

# Copper Range Apartment & Woodmen Heights Commercial/Office

CPC MPA 06-00206-A7MJ16,  
CPC ZC 16-00028, CPC PUZ 16-00031,  
CPC CP 00-00033, and CPC PUD 16-00034

June 28, 2016

Daniel Sexton, Senior Planner



# Vicinity Map



# General Information



## Site Details:

- Zoned A/AO (Agricultural with an Airport Overlay)
- 17 acres / 740,520 square feet
- Currently vacant and is primarily natural grass and stockpiles of partially processed aggregate from surrounding development activities

## Public Notification and Involvement:

- A neighborhood meeting was held on December 16, 2015, but no citizens attended
- Public notice was mailed to 53 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.

# Applications



## **CPC MPA 06-00206-A7MJ16 – Major Master Plan Amendment**

Woodmen Heights Master Plan Major Amendment changing the land use designation from Neighborhood Commercial/Office to Residential (16-24.99 Dwelling Units per Acre).

## **CPC ZC 16-00028 – Change of Zoning to PBC**

Woodmen Heights zone change of 3.8 acres from A/AO to PBC/AO.

## **CPC PUZ 16-00031 – Change of Zoning to PUD**

Copper Range Apartments PUD zone change of 13.3 acres from A/AO to PUD/AO.

## **CPC CP 00-00033 – Concept Plan**

Woodmen Heights Commercial/Office Concept Plan for 3.8 acres illustrating two commercial development sites with associated surface parking areas.

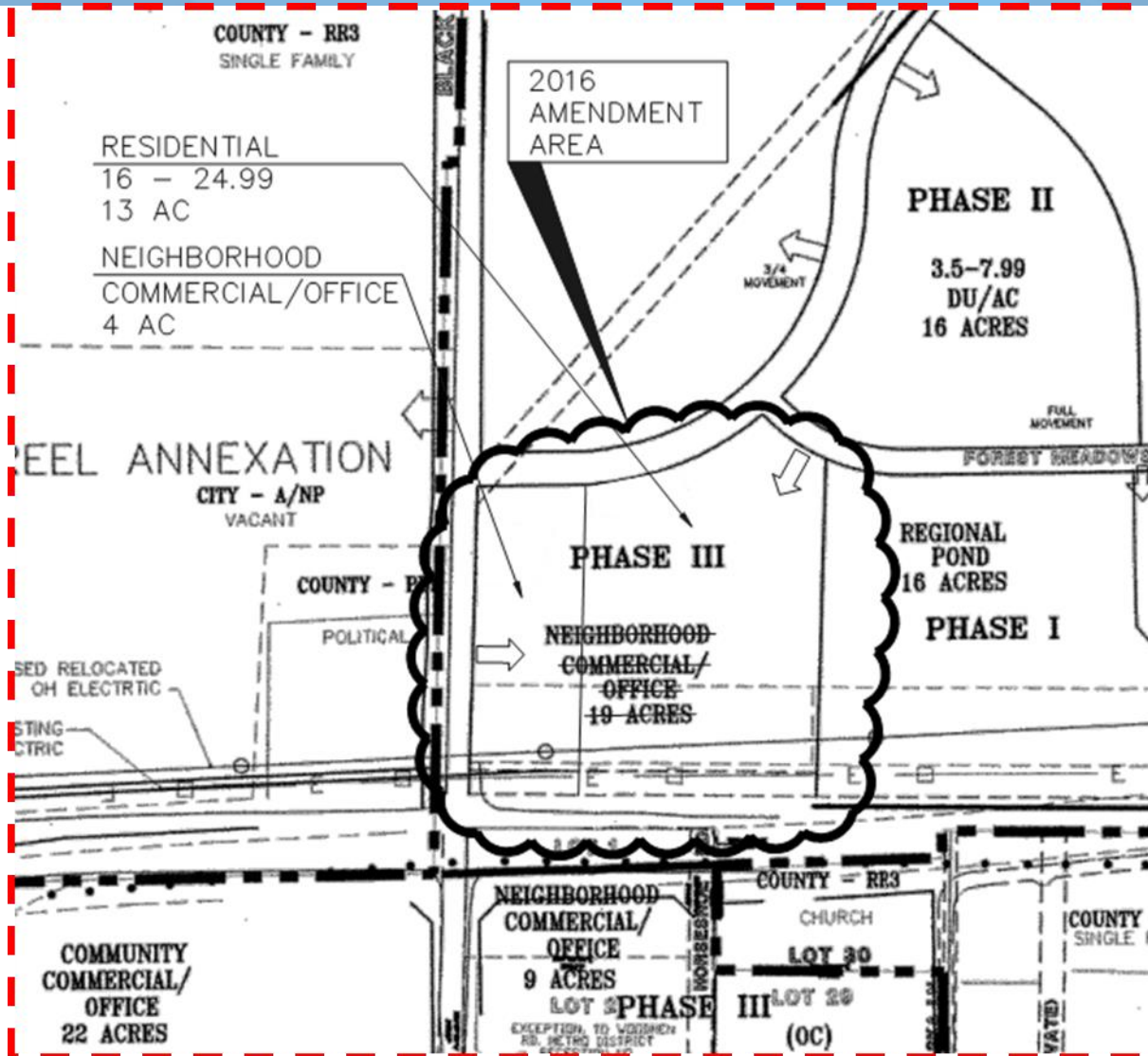
## **CPC PUD 16-00034 – PUD Development Plan**

