

CITY PLANNING COMMISSION AGENDA

STAFF: MICHAEL MCCONNELL

FILE NO(S):

CPC MPA 04-00043-A4MN18- QUASI-JUDICIAL

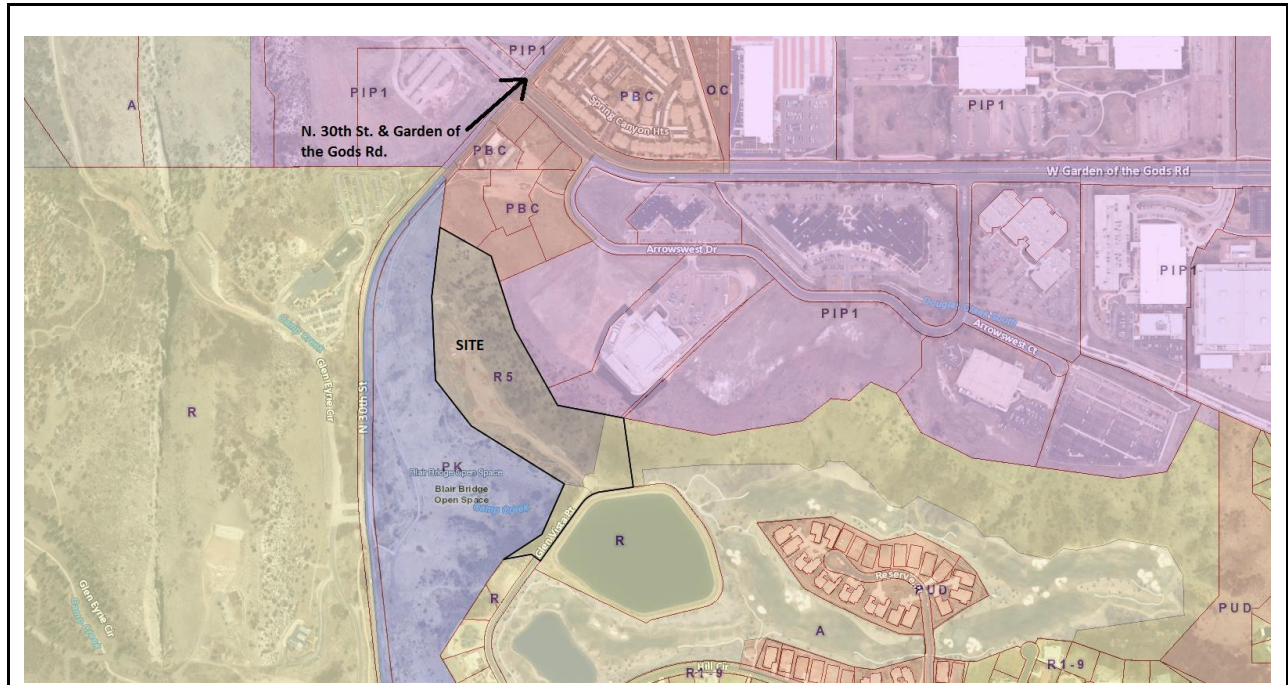
CPC PUZ 18-00008 - QUASI-JUDICIAL

CPC PUD 18-00009 - QUASI-JUDICIAL

PROJECT: NORTHPOINTE AT KISSING CAMELS

APPLICANT: ORSILLO DESIGN

OWNER: GARDEN OF THE GODS CLUB, LLC



PROJECT SUMMARY:

1. **Project Description:** The project includes a minor amendment to the Hill Properties master plan to lower the density of the subject property from 3.5-7.99 dwelling units per acre to 0-1.99 dwelling units per acre, a zone change of 7.25 acres from R5/CR (Multi-Family Residential with Conditions of Record) & R/CR (Estate Single-Family Residential with Conditions of Record) to PUD (Planned Unit Development) and a PUD Development Plan for a 12 lot single-family residential subdivision at .6 dwelling units per acre with a max height of 28 feet.
2. **Applicant's Project Statement:** **(FIGURE 1)**
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the applications.

