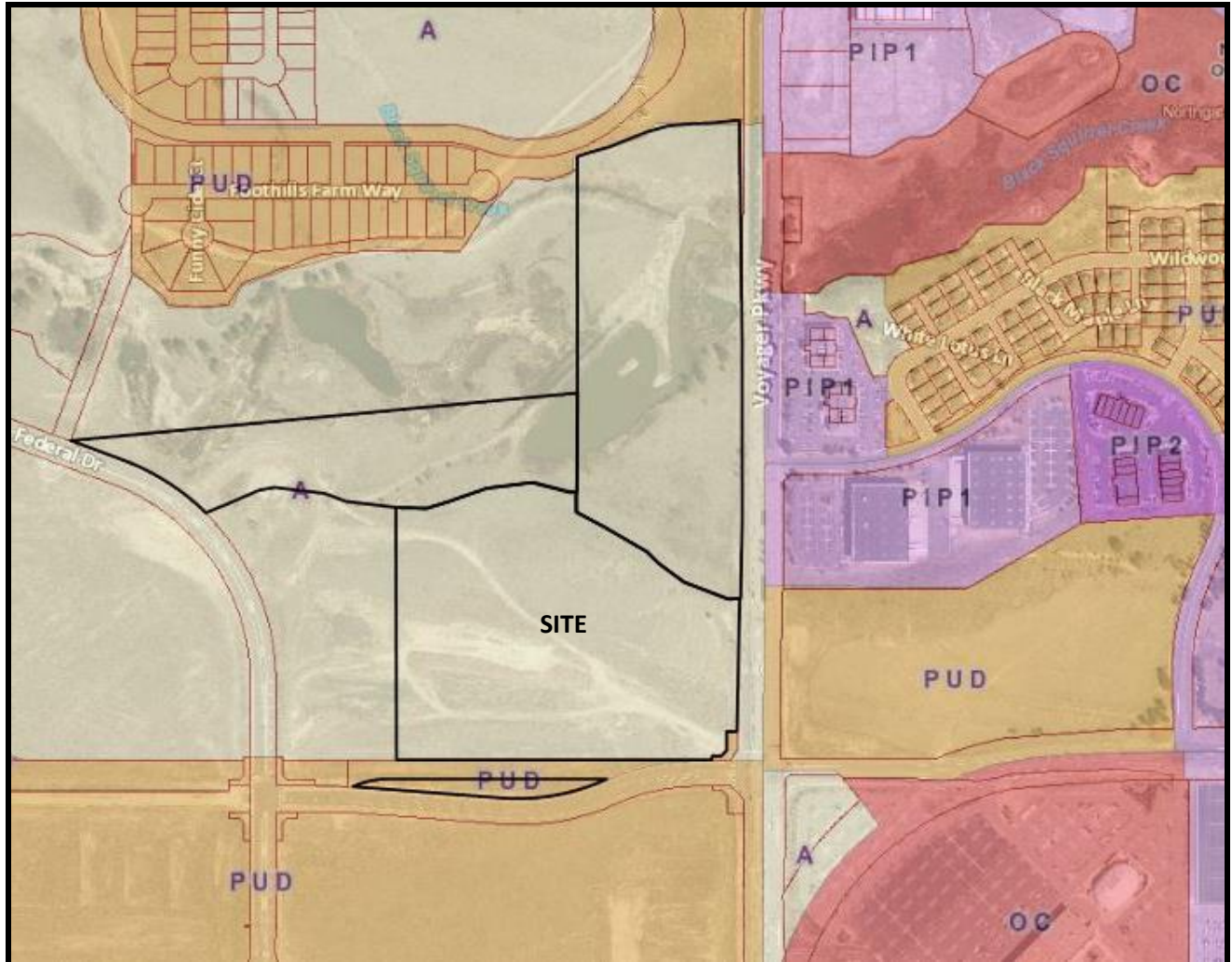
**CPC PUZ 16-00051 – QUASI-JUDICIAL**

**CPC PUP 16-00052 – QUASI-JUDICIAL**

**PROJECT: CONTINENTAL APARTMENTS AT VOYAGER**

**APPLICANTS: ALLISON VALLEY DEVELOPMENT COMPANY, LLC and  
CONTINENTAL 370 FUND, LLC**

**OWNER: ALLISON VALLEY DEVELOPMENT COMPANY, LLC**



## **PROJECT SUMMARY:**

1. **Project Description:** The project includes concurrent applications for an adjustment of the Interquest at Marketplace Master Plan, an adjustment of The Farm Master Plan, a PUD (Planned Unit Development) zone change and a PUD concept plan for an 18-acre site to contain a multi-family complex (herein referred to as "Continental Apartments at Voyager"). The subject properties associated with these applications are located at the northwest corner of the New Life Drive and Voyager Parkway intersection. The proposed Continental Apartments at Voyager project will provide 280 dwelling units within the development, completing a very visible segment of The Farm master planned area.