Copper Range Apartments PUD Development Plan for a multi-family residential development with 240 dwelling units contained within 10 multi-family buildings.

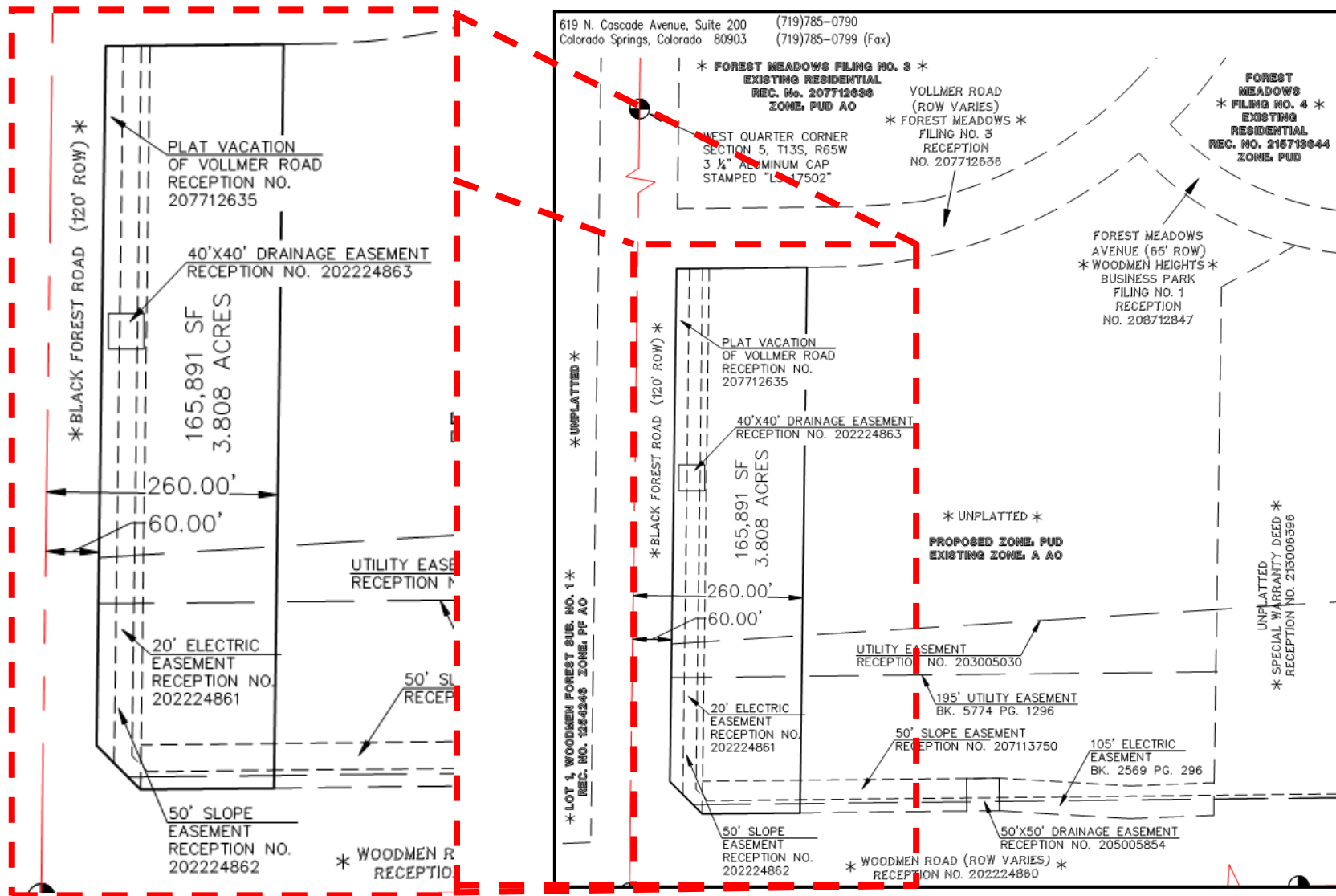