BACKGROUND:

1. **Site Address:** Not yet addressed

2. Existing Zoning/Land Use: R5/CR (Multi-Family Residential with Conditions of Record) & R/CR (Estate Single-Family Residential with Conditions of Record)
3. Surrounding Zoning/Land Use:
 - North: PBC CU (Planned Business Center with Conditional Use - Vacant
 - South: R (Estate Single-Family Residential) - Vacant
 - East: PIP1 HS (Planned Industrial Park 1 with Hillside Overlay) - Vacant & Industrial
 - West: PK HS (Public Parks with Hillside Overlay)
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Mesa Addition #2 - 1971
6. Master Plan/Designated Master Plan Land Use: Hill Properties Master Plan: Residential with 3.5-7.99 dwelling units per acre.
7. Subdivision: Unplatted. A Final Plat is being submitted separately and reviewed administratively.
8. Zoning Enforcement Action: None
9. Physical Characteristics: This is the Northwest corner of the Mesa with steeply sloping sides to the north, east and west surrounding a generally flat promontory.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 28 property owners on two occasions: once during the initial review of the project and a separate mailing was sent out prior to the City Planning Commission meeting. During these posting periods one comment has been received by staff.

Staff sent copies of the plans and supporting documents to the standard internal and external agencies for comments. All comments submitted by the reviewing agencies have been addressed. The agencies that commented initially are the City Landscape Architect, City Surveyor, Colorado Springs Utilities, Engineering Development Review, Colorado Springs Fire Department Traffic Engineering, Water Resources Engineering, Parks and Recreation, and Enumerations.

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

1. Review Criteria / Design & Development Issues:
 - a. Minor Master Plan Amendment (Figure 2)
As part of the original Hill Properties Master Plan, this property had been designated for residential use at a density of 3.5 – 7.99 dwelling units per acre for the 7.23 acres within this development proposal. The proposed master plan amendment will lower the density range to 0 - 1.99 dwelling units per acre and will accommodate 12 new single-family residential lots with a density of .6 dwelling units per acre.
 - b. PUD Zone Change (Figure 3)
The proposal is to rezone 7.23 acres that is currently zoned R5/CR (Multi-Family Residential with Conditions of Record) & R/CR (Estate Single-Family Residential with Conditions of Record). The current zoning was established to accommodate a 57 unit condo project with conditions (**Figure 4**) that state “The property shall be developed in accordance with the map (exhibit 2) and the development criteria (exhibit 3)”. Exhibit 2 refers to a specific concept plan showing the condo buildings and Exhibit 3 is the development standards. This PUD will allow a 28 foot max height with a density level of .6 dwelling units per acre which is similar to the surrounding residential use and density.
 - c. PUD Development Plan (Figure 5)
The development plan illustrates 12 single-family residential lots with an average size of .39 acres. The development standards, negotiated through the Kissing Camels Property Owners Association, will closely resemble the standards established for other areas Kissing Camels and will typically be more restrictive than the City would normally impose; including a .27 acre minimum lot size with a 40% maximum building coverage and a 28’

maximum height. The lots are located on the western side of the promontory to capture views of Pikes Peak and Garden of the Gods. Lots are set back from the slope due to geologic concerns of historic shallow slides on the site, as noted in the Geologic Hazard Report. These "no build" areas are shown on the development plan as a geologic setback line, which is shown on the site plan and will be placed in a Preservation or No-Build area once platted. The internal roadway associated with this development will be private and maintained by the Kissing Camels Property Association. At each end of the new roadway there will be turn around for the Fire Department, A traffic study was not required or requested due to lower the density of the site from 57 condo units to 12 single family residential units.

d. Drainage

The Final Drainage report for this project has been approved through The Water Resources Engineering Division. The project includes a lined storm water pond in Tract B in compliance with the approval report. The pond will control the release of storm water into the neighboring Blair Bridge Open space. The drainage infrastructure will be maintained by a separate sub-association to be created after approval is granted.

e. Geologic Hazards

The Geologic Hazard Report for this project has received a recommendation for approval from the Colorado Geologic Survey with minor comments still to be addressed. Once final approval of the Geologic Hazard Report is granted, all recommendations will appear as notes on the development plan.