The proposed rezone will change portions of the subject properties according to the following:

- PUD/A/CR (Planned Unit Development and Agricultural with Conditions of Record) to PUD (Planned Unit Development: Multi-Family Residential land use, 15.58 dwelling units per acre, 40-foot height maximum)

The proposed PUD concept plan illustrates the development scheme for the multi-family complex with 14 multi-family buildings, outdoor amenities (e.g. community amenity, open space, trails, etc.) and private streets. **(FIGURE 1)**

***\*\* Staff notes that a master plan adjustment application is the lowest category of application for processing changes to a master plan. For this application type to be applied, it must be determined that the proposed change is generally incidental and is intended to maintain consistency between the master plan and more detailed plans. Additionally, the City's application filing system does not have a unique identifier for this application type, thus the master plan adjustments discussed herein, are listed as minor master plan amendments for filing purposes.***

2. **Applicant's Project Statement:** **(FIGURE 2)**
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the applications.

## **BACKGROUND:**

1. **Site Address:** The site is not currently addressed. The property is, however, located northwest of the New Life Drive and Voyager Parkway intersection.
2. **Existing Zoning/Land Use:** The subject property is currently zoned PUD/A/CR (Planned Unit Development and Agricultural with Conditions of Record) and is vacant.
3. **Surrounding Zoning/Land Use:**
  - North: A/CR (Agricultural with Conditions of Record)
  - South: PUD (Planned Unit Development: Multi-Family Residential land use; 20.1 dwelling units per acre; and 45-foot maximum building height)
  - East: PIP-1 and PUD (Planned Industrial Park-1 and Planned Unit Development: Commercial and Multi-Family Residential land uses; 30 dwelling units per acre; and 45-foot maximum building height)
  - West: A/CR (Agricultural with Conditions of Record)
4. **Comprehensive Plan/Designated 2020 Land Use:** General Residential
5. **Annexation:** The properties were annexed into the City on October 1, 1991 per Stout Allen Addition #1 Annexation Plat (Ord. 91-107) and on April 4, 2006 under the Allison Valley Addition Annexation Plat (Ord. 05-131).
6. **Master Plan/Designated Master Plan Land Use:** The Farm Master Plan identifies 16.5 acres of the project site as High Density Residential at 12-24 dwelling units per acre and the Interquest at

Marketplace Master Plan identifies the remaining 1.49 acre of the site as Regional Commercial and the proposed alignment of New Life Drive.

7. Subdivision: The property is unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is currently vacant and is primarily natural grass with mounds of processed aggregate from surrounding development activities. The property slopes down significantly to the northwest from the New Life Drive and Voyager Parkway intersection.

#### **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public notification process consisted of providing notice to property owners within 1,000 feet of the site, which included the mailing of postcards to 99 property owners, on three occasions; prior to a neighborhood meeting, during the internal review stage, and prior to the Planning Commission meeting. The site was also posted on those three occasions. A neighborhood meeting was held on April 12, 2016, with one citizen in attendance. In response to the public solicitation for comments, no comments were received.

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, CONO, School District #20, Police and E-911, Real Estate Services, Wescott Fire District, and USAFA.

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

##### 1. Review Criteria / Design & Development Issues:

###### a. Application Summaries

###### i. Master Plan Adjustment

This proposal will amend the Interquest at Marketplace Master Plan by changing the alignment of New Life Drive to its already constructed location and moving 1.49 acres from this planned area to The Farm Master Planned area to the north (**FIGURE 3**).

###### ii. Master Plan Adjustment

The applicant is also proposing to amend The Farm Master Plan by changing the alignment of New Life Drive to its already constructed location, integrating 1.49 acres from the Interquest at Marketplace Master Planned area into this planned area, and change the land use designation for the integrated parcels from deeded right-of-way and Regional Commercial to High Density Residential (12-24 dwelling units per acre) (**FIGURE 4**).

###### iii. PUD Zone Change

Concurrently, the applicant is requesting a rezone of 18 acres of land (**FIGURE 5**) at the corner of New Life Drive and Voyager Parkway from PUD/A/CR (Planned Unit Development and Agricultural with an Conditions of Record) to PUD (Planned Unit Development: Multi-Family Residential, 15.58 dwelling units per acre, 40-foot height maximum). The majority of the affect parcels were originally zoned A (Agricultural) when they were annexed into the City in 2006, which has served as a holding zone until the property was ready for development. The southern portion of the project site was zoned PUD (Planned Unit Development) in 2006 in preparation for the future development of the Interquest at Marketplace Development project. The applicant's proposed PUD zone district sets the specific density, dimensional, and use controls for the development of the Continental Apartments at Voyager project. This rezone is in conformance with the proposed adjustment of The Farm Master Plan as amended and will meet the City Code standards for a PUD zone change request.