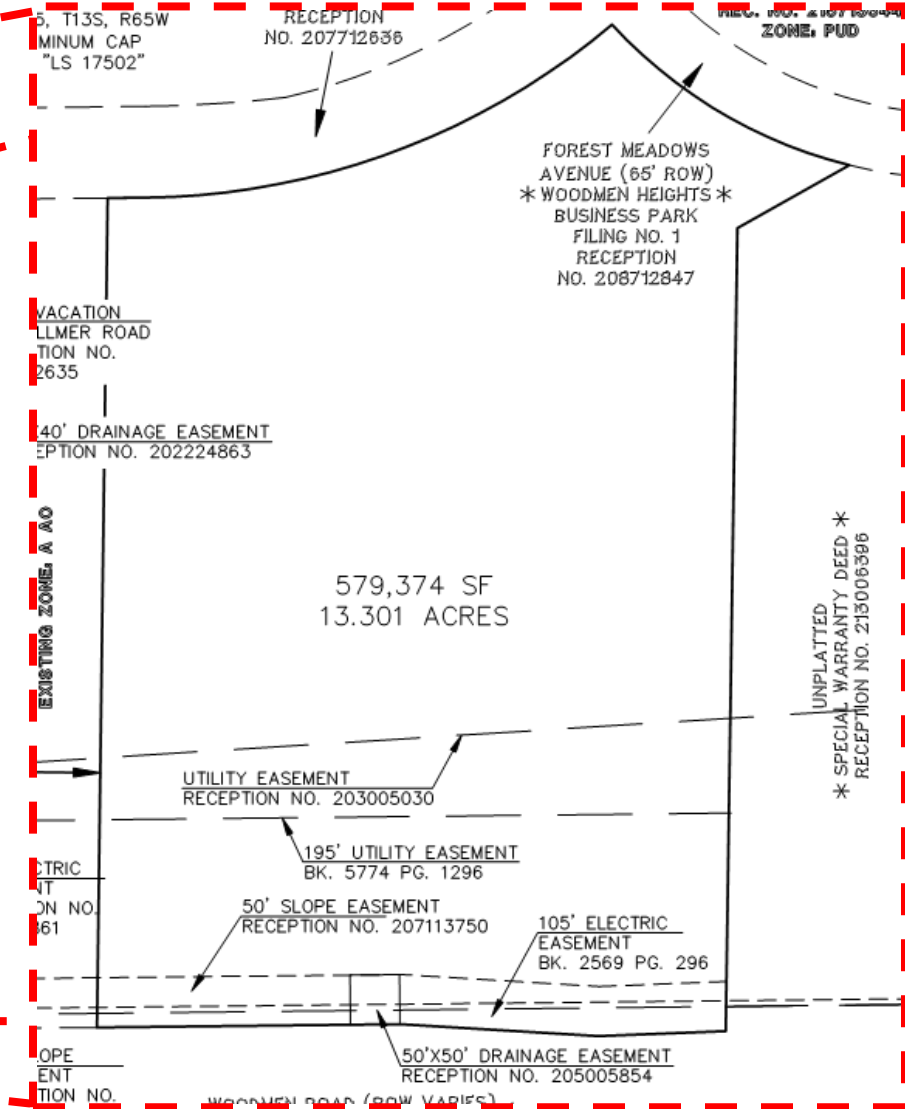
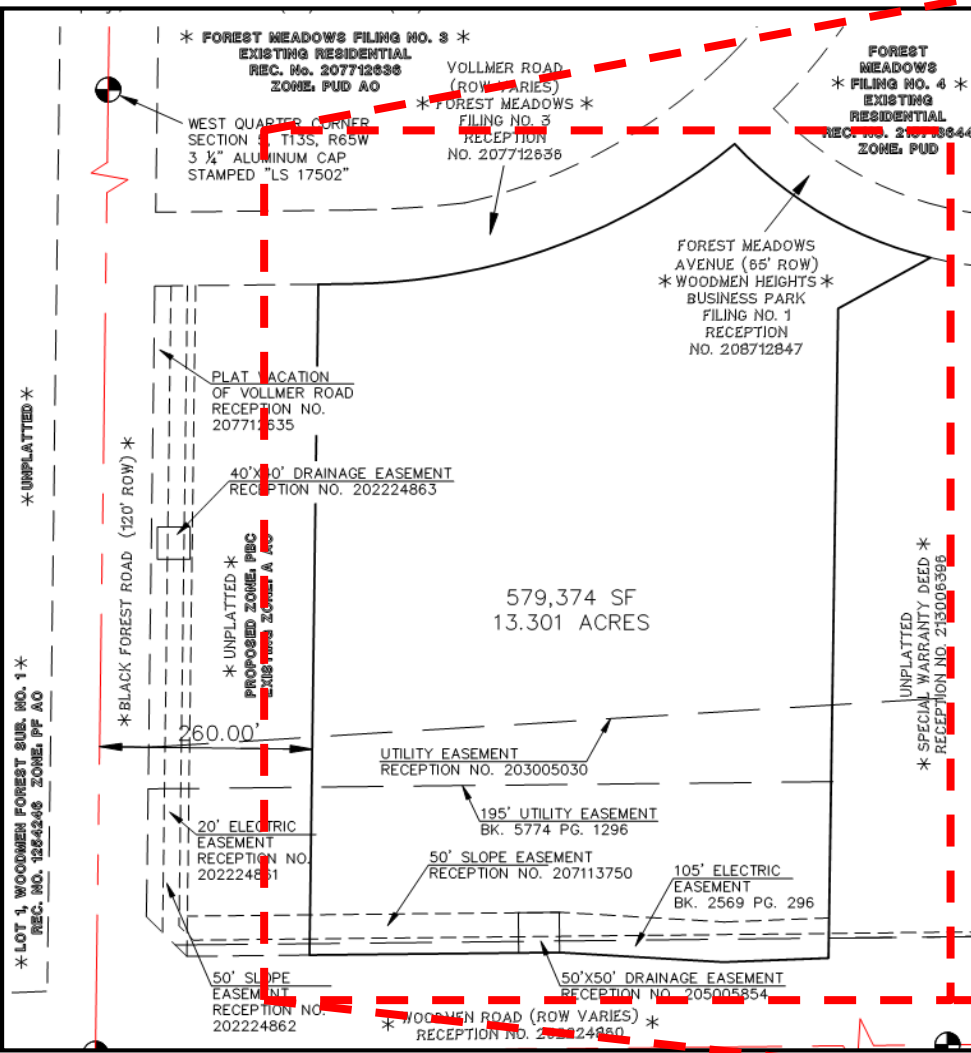
# Master Plan Amendment



