

CITY PLANNING COMMISSION AGENDA
November 21, 2019

STAFF: RACHEL TEIXEIRA

FILE NO:
CPC PUZ 19-00078 – QUASI-JUDICIAL
CPC PUP 19-00079 – QUASI-JUDICIAL

PROJECT: CHAPEL HEIGHTS

PROPERTY OWNER: NAZARENE BIBLE COLLEGE

DEVELOPER: CHALLENGER HOMES

CONSULTANT REPRESENTATIVE: THOMAS & THOMAS



PROJECT SUMMARY

1. Project Description: This project includes concurrent applications for a PUD zone change, and a PUD concept plan for future mixed residential development; single-family attached and detached units as well as a multi-family component on 42.04 acres located at 1111 Academy Park Loop. The proposal will rezone 42.04 acres from SU/AO (Special Use with Airport Overlay) to PUD/AO (Planned Unit Development: single-family attached and detached and multi-family residential, overall density range of 8-11.99 dwelling units per acres, with a maximum height of 35 feet and Airport Overlay). The concept plan will allow future mixed residential development with single-family attached and detached and multi-family residential in six (6) phases of development.
2. Applicant's Project Statement: (Refer to **FIGURE 1**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications. (**FIGURES 2 AND 3**)

BACKGROUND

1. Site Address: 1111 Academy Park Loop
2. Existing Zoning/Land Use: SU/AO (Special Use with Airport Overlay)/vacant Nazarene Bible College property
3. Surrounding Zoning/Land Use:
 - North: R-1 6000/Single-Family Residential
 - West (of Chapman Drive): R5 & C6/Apartment Building & Automotive Sales
 - East: SU/Apartment Buildings
 - East (of South Murray Boulevard): PUD/Single-Family Residential
 - South (of Academy Park Loop): PF & PBC/Police Station & Vacant Property
 - South: SU/Religious Institution & Apartments (**FIGURE 4**)
4. Annexation: Pikes Peak Park Addition #9 July 1967
5. Master Plan: Gateway Park Master Plan - Implemented
6. Subdivision: Lot 1 Nazarene Bible College Subdivision No. 1 and unplatted Parcel
7. Zoning Enforcement Action: None
8. Physical Characteristics: The 42.04-acre property is the former Nazarene Bible College along with an undeveloped, unplatted lot. The highest point of the site is the area around the 90-foot bell tower, the topography slopes downward from this point of the property. The site is relatively flat along the eastern side (adjacent to South Murray Boulevard) with native vegetation.

STAKEHOLDER PROCESS AND INVOLVEMENT

City Planning noticed 66 property owners within a 1,000 foot buffer distance. No written communication was received in response to the internal review postcard mailing and the property posting. A neighborhood meeting was held on October 9, 2019 and approximately 15 people were in attendance. (**FIGURE 5**) The questions raised by the neighborhood were the following: how does this project meet PlanCOS, how is this project going to be a local benefit to the community, how is this going to improve the southeast district and community, and what land use is being proposed for this project. These items will be addressed in the review section of this report. In addition, an e-mail was received from an adjacent owner with a similar list of questions. The site will be posted and notice sent again prior to the City Planning Commission hearing and City Council hearing.

Staff sent the plans to the standard internal and external reviewing agencies for comments. Those commenting agencies included Colorado Springs Utilities, Traffic Engineering, City Engineering Development Review, City Surveyor, Enumerations, Water Resources, Fire Department, Parks and Recreation, CONO, and Harrison School District No. 2. All city agency comments have been addressed for the PUD zone change and PUD concept plan.

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

1. Review Criteria/Design & Development Issues

Background

The site was annexed as the Pikes Peak Park Addition #9 in July of 1967. The Nazarene Bible College property was developed and constructed per the approved development plan (DS DP 93-212) and per the Nazarene Bible College Subdivision Filing No. 1 subdivision plat (MLSC S 85-187PF) in 1994.

Nazarene Bible College was founded in 1964, chartered in 1967, and approved by the Colorado Department of Education to grant degrees in 1970. The college has recently relocated out of 1111 Academy Park Loop after modifying their private, educational institution program to an on-line only instructional campus college curriculum in 2017. The property has been on the market for the past two years. There has been some interest in the property with several pre-application meetings; however, there have been no purchase and development offers until now. Currently, there are several non-residential properties in close proximity to the Chapel Heights site that are currently, vacant and have been on the market for numerous years. These sites, along the South Academy Boulevard corridor, have not been redeveloped into commercial sites and are potential sites for commercial development.

The applications being considered will allow development of a mixed residential project. The Chapel Heights project is proposed to be developed in six (6) phases per the PUD concept plan. City Zoning Code Section 7.5.503.A - Concept and Development Plan Application Review Procedures states "Whenever a concept plan or development plan is required with an application for the establishment or change of zone district, the applications shall be reviewed concurrently by both the Planning Commission and City Council." There is an application for a PUD development plan for Area A and Area C – Chapel Heights currently under review. This Chapel Heights PUD development plan would be approved administratively, after the PUD zone change and concept plan are approved by City Council. In addition, the applicants for the Chapel Heights development submitted a request to City Council to create a metro district for Chapel Heights, and that City Council postponed this request until next year.