This development will utilize two separate methodologies for determining rear yard setbacks. One setback has been determined by the Geologic Hazard Report and the other is determined by the International Building Code. Whichever setback is more restrictive for the individual lot will be used. This will help protect against future slides and move each home further away from the sloping ground.

Evidence of shallow slides exists on each side of this development and as such, staff will impose the generally more restrictive geologic rear yard setback on lots impacted by the Geologic Hazard Report.

Due to the concerns addressed within the report, lots 4 & 8-12 will have a separate and more restricted geologic rear yard setback. A site specific geologic hazard report will be required before building permits can be pulled for each lot within the development.

Several lots on the north end of the development (1-3, 6, 7) will use the International Building Code setback for sloped sites because it is the more restrictive than the geologic rear-yard setback line which originated from the Geologic Hazard Report.

2. Conformance with the City Comprehensive Plan:

Objective LU2: Develop a land use pattern that preserves the City's natural environment, livability and sense of community.

A focused pattern of development makes more efficient use of land and natural and financial resources than scattered, "leap frog" development. In contrast to dispersed patterns of development, a consolidated pattern helps to decrease traffic congestion and facilitates the ability of the City to provide needed services and public facilities, such as street maintenance, public transit, police and fire protection, and emergency services.

A more focused land use pattern should be planned to better protect open spaces and natural resources, deliver public facilities and services more effectively, provide a greater range of options for housing in neighborhoods, preserve the unique character of the community, and make available a greater range of choices in modes of transportation.

Due to the geologic hazard issues a more ambitious development like the previously approved and now expired condo plan is not likely feasible in the future. A more intense use would likely require significant retaining of the slopes on site and also could potentially be more impactful of sight lines on and around the site. A single-family development such as the one proposed is the highest and best use for this infill lot to fulfill the goals of this comprehensive plan objective.

Objective LU 4: Encourage Infill and Redevelopment.

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Kissing Camels is a primarily single-family master planned community and as such has a number of undeveloped properties within its boundaries. The subject parcel is one such property and to better integrate this parcel into the community a single-family residential development, as opposed to the previously approved condo development, is most appropriate. Due to the various issues associated with this site, a lower impact infill development will be suitable for this site.

Policy LU 401: Encourage appropriate uses and designs for redevelopment and infill projects.

Work with property owners in neighborhoods, the downtown, and other existing activity centers and corridors to determine appropriate uses and criteria for redevelopment and infill projects to ensure compatibility with the surrounding area.

Due to the topography of the site a number of concessions had to be made by the developer including lowering the height of the structures and increasing the rear setback based on geologic concerns. This was done in part, to ensure this project fits well not only with the surrounding Kissing Camels properties but also with the open space below and the properties along Garden of the Gods Road.

3. Conformance with the Area's Master Plan:

The Hill Properties Master Plan labels this property as residential at 3.5-7.99 dwelling units per acre. The development proposal shows a density of 0-1.99 dwelling units per acre. The Kissing Camels Property Owners Association has reviewed the plans and approve of the changes.

STAFF RECOMMENDATION:

CPC MPA 04-00043-A4MN18 – MASTER PLAN AMENDMENT

Recommend approval to City Council the minor master plan amendment from a residential use of 3.5-7.99 dwelling units per acre to a residential use of 0-1.99 dwelling units per acre based on the findings that the master plan amendment request complies with the review criteria for a Master Plan Amendment in City Code Section 7.5.408.

CPC PUZ 18-00008 – PUD ZONE CHANGE

Recommend approval to City Council the zone change of 7.23 acres from R5/CR (Multifamily Residential with Conditions of Record) & R/CR (Estate Single-Family Residential with Conditions of Record) to PUD (Planned Unit Development) with a maximum height of 28 feet and a density of 0-1.99 dwelling units per acre, based on the findings that the zone change request complies with the three (3) review criteria for granting a zone change in City Code Section 7.5.603(B) and the review criteria in City Code Section 7.3.603.

CPC PUD 18-00009 – PUD DEVELOPMENT PLAN

Recommend approval to City Council the Northpoint PUD Development Plan, based on the findings that this project meets the development plan review criteria in City Code Section 7.5.502(E) and the review criteria in City Code Section 7.3.606.