
AVANTERRA: REZONE, MASTER PLAN AMENDMENT & CONCEPT PLAN

PROJECT STATEMENT

JULY 2021

REQUEST

NES Inc. on behalf of Continental Properties requests approval of:

1. A Zone Change from A/AO & PBC/AO to PBC/AO on 11.70 acres.
2. An Amendment to the Woodmen Heights Master Plan from CCO (Community Commercial/Office) to Residential.
3. A Concept Plan for Avanterra Residential on 11.70 acres.

LOCATION



The site is located southwest of the intersection E. Woodmen Rd and Black Forest Rd. Many of the adjacent parcels are planned for development, or undergoing construction, including several multifamily apartment communities. To the east of the site is a Circle K gas station and convenience store, and a vacant lot, both zoned commercial. To the south, across Templeton Gap Rd. is unincorporated El Paso County land that is zoned for agriculture and is currently contains agricultural uses including stables and greenhouses. The properties to the west are within El Paso County and a currently being used as a commercial plant nursery. To the north, across E. Woodmen Rd. is currently vacant land that is zoned PUD and planned for multi-family residential development, as well as a Park n' Ride.

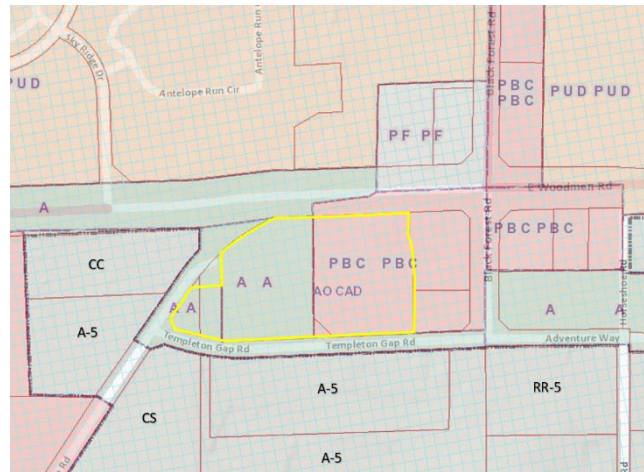
The site includes seven parcels comprising 11.7 acres. There are no existing buildings on the subject site.

PROJECT DESCRIPTION

ZONE CHANGE

The site is currently zoned A (Agricultural), and PBC (Planned Business Park), both with an Airport Overlay. The surrounding city zoning includes Planned Unit Development, Public Facilities, Planned Business Center, with all including Airport Overlay. The surrounding county zoning includes Community Commercial, Agriculture, Commercial Service and Residential Rural. The surrounding mix of uses include commercial, agricultural, single-family and multi-family residential.

A zone change to Planned Business Center (PBC) with Airport Overlay (PBC/AO) is requested for the entire 11.7-acre property. Rezoning the entire property to PBC better reflects the future needs of the area and opens up a wider variety of permitted uses on the site, including multifamily residential as a conditional use.

