

CITY PLANNING COMMISSION AGENDA

STAFF: KATIE CARLEO

FILE NO(S):

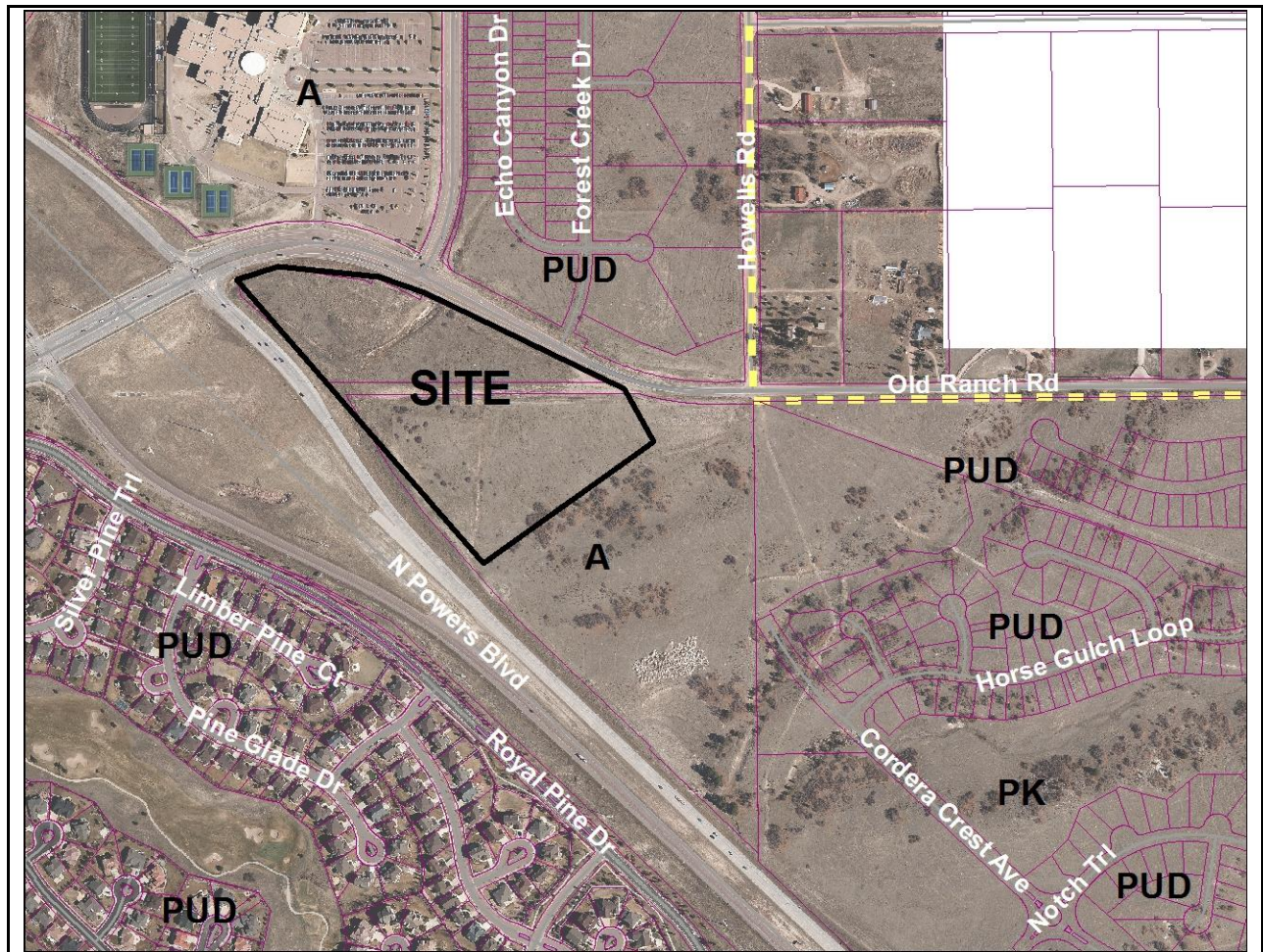
CPC ZC 17-00078 – QUASI-JUDICIAL

CPC CP 17-00079 – QUASI-JUDICIAL

PROJECT: CORDERA COMMERCIAL NORTH

APPLICANT: MATRIX DESIGN GROUP

OWNER: HIGH VALLEY LAND COMPANY



PROJECT SUMMARY

1. **Project Description:** This project includes concurrent applications for a zone change from A (Agriculture) to PBC (Planned Business Center) and a Concept Plan for Cordera Commercial North with details for 17.99 acres of commercial development. This project is located near the southeast corner of Powers Boulevard and Old Ranch Road across from Pine Creek High School. The overall concept of this future development is illustrated in **FIGURE 1**, outlining associated lot development for the proposed commercial center.

