

NORWOOD

July 19, 2022

UPDATED August 15, 2022

Tamara Baxter, Senior Planner
City of Colorado Springs
30 South Nevada Avenue
Colorado Springs, CO 80903

Project Justification Statement for Rezoning and Concept Plan Amendment – Woodmen and Powers Crossing

Dear Ms. Baxter,

Please accept this request for a rezoning and minor concept plan amendment for the Woodmen and Powers Crossing. The rezone impacts 6 lots within the Woodmen and Powers Crossing concept plan area rezoning the properties from C-6/CR/AO to C-6/CR/AO to remove the condition of record number six (#6) from Ordinance 10-1 related to signage restrictions to follow current City Sign Code. The minor amendment to the Woodmen and Powers Crossing Concept Plan illustrates the lots having the condition removed and includes those lots within a coordinated sign plan (CSP) that becomes part of the Woodmen and Powers Crossing and sets specific sign allotments.

Woodmen and Powers Crossing Concept Plan is 50.2 acres. A zoning ordinance approved in 2010, Ordinance 10-1, included 6 conditions (city file number CPC ZC 09-00074), one of those set standards for signage within the zone district as follows:

6. Four pylon signs as shown on the concept plan shall be allowed for the entire C-6 zone district. Low profile signs for individual buildings shall be prohibited, except one low profile sign shall be allowed for fuel prices for each establishment which provides fuel. The two pylon signs shall not exceed 200 square feet in sign area, 30 feet in height, with a minimum setback of 10 feet. The two minor pylon signs shall not exceed 150 square feet in sign area, 20 feet in height with a minimum setback of 10 feet. The pylon signs are for on premise signage within the C-6 district. No off premise advertising or billboards are permitted within the C-6 district. Wall signage shall be per the PBC zone requirements in Section 7.4.406.F of the Zoning Code..

Working with property owners within the development, Norwood requests the removal of this condition for the following properties:

Christian Brothers Auto – 7355 Duryea Drive
O'Reilly Auto Parts – 7345 Duryea Drive
Lark at Woodmen – 5683 Skywarrior Heights
Staybridge Suites – 5420 New Car Drive
AutoNation – 0 New Car Drive (northwest corner of Targa and New Car)



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Vacant property owned by Norwood – 0 New Car Drive (directly south of Christian Brothers Auto)

The 6 properties listed above equal approximately 21.31 acres. Norwood contacted all owners for authorization to rezone. Not all owners were interested. Norwood can only rezone the properties where the owners have responded. Several properties are fully developed and have no need for freestanding signage.

The premise of the condition was based on the original intent to construct 4 large pylon signs for the concept area. Those signs are no longer planned. Individual owners have stated it is more important to allow each property one small freestanding sign for their individual use. The only freestanding sign approved for the concept plan area is the low-profile sign for Kum and Go gas prices.

The concept plan submittal now includes a second page that becomes the coordinated sign plan (CSP) for the referenced properties. The CSP allowances are calculated on over 1800 feet of linear frontage. This is an allowance for approximately 630 square feet of signage. However, the CSP further limits this overall allowance based on signage allotted to each property. The coordinated sign plan permits each commercial property a freestanding sign at a maximum of 6 feet tall and 66 square feet in size. The 12-acre multi-family project is allotted 2 signs at a maximum of 66 square feet and 15 feet tall. Because the overall acreage of the multi-family project is a little over 12 acres and located at the major intersection of Woodmen and Powers, it is being allocated more signs than the commercial properties. These multi-family signs are for the name of the development at two separate access locations. Even with the increased allocation to the multi-family, the coordinated sign plan is well below the allowances permitted in the City Code for the area, allowing a total of 462 square feet of combined signage as 7 freestanding signs. The sign plan page includes two examples of types of signage expected. Signage for the multi-family project is established at a maximum height of 15 feet to accommodate architectural features and unique sign design and placement on existing retaining walls. Please keep in mind that these examples are illustrative only and do not necessarily depict exact signage at the time of construction. Final signs will be submitted to the City Development Review Enterprise for review and permitting.

The rezoning meets the findings of City Code Section 7.5.603:

The action will not be detrimental to the public interest, health, safety, convenience, or general welfare.

The proposal is consistent with the goals and policies of the Comprehensive Plan.

Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan.

There is no negative impact on the area or the public. Low-profile signage will be designed and located to not impede visibility and will be thoughtfully designed. PlanCOS does not specifically address allowances for signage. It does address aesthetically pleasing streetscapes and development that is thoughtfully planned. These signs are not large and have no negative impact on any adjacent public streets.

Finally, the minor concept plan amendment meets the review criteria from City Code Section 7.5.501.E. This amendment has no impact on land use or density. In fact, it is more restrictive than the current City Code allowance for signage. If each commercial property were to follow the current code, all commercial lots would be permitted a freestanding sign based on their individual roadway frontage. That means that each property would be allowed a sign between 9 feet and 28 feet tall and up to 140 square feet in size. The request to remove



NORWOOD

the zoning condition and replace it with a coordinated sign plan limits this to 6 feet tall on 5 commercial properties and 15 feet tall on the multi-family property. Square footage allowance is also greatly reduced from what Code allows.

Please call me at 719-593-2616 or email mherington@norwood.dev if you have questions or would like to discuss this further.

Sincerely,



Meggan Herington, AICP

Vice President of Planning for Norwood Development Group