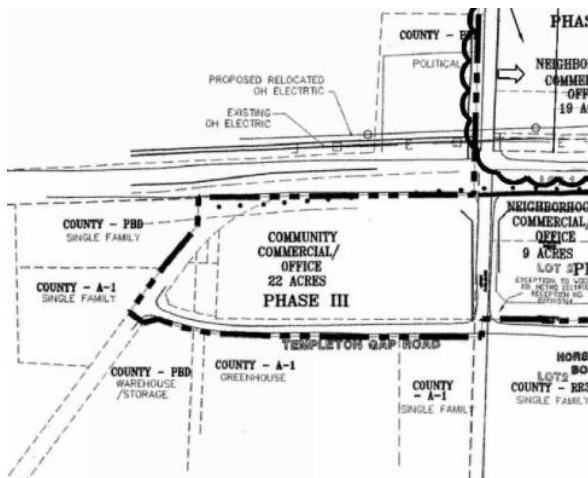


MASTER PLAN AMENDMENT

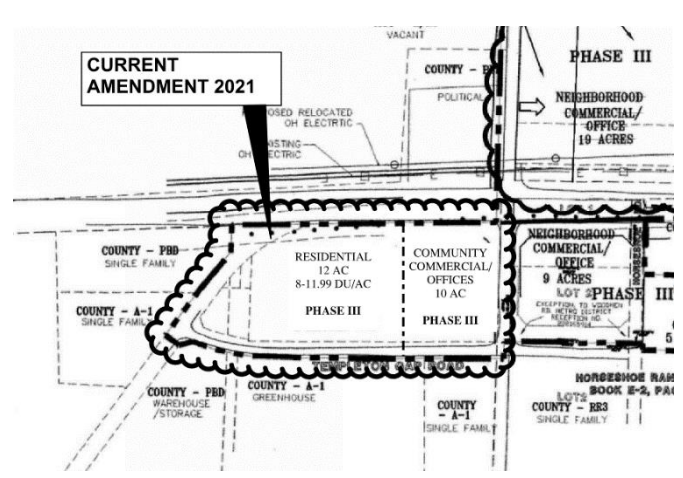
To accompany the Zone Change, an amendment to the still operative Woodmen Heights Master Plan is required. The Master Plan currently shows the site, to include the location of the Circle K, as 22 acres of community commercial/office. The amendment to the Master Plan revises these land use designations as follows:

- Maintains 10 acres of Office/Community Commercial land uses in the area occupied by the existing Circle K and planned development south;
- Redefines 12 acres of Office/Community Commercial land uses as Residential

The residential density for the 12-acre parcel will be 8-11.99 dwelling units per acre to facilitate the proposed multifamily development.



Current Master Plan



Proposed Amendment

CONCEPT PLAN

A multifamily residential development is proposed on this site with a maximum density of 11.99 units per acre. The Concept Plan shows a community of 126 units across 107 buildings, but this is subject to change with the Development Plan. This includes 97 detached homes and 10 attached homes, with 29 1-bedroom units, 37 2-bed units, 54 3-bed units, and 6 4-bed units. These units will be for rent and will have a mix of affordability. Units will have 0-2 garage. Additional surface parking will be provided for the units without garages and for guests. Additional site amenities shown on the Concept Plan include a swimming pool, fitness center, pet playgrounds, and clubhouse.

2. THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.

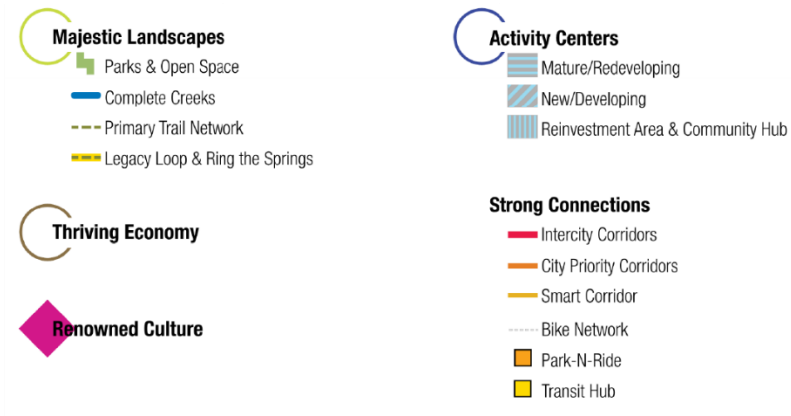
The objective of the zone change, and associated Master Plan Amendment and Concept Plan, is to allow a multifamily residential use of the under-utilized parcels. This approach is consistent with the PlanCOS emphasis on infill and adapting to ever-changing market needs and demands.

PlanCOS also focuses on the importance of creating vibrant neighborhoods and providing diverse housing choices. Strategy VN-2.A-3 supports land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels. This project provides a mix of housing, all for rent, which immediately serves a range of demographic sectors and the needs of residents in the city.