iv. PUD Concept Plan

The proposed PUD concept plan for the Continental Apartments at Voyager project (**FIGURE 1**) illustrates the envisioned layout for the multi-family residential complex with 280 dwelling units contained within 14 multi-family buildings. At this time, the applicant has not formalized the design of the proposed buildings and site improvements. The applicant has, however, strategically placed each building within the site to minimize visual impacts on the residential homes being development on the northern side of Black Squirrel Creek. The Continental Apartments at Voyager project is to be developed in a single phase, with a gross density of 15.58 dwelling units per acre. The proposed PUD concept plan envisions a site amenities package consisting of open space, a public trail adjacent to the creek, a community amenity (e.g. clubhouse), surface parking facilities, and private streets.

There is an existing large utility easement for a former gas line running diagonally through the site that the applicant is working with Colorado Springs Utilities and the Real Estate Services Department to vacate, as the gas line has already been relocated within the New Life Drive right-of-way.

Staff finds that the proposed plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).

2. Conformance with the City's Comprehensive Plan:

Based on the City's Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development patterns for the subject parcel, which is identified as General Residential per the Plan's 2020 Land Use map.

a. Objective LU 2: Develop a Land Use Pattern that Preserves the City's Natural Environment, Livability, and Sense of Community.

The applicant's proposal furthers the City's efforts to encourage infill development of undeveloped parcels throughout the City. This project provides a platform for the building of neighborhood and community, as it will complete a very visible segment of The Farm master planned area and includes open space and trail connections along the southern side of Black Squirrel Creek. The applicant's site design also provides a buffer for the single-family residences under development to the north.

i. Policy LU 202: Make Natural and Scenic Areas and Greenways an Integral Part of the Land Use Pattern.

The proposed PUD concept plan acknowledges Black Squirrel Creek as a significant feature of the neighborhood and for the site. The applicant's approach to site planning further integrates and conserves this natural feature through the establishment of open space and trail connections adjacent to the creek. This project also represents a good example of integrating land uses in a meaningful way to complement the overall land use pattern of an area.

b. Objective LU 5: Develop Cohesive Residential Areas

The applicant's proposal is supportive of the City's efforts to encourage the creation of functional and attractive neighborhoods, sharing an interconnected network of facilities. The multi-family development proposal also integrates variety into the neighborhood that generates opportunities and choices for households, while ensuring this neighborhood develops as a well-functioning neighborhood.

c. Objective LU 6: Meet the Housing Needs of All Segments of the Community

The Continental Apartments at Voyager project furthers the City's desires to ensure the sufficient provision of housing options to meet the needs of the entire community by providing a choice of housing types within the immediate neighborhood.

d. Objective T 1: Transportation Planning and Mobility

The Continental Apartments at Voyager project will contribute to the future mobility needs of the immediate neighborhood through connectivity and enhancement of the current pedestrian circulation network in the area, which in turn make the site more walkability as well as enhances the linkages within the area.

As indicated above, Staff finds the Continental Apartments at Voyager project and associated applications to substantially conform to the Comprehensive Plan's goals, objectives, and the 2020 Land Use map.

3. Conformance with the Area's Master Plan:

The proposed project site is currently part of the Interquest at Marketplace Master Planned area which is shown as Regional Commercial and the envisioned alignment of New Life Drive (1.49 acres), and The Farm Master Planned area which is currently shown as High Density Residential at 12-24 dwelling units per acre (16.51 acres). Per the proposed adjustments to the above referenced master plans, which incorporate changes to the built environment, staff finds the Continental Apartments at Voyager project to be consistent and in substantial compliance with The Farm Master Planned area as amended.

**STAFF RECOMMENDATION:**

**CPC MP 05-00095-A1MN16 – MASTER PLAN ADJUSTMENT**

Recommend approval to City Council the master plan adjustment to the Interquest at Marketplace Master Plan, based upon the finding that the adjustment meets the requirements as set forth in City Code Section 7.5.403(D).

**CPC MP 04-00254-A4MN16 – MASTER PLAN ADJUSTMENT**

Recommend approval to City Council the master plan adjustment to The Farm Master Plan, based upon the finding that the adjustment meets the requirements as set forth in City Code Section 7.5.403(D).

**CPC PUZ 16-00051 – CHANGE OF ZONING TO PUD**

Recommend approval to City Council the zone change from PUD/A/CR (Planned Unit Development and Agricultural with Conditions of Record) to PUD (Planned Unit Development: Multi-Family Residential land use, 15.58 dwelling units per acre, 40-foot height maximum), based upon the findings that the change of zone request complies with the development of a PUD zone as set forth in City Code Section 7.3.603 and the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

**CPC PUP 16-00052 – PUD CONCEPT PLAN**

Recommend approval to City Council the PUD concept plan for the Continental Apartments at Voyager project, based upon the findings that the PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).