# Zone Change: A/AO to PBC/AO

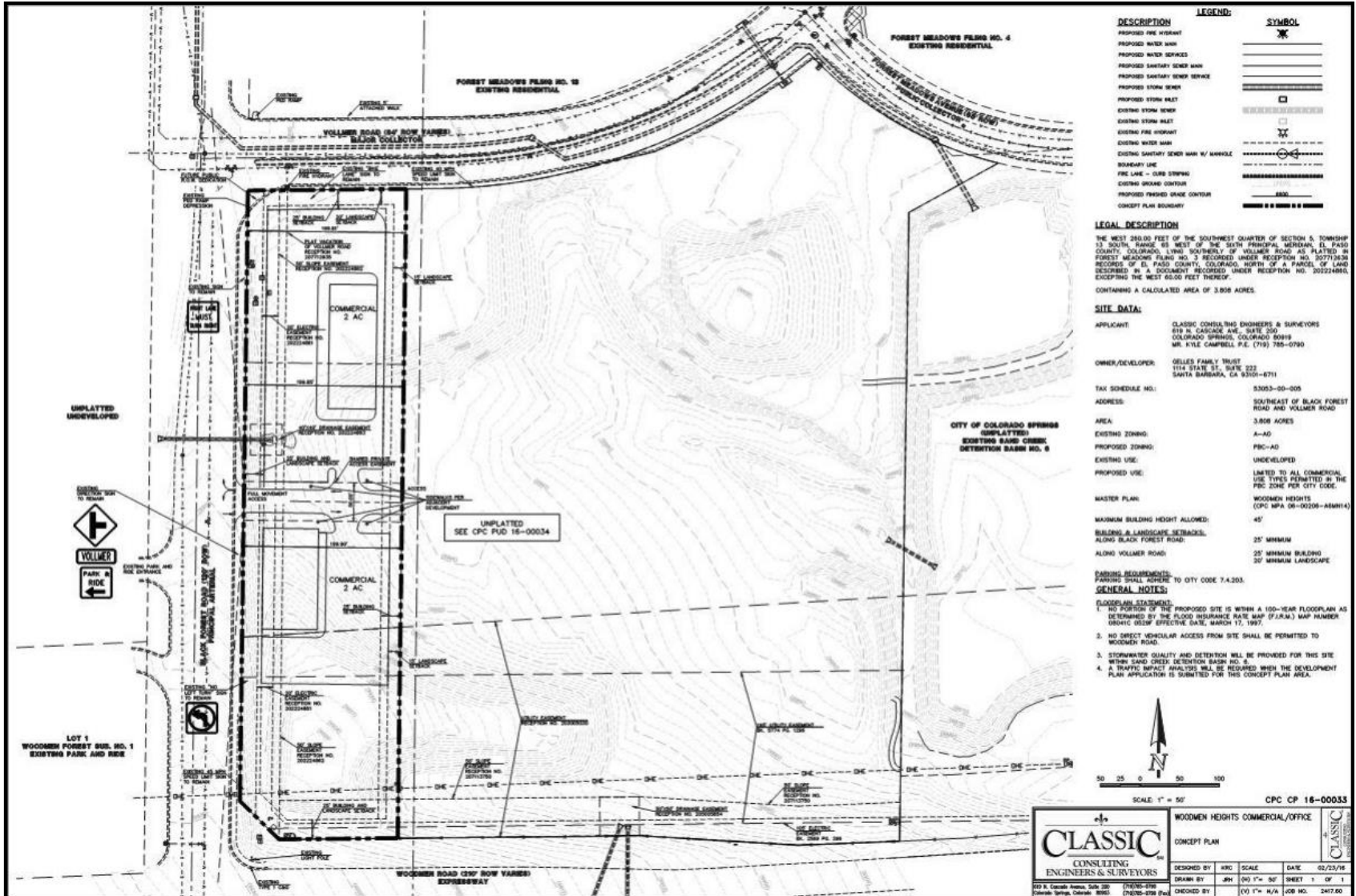


# Zone Change: A/AO to PUD/AO





# Concept Plan



DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	⊗
PROPOSED WATER MAIN	—
PROPOSED WATER SERVICE	—
PROPOSED SANITARY SEWER MAIN	—
PROPOSED SANITARY SEWER SERVICE	—
PROPOSED STORM SEWER	—
PROPOSED STORM RILEY	—
EXISTING STORM SEWER	—
EXISTING STORM RILEY	—
EXISTING FIRE HYDRANT	⊗
EXISTING WATER MAIN	—
EXISTING SANITARY SEWER MAIN W/ MANHOLE	—
BOUNDARY LINE	—
FIRE LAKE - GROUND SPRING	—
EXISTING SHRAVE CONTOUR	—
PROPOSED PAVED GRADE CONTOUR	—
CONCEPT PLAN BOUNDARY	—