VISION PLAN

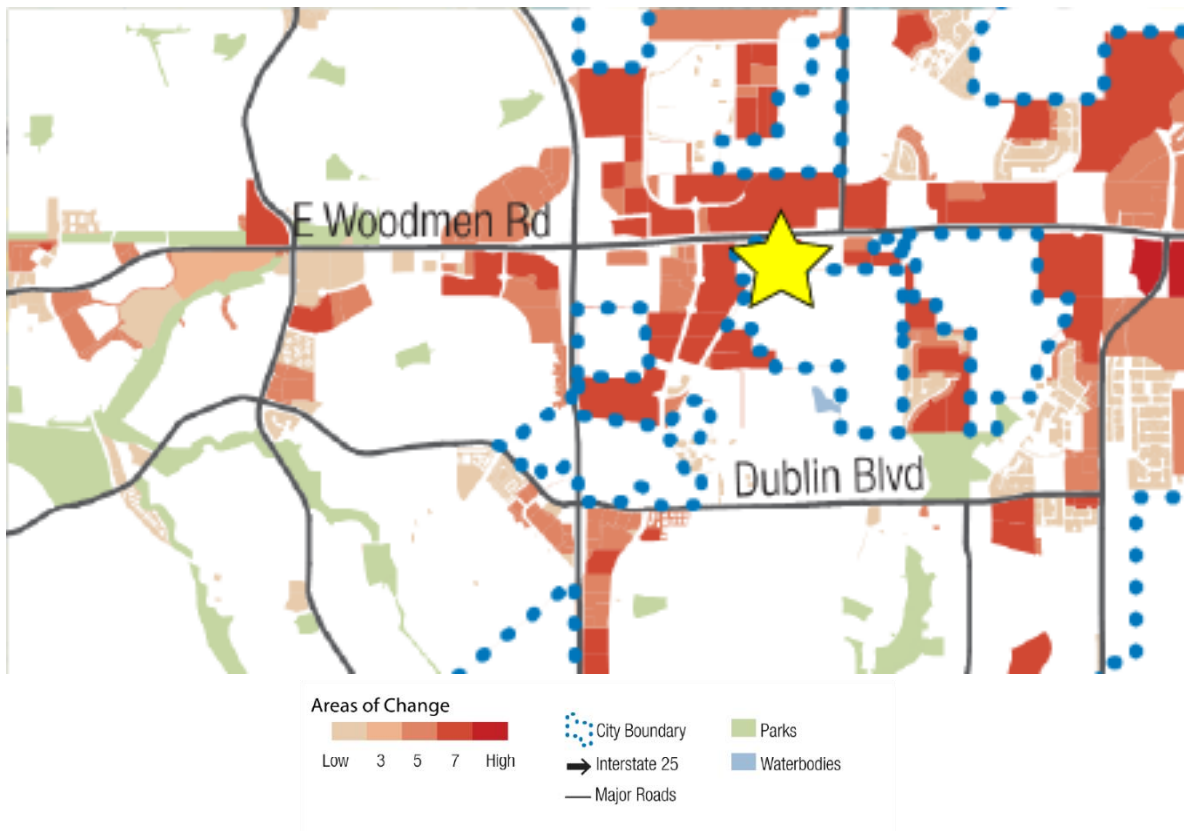
The site is located within a new/developing area. E. Woodmen Rd. is a city priority corridor and smart corridor. The site is close to Powers Blvd., an intercity connector, and is in close proximity to Sand Creek. The Sand Creek Trail connects the area to multiple majestic landscapes including Stetson Hills Open Space.