2. Applicant's Project Statement: (Refer to FIGURE 2)
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications with associated condition of approval and technical modification.

BACKGROUND

1. Site Address: This site is not currently addressed. The property is located near the southeast corner of Powers Boulevard and Old Ranch Road.
2. Existing Zoning/Land Use: A (Agriculture)/Vacant
3. Surrounding Zoning/Land Use:
North: A (Agriculture)/Pine Creek High School and PUD (Planned Unit Development)/Single-family Residential
South: Directly adjacent to Powers Boulevard, further PUD (Planned Unit Development)/Single-Family Residential
East: PUD (Planned Unit Development)/Single-Family Residential and A (Agriculture)/vacant
West: Directly adjacent to Powers Boulevard and Old Ranch Road interchange, further PBC (Planned Business Center)/vacant
4. Comprehensive Plan/Designated 2020 Land Use: This area is designated as Community Activity Center.
5. Annexation: The property was annexed in September 1982 as part of the Briargate Addition #5 Annexation.
6. Master Plan/Designated Master Plan Land Use: Briargate Master Plan designates this area for Commercial land use.
7. Subdivision: This property is unplatted.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is vacant and is primarily characterized with natural grasses.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public process included public notice provided to 161 property owners within 1000 feet of the site on two occasions; during the internal review stage, and prior to the Planning Commission hearing. The site was also posted on those two occasions. Staff did receive one letter of opposition which is included as **FIGURE 3** and the applicant response to the citizen is attached as **FIGURE 4**. Public comment received has concern for the traffic impact the development will bring and the specific volumes the adjacent roundabout can accommodate. These details are discussed further below.

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, City Fire, School District 20, Police and E-911, and El Paso County Development Services. This site is not within the Airport Overlay and was not seen by the Airport Advisory Committee and is outside of the buffer for review by USAFA.

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

1. Review Criteria / Design & Development Issues:
 - a. Background

This development proposal is a portion of the north western extension of the Cordera neighborhood. Cordera is fully encapsulated in the Briargate Master Planned area. Previous Cordera development established the surrounding residential component of the neighborhood. This proposal identifies the development for the commercial community activity center. This extension of the Cordera neighborhood establishes neighborhood services that will support the surrounding residential as well as the nearby school. The current proposal in more detail is outlined below.

b. Zone Change

Concurrently the applicant is requesting a rezone of the 17.99 acre site from A (Agriculture) to PBC (Planned Business Center). **(FIGURE 5)** The subject parcel was originally zoned Agriculture with its annexation into the City in 1982. This rezone will facilitate the further commercial development of this neighborhood center. The applicant's proposed PBC zone district sets the specific dimensional, and use controls for the development of the Cordera Commercial North project and is consistent with the Commercial use identified on the Briargate Master Plan.

c. Concept Plan

The applicant has submitted a concept plan for Cordera Commercial North **(FIGURE 1)** that proposes the overall conceptual layout for this commercial activity center. The development will have three major roadway access points with surrounding commercial lots and supporting secondary access to the proposed commercial uses. All lots will include required parking, landscape, drainage and all other City Code requirements. This concept plan is schematic in nature and specific details of site design will be completed at time of development plan for individual lots.

d. Traffic

As part of the proposed applications a Traffic Impact Analysis was completed along with a Technical Memorandum. No comments were received from Traffic Engineering on this report. In previous development discussions for Cordera the Traffic Engineering Division has approved the access point Forest Creek Drive shown as part of the concept plan as a southern extension of this roadway.