**LEGAL DESCRIPTION**  
 THE WEST 260.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LYING SOUTHERLY OF VOLLMER ROAD AS PLATTED IN FOREST MEADOWS FILMS NO. 3 RECORDED UNDER RECEPTION NO. 20771348 RECORDS OF EL PASO COUNTY, COLORADO, NORTH OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 20224848, EXCEPTING THE WEST 65.00 FEET THEREOF.  
 CONTAINING A CALCULATED AREA OF 3.808 ACRES.

**SITE DATA:**  
 APPLICANT: CLASSIC CONSULTING ENGINEERS & SURVEYORS  
 819 N. CASCADE AVE., SUITE 250  
 COLORADO SPRINGS, COLORADO 80918  
 MR. KYLE CAMPBELL P.E. (719) 785-0790

OWNER/DEVELOPER: BELLES FAMILY TRUST  
 1114 STATE ST., SUITE 222  
 SANTA BARBARA, CA 93101-6711

TAX SCHEDULE NO.: 53053-00-005  
 ADDRESS: SOUTHEAST OF BLACK FOREST ROAD AND VOLLMER ROAD  
 AREA: 3.808 ACRES  
 EXISTING ZONING: A-AO  
 PROPOSED ZONING: PBC-AO  
 EXISTING USE: UNDEVELOPED  
 PROPOSED USE: LIMITED TO ALL COMMERCIAL USE TYPES PERMITTED IN THE PBC ZONE PER CITY CODE.

MASTER PLAN: WOODMEN HEIGHTS (CPC MPA 08-02206-AS0M14)  
 MAXIMUM BUILDING HEIGHT ALLOWED: 45'  
 BUILDING & LANDSCAPE SETBACKS ALONG BLACK FOREST ROAD:  
 25' MINIMUM  
 ALONG VOLLMER ROAD:  
 25' MINIMUM BUILDING  
 20' MINIMUM LANDSCAPE

**PARKING REQUIREMENTS:**  
 PARKING SHALL ACHIEVE TO CITY CODE 7.4.203.  
**GENERAL NOTES:**  
**FLOODPLAIN STATEMENT:**  
 1. NO PORTION OF THE PROPOSED SITE IS WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 0804C 025W EFFECTIVE DATE, MARCH 17, 1997.  
 2. NO DIRECT VEHICULAR ACCESS FROM SITE SHALL BE PERMITTED TO WOODMEN ROAD.  
 3. STORMWATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN SAND CREEK DETENTION BASIN NO. 8.  
 4. A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED WHEN THE DEVELOPMENT PLAN APPLICATION IS SUBMITTED FOR THIS CONCEPT PLAN AREA.