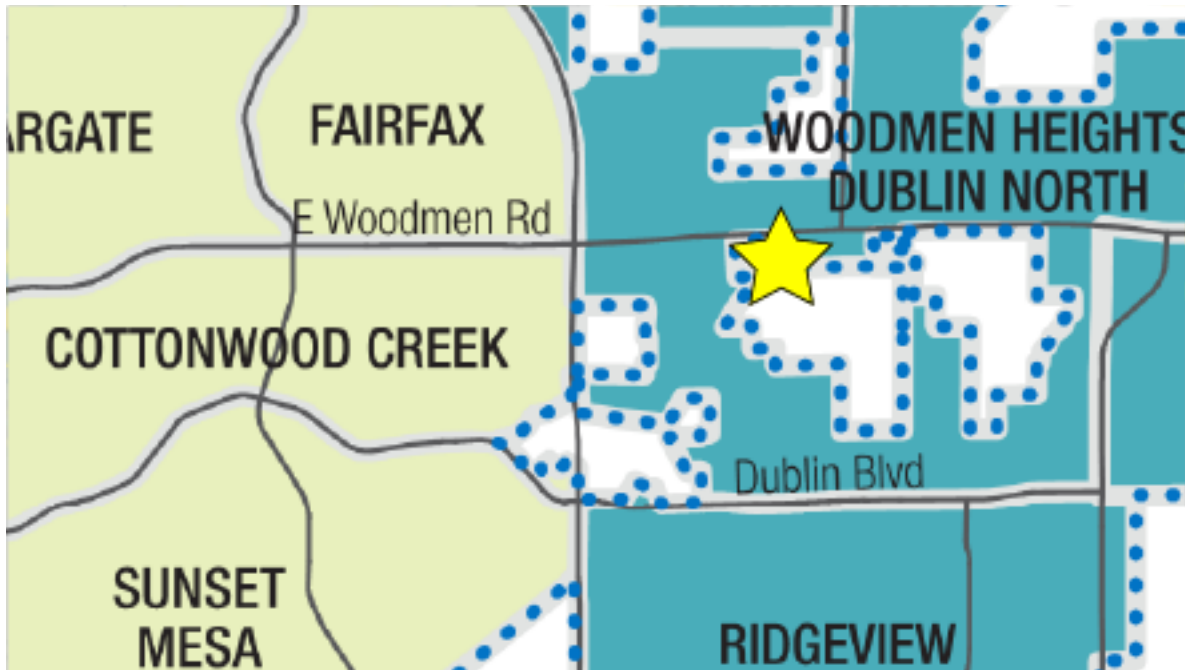
AREAS OF CHANGE

The site is noted as a high area of change on the Plan COS Areas of Change Map.



VIBRANT NEIGHBORHOODS

The Vibrant Neighborhoods plan shows this site in a newer developing neighborhood.



Predominant Typology

- | | | |
|-----------------------------------|--------------------------------------|---------------|
| Downtown | Established Traditional Neighborhood | City Boundary |
| Newer Developing Neighborhood | Established Suburban Neighborhood | Interstate 25 |
| Changing Neighborhood | Airport | Major Roads |
| Established Historic Neighborhood | Future Neighborhood | |

PlanCOS goals, policies, and strategies that support this project include:

Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

Policy UP-4.A: Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.

Policy VN-1.A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.

3. WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.

It is proposed to amend 12 acres of the Woodmen Heights Master Plan from Community Commercial/Office to Residential. The amendment to the Master Plan revises these land use designations as follows:

- Maintains 10 acres of Office/Community Commercial land uses in the area occupied by the existing Circle K and planned development south;
- Redefines 12 acres of Office/Community Commercial land uses as Residential

The proposed residential density for the 12 acres is 8-11.99 dwelling units per acre to facilitate the proposed multifamily development. This proposed change is analyzed under the Master Plan review criteria below.

4. FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)

The project is not a Mixed-Use zone district.

Conformance with Master Plan Amendment Criteria (Section 7.5.408)

The majority of the review criteria in Section 7.5.408 of the Zoning Code relate to new Master Plans. Those that are relevant to the proposed amendments to Woodmen Heights Master Plan are as follows:

A. COMPREHENSIVE PLAN: See above analysis under Zone Change.

B. LAND USE RELATIONSHIPS:

1. THE MASTER PLAN PROMOTES A DEVELOPMENT PATTERN CHARACTERIZING A MIX OF MUTUALLY SUPPORTIVE AND INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES WITH A NETWORK OF INTERCONNECTED STREETS AND GOOD PEDESTRIAN AND BICYCLE CONNECTIONS.