This development is located along Cordera Crest Avenue as the roadway meets Old Ranch Road. Access for Cordera Commercial North is proposed at three points along these roadways; at the signalized intersection of Thunder Mountain Avenue and Old Ranch Road, a new access point at Forest Creek Drive and a stem of the existing roundabout at Old Ranch Road and Cordera Crest Avenue. Per the Traffic Technical Memorandum all movements at the intersections are projected to operate at a level of service (LOS) D or better during peak hours based on the projected 2040 total traffic volumes. No further comments from Traffic Engineering were received.

Staff additionally has received a comment letter on June 26, 2017 from Colorado Department of Transportation (CDOT) due to the proximity of the development to CDOT right-of-way. CDOT has stated they have reviewed the Traffic Technical Memorandum from LSC Transportation Consultants and have no comments.

e. Drainage

Staff did receive comments from Water Resource Engineering stating a Preliminary Drainage Report was not completed and is required at time of Concept Plan. A Final Drainage Report was submitted, but did not include the whole site. This was reviewed and comments were provided. The scope of the drainage report will need to be expanded and can be submitted as an overall Preliminary Drainage Report for the whole site. At this time Water Resource Engineering is working through further reviews of these documents and is supportive of the Land Use items moving forward with the final Preliminary Drainage Report being accepted as detailed below as a condition of approval.

2. Conformance with the City Comprehensive Plan

The proposed applications are consistent with the envisioned development patterns for the subject parcel, which is identified as Community Activity Center per the Comprehensive Plan 2020 Land Use Map. This is supported by the intention of the Comprehensive Plan to accommodate regional growth and support neighborhood composition.

- a. Objective LU 302: Encourage Development of Mixed-use Activity Centers
This development encourages the establishment of an activity center designed to include a mix of commercial uses that complement and support each other. The development will foster walkable connections from the surrounding school and neighborhoods.
- b. Objective LU 701b: Locate and Design Neighborhood Centers
Objective LU 701c: Locate and Design Community Activity Centers to Serve Multiple Neighborhoods
This development locates a new activity center in an identified regional location for commercial use that will benefit neighborhood residents. The location of this activity center takes advantage of daily activity patterns at the entrance to several neighborhoods and in conjunction with civic use. The development of the community activity center will serve multiple neighborhoods in the surrounding residential area with a mix of commercial uses and a design that supports a balance to automobile access and pedestrian access. This balance will support good transitions and connections from the surrounding neighborhoods and civic use.
- c. Objective LU 5: Develop Cohesive Residential Areas
This development is a consistent and logical extension to the Cordera development. The proposed provides a platform for the building of a strong neighborhood fabric of development as the extension of the Cordera community, while providing buffering and transition between residential developments. The applicant's proposal is supportive of the City's efforts to encourage the creation of functional neighborhoods sharing in an interconnected network of facilities, while ensuring development of well-functioning neighborhoods.
- d. Objective N 1: Focus On neighborhoods
This development creates strong connections to adjacent existing and future land use and connectivity between neighborhoods. Providing services for surrounding neighborhoods will create a stronger land use pattern that reduces the vehicle miles traveled for residents to access supporting services.

Staff finds the Cordera Commercial North project to be consistent with, and in substantial compliance with, the City Comprehensive Plan.

- 3. Conformance with the Area's Master Plan
This project site is part of the Briargate Master Planned area and is currently designated as Commercial. As detailed above the proposed concept plan and zone change will establish land use in compliance with the Briargate Master Plan.

Staff finds the Cordera Commercial North project to be consistent with, and in substantial compliance with, the Briargate Master Plan as amended.

STAFF RECOMMENDATION

CPC ZC 17-00078 – CHANGE OF ZONING

Recommend approval to City Council the zone change from A (Agriculture) to PBC (Planned Business Center), 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 CP 17-00079 – CONCEPT PLAN

Recommend approval to City Council the Concept Plan for Cordera Commercial North, based upon the findings that the concept plan meets the review criteria for establishing a concept plan as set forth in City Code Section 7.5.501.E along with the following conditions of approval and technical modification.

Conditions of Approval to the Concept Plan:

1. Acceptance of a Preliminary Drainage Report for the entire Cordera Commercial North Concept Plan area.

Technical Modification to the Concept Plan:

1. Establish a note identifying cross access agreement shall be required at time of development plan and subdivision plat.