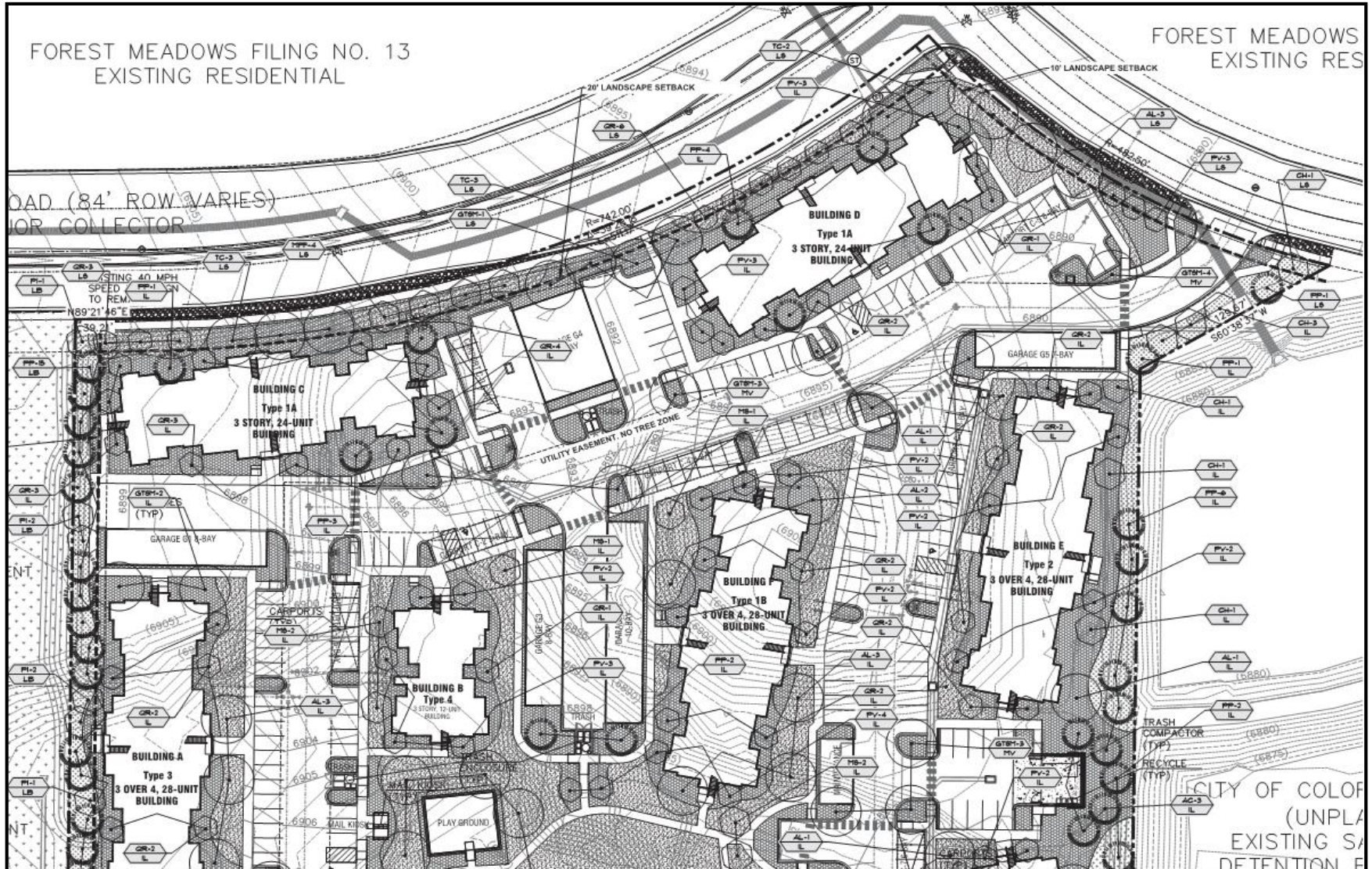
CPC 16-00033

	WOODMEN HEIGHTS COMMERCIAL/OFFICE		
	CONCEPT PLAN		
	DESIGNED BY	KWC	SCALE
	DATE	02/23/16	
DRAWN BY	JMH	SCALE	1" = 50'
SHEET	1	OF	1
CHECKED BY		DATE	02/23/16
DATE	02/23/16	JOB NO.	2472.00