The changes to this relatively small portion of the Woodmen Heights Master Plan does not materially impact the overall mix of uses in the Master Plan area and does not alter the existing street network. The proposed land use classification change from Community Commercial/Office to Residential adjacent to Community Commercial/Offices will create a development pattern on this property that is in itself a mix of mutually supportive and integrated residential and nonresidential uses.

2. THE LAND USE PATTERN IS COMPATIBLE WITH EXISTING AND PROPOSED ADJACENT LAND USES AND PROTECTS RESIDENTIAL NEIGHBORHOODS FROM EXCESSIVE NOISE AND TRAFFIC INFILTRATION.

The Concept Plan includes a 20' front building setback and a 25' landscape setback along E. Woodmen Rd. A 20' front building setback and 15' landscape setback is depicted along Templeton Gap Rd. The development will be screened from noise along E. Woodmen Rd. with 6 foot sound and screen walls which are proposed on the north, east and south site boundaries to provide reduced visual and noise infiltration.

3. HOUSING TYPES ARE DISTRIBUTED SO AS TO PROVIDE A CHOICE OF DENSITIES, TYPES AND AFFORDABILITY.

The Master Plan amendment will introduce multi-family residential development on the site. This will provide additional housing choice in terms of density, type of residential, and levels of affordability. These will be rental units, in close proximity to employment centers.

4. LAND USES ARE BUFFERED, WHERE NEEDED, BY OPEN SPACE AND/OR TRANSITIONS IN LAND USE INTENSITY.

The residential area has adequate buffers, and development is focused towards Templeton Gap. Common space is provided between units, with a sidewalk trail system integrated in the site.

C. PUBLIC FACILITIES:

1. THE LAND USE MASTER PLAN CONFORMS TO THE MOST RECENTLY ADOPTED COLORADO SPRINGS PARKS, RECREATION AND TRAILS MASTER PLAN.

The site is located near the Sand Creek Greenway trail, which is an “urban greenway opportunity” for the City of Colorado Springs and is proposed to be developed as a complete creek. The Sand Creek Trail is also a part of the Ring the Springs 53.78 mile loop. This trail also connects to the nearby Stetson Hills Open Space.

2. THE MASTER DEVELOPMENT DRAINAGE PLAN CONFORMS TO THE APPLICABLE DRAINAGE BASIN PLANNING STUDY AND THE DRAINAGE CRITERIA MANUAL.

The Preliminary Drainage Report for Avanterra-Black Forest, prepared by Bowman Consulting, is included with this submittal. This report analyses conformance with the drainage criteria manual and conforms with the Sand Creek Drainage Basin Planning Study, the Master Development Drainage Plan for Woodmen Heights Master Plan, and the Preliminary and Final Drainage Report for Blackwood Crossing Filing No. 1A.

D. TRANSPORTATION:

1. ANTICIPATED TRIP GENERATION DOES NOT EXCEED THE CAPACITY OF EXISTING OR PROPOSED MAJOR ROADS. IF CAPACITY IS EXPECTED TO BE EXCEEDED, NECESSARY IMPROVEMENTS WILL BE IDENTIFIED, AS WILL RESPONSIBILITY, IF ANY, OF THE MASTER PLAN FOR THE CONSTRUCTION AND TIMING FOR ITS SHARE OF IMPROVEMENTS.

A Traffic Impact Study, prepared LSC Transportation Consultants, is included with this submittal and evaluates potential traffic impacts of the proposed change in land use classification. LSC Transportation Consultants has coordinated with City Engineering staff to ensure that the assumptions regarding traffic counts and distribution are robust given the impact of the current COVID-19 pandemic on traffic patterns. All existing and proposed new uses in the area are accounted for in the traffic analysis. The report concludes that per the direction of the City Traffic Engineering Department, Templeton Gap would be widened to accommodate a center two-way left-turn lane.

ENVIRONMENTAL:

1. THE LAND USE MASTER PLAN PRESERVES SIGNIFICANT NATURAL SITE FEATURES AND VIEW CORRIDORS. THE COLORADO SPRINGS OPEN SPACE PLAN SHALL BE CONSULTED IN IDENTIFYING THESE FEATURES.