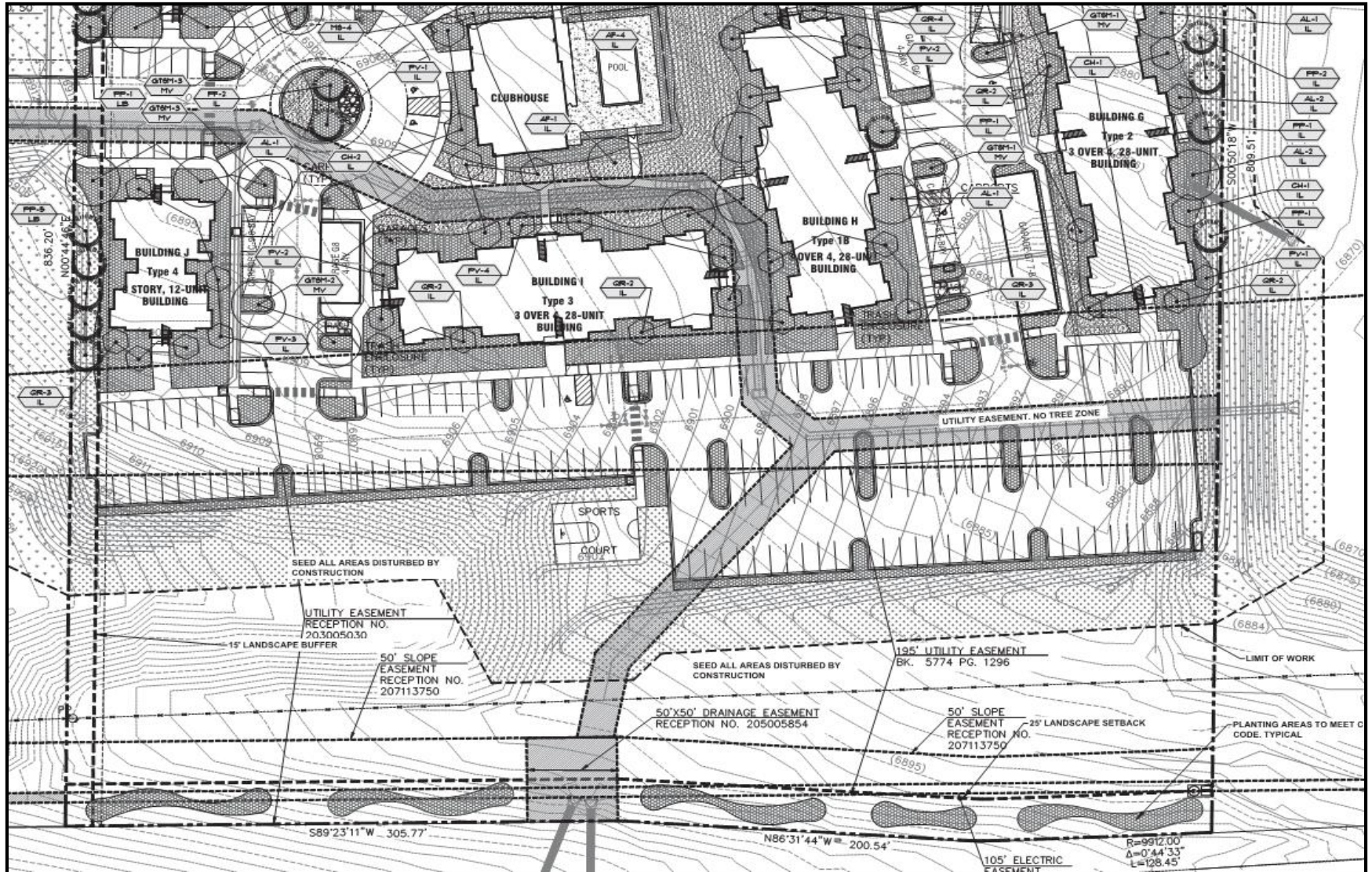


# PUD Development Plan: Proposed Landscape Plan





# PUD Development Plan: Proposed Landscape Plan Cont.





# PUD Development Plan: Proposed Building Elevations



# Planning Commission Recommendation



- The Planning Commission voted unanimously to approve the applications as part of the consent calendar at their meeting on May 19, 2016.

# Recommended Action



## **CPC MPA 06-00206-A7MJ16 – Major Master Plan Amendment**

Approve the major master plan amendment to the Woodmen Heights Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408.

## **CPC ZC 16-00028 – Change of Zoning to PBC**

Adopt an ordinance changing the zoning from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay) based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603.

## **CPC PUZ 16-00031 – Change of Zoning to PUD**

Adopt an ordinance changing the zoning from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay: Multi-Family Residential land use, 18.1 dwelling units per acre, 45-foot height maximum), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603.

# Recommended Action Cont.



## **CPC CP 00-00033 – Concept Plan**

Approve the Woodmen Heights Commercial/Office Concept Plan based upon the findings that the development plan meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).

## **CPC PUD 16-00034 – PUD Development Plan**

Approve the Copper Range Apartments PUD development plan based upon the findings that the development plan meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E) and the development review criteria for PUD development plans as set forth in City Code Section 7.3.606.