There are no significant natural site features or view corridors on this site.

Conformance with Concept Plan Review Criteria (Section 7.5.501.E)

1. WILL THE PROPOSED DEVELOPMENT HAVE A DETRIMENTAL EFFECT UPON THE GENERAL HEALTH, WELFARE, AND SAFETY OR CONVENIENCE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED DEVELOPMENT?

The land uses proposed are compatible with the surrounding land uses. The R-5 standards limits the height of the zoning to 45 feet, which is consistent surrounding height limits. The proposed rezone will improve the transition from multi-family residential neighborhood to the north and west to the adjacent commercial and agricultural uses along E. Woodmen Rd., and will not be detrimental to public interest, health, safety, convenience, or general welfare.

New development will be focused toward Templeton Gap Rd., and the development will be setback and buffered from the E. Woodmen Rd. corridor.

2. WILL THE PROPOSED DENSITY, TYPES OF LAND USES AND RANGE OF SQUARE FOOTAGES PERMIT ADEQUATE LIGHT AND AIR BOTH ON AND OFF THE SITE?

The proposed density and types of land uses are compatible with the surrounding mix of residential, agricultural and commercial development. The proposed maximum building height is 45-feet, which will allow for adequate light and air both on and off the site.

3. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO THE TYPE OF DEVELOPMENT, THE NEIGHBORHOOD AND THE COMMUNITY?

The permitted uses and bulk requirements will adhere to the proposed R-5 zone standards, which are intended to be compatible with adjacent residential areas. New construction will be focused along Templeton Gap Rd. New landscaping will be consistent with the City's Landscape Ordinance. The Concept Plan contains peripheral setbacks to ensure attractive and mature landscaped areas along the site's perimeter.

4. ARE THE PROPOSED INGRESS/EGRESS POINTS, TRAFFIC CIRCULATION, PARKING AREAS, LOADING AND SERVICE AREAS AND PEDESTRIAN AREAS DESIGNED TO PROMOTE SAFETY, CONVENIENCE AND EASE OF TRAFFIC FLOW AND PEDESTRIAN MOVEMENT BOTH ON AND OFF THE SITE?

Access to the proposed new development areas will be via two full movement access points on Templeton Gap. All units will be accessed from Templeton Gap. Connection to E. Woodmen Rd. is provided via Black Forest Rd, immediately east of the site. Internal pedestrian connections from the new development to external sidewalks will be created to provide access to surrounding areas.

5. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING STREETS, UTILITIES, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES?

The opportunity to increase the residential capacity of this area will make better use of the existing streets, utilities, parks and schools. Utilities, parks, schools, and other public facilities were considered with the original master plan and are not likely to be overburdened by the proposed new use on the site.

6. DOES THE PROPOSED DEVELOPMENT PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING PROPERTIES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?

The proposed mix of uses on the site is compatible with the surrounding area. Much of this area is currently undergoing development, or is planned for development. This residential development will not create additional excessive noise or traffic in the neighborhood.

7. DOES THE CONCEPT PLAN SHOW HOW ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES) WILL BE MITIGATED? DOES THE DEVELOPMENT PROVIDE A GRADUAL TRANSITION BETWEEN USES OF DIFFERING INTENSITIES?

The proposed multi-family development is directly across the Woodmen corridor from a multi-family development that is currently under construction. There are also two proposed new apartment development to west between Templeton Gap Rod and Tutt Boulevard. The existing commercial facilities that are adjacent to the site are practical and compatible with residential living. The proposed development will improve the transition from multi-family residential neighborhood to the north and west to the adjacent commercial and agricultural uses along E. Woodmen Rd.

8. IS THE PROPOSED CONCEPT PLAN IN CONFORMANCE WITH ALL REQUIREMENTS OF THIS ZONING CODE, THE SUBDIVISION CODE AND WITH ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN?

The above analysis of the relevant review criteria demonstrates that the proposed Concept Plan is in conformance with all requirements of the zoning, subdivision, and applicable portions of PlanCOS.