The Chapel Heights development is close proximity to several schools including: Sand Creek Elementary school to the east off of Airport Road; Wildflower Elementary to the northeast off of Keith Drive and Jet Wing Drive; Atlas Preparatory Charter High and Middle School to the south off of Pulsar Drive; Sierra High School to the south off of Jet Wing Drive, and Panorama Middle School to the southeast off of South Chelton Road. There are transit services available to the residents of Chapel Heights for public transportation; the bus stops are to the west of Chapel Heights along South Academy Boulevard, and also to the east of Chapel Heights along South Murray Boulevard.

Special Use (SU) Zone District:

The Special Use (SU) zone district accommodates primarily colleges or universities and those uses customarily associated with and in close proximity to those institutions. The mixed residential development for Chapel Heights is permitted in the SU zone. The zone also encourages the use of active and passive open space within an urban environment. The SU zone district does allow for mixed residential development including single-family attached and detached and multi-family residential; however, there's no flexibility with the SU zone district development standards (**FIGURE 6**). The SU zone district did not accommodate the intended proposals front, side and rear setbacks, the lot width, and the lot size. The applicant proposes a variety of mixed residential land use types and the PUD zone district development standards allows for variety of front, side and rear setbacks, lot widths, and lot sizes. Staff did discuss the SU zone district with the developer and encouraged the development within the current zone. The developer felt that the proposal was best accommodated with the PUD zone district.

Economic Opportunity Zone:

The Tax Cuts and Jobs Act of 2017 created a new initiative known as Opportunity Zones that utilizes tax incentives to draw long-term investment to communities with high unemployment and poverty rates. The Pikes Peak Region has a total of eight (8) Opportunity Zones designated by the U.S.

Department of Treasury, and the Chapel Heights site is located within the Economic Opportunity Zone – 63.02 area. **(FIGURE 7)**

The purpose of the economic opportunity zone allows for interested investors to defer their capital gains taxes by investing them in Opportunity Funds that provide needed long-term investments in our region's Opportunity Zones to promote economic vitality. Those possible investment opportunities could include the following: 1. Real estate development and significant rehabilitation in Opportunity Zones; 2. Opening new businesses and expansions of businesses already within Opportunity Zones; 3. Investing in startup businesses that have the potential for rapid increases in scale; and 4. Workforce and affordable housing projects. Economic Opportunity Funds can be established as a partnership or corporation to invest in eligible opportunities in an Opportunity Zone and will be required to meet U.S. Department of Treasury guidelines, which are still yet to be established. Further information on the guidelines and would be to contact Economic Development Department.

The applicants for Chapel Heights were asked to consider utilizing the Economic Opportunity Zone (EOZ) for their project. The applicants have decided not to use the EOZ for their proposal and therefore, continue with the current PUD zone change and PUD concept plan project for mixed use residential development. The applicants thoroughly investigated and vetted project alignment with the EOZ program and determined that the conditions and terms of the participation do not conform to the financial or contractual needs and obligations of the parties investing in the overall development proposal for Chapel Heights. The applicants state that typical EOZ investment projects, such as, mixed-commercial or large-scale multi-family apartment communities would not be an appropriate type of development in this Gateway Park neighborhood. In addition, the applicant has stated that the additional apartment community type development would have, long term, negative impact on the stability of the neighborhood.

Neighborhood Concerns:

The questions raised by the neighborhood were the following: How does this project meet PlanCOS, how is this project going to be a local benefit to the community, how is this going to improve the southeast district and community, and what land use are being proposed for this project.

The applicants held a neighborhood meeting on October 9, 2019 and they provided information to the neighborhood present at the community meeting. They also provided answers to the questions noted above including; 1) the project for the mixed residential land uses does meet the PlanCOS by promoting the attainable housing priced within and nearby the Academy and Powers corridors; 2) this project is going to improve the southeast district and community by the growth of the consumer and workforce base within the area; and 3) mixed residential land use types with single-family attached and detached and multi-family residential are the land uses being proposed for Chapel Heights.

There were concerns about traffic impacts in the area. City's Traffic Engineering Department is not requiring the evaluation of signaling the intersection of South Academy Boulevard and Academy Park Loop because this intersection is currently a $\frac{3}{4}$ intersection, and there are no plans to signalize the intersection in the near future. In addition, Colorado Department of Transportation (CDOT) has no plans to signalize this intersection. Traffic Engineering will provide additional information on if any recent signal warrant studies to see if the intersection warrants a signal.

The applicant is developing the site with a variety of residential land use types, including single family attached and detached, and duplexes and townhomes. Price point is not a current consideration within City Zoning Code and the concept plan review criteria outlined in City Code Section 7.5.501.A do not address rents and purchase costs to the individual renter or purchaser.

Parks and Open Space:

Parks Recreation Cultural Services (PRCS) provided a response on the new residential units for the Chapel Heights development. PRCS stated that all new units must contribute land or fees in lieu of land dedication in order to meet the created parkland obligation. The location of Chapel Heights has neighborhood parks, including Sagebrush and Prairie Grass, within a quarter, half, and one mile; with the Sand Creek Trail access being within approximately one mile. In addition to the Sand Creek Division Police Department located across the street, and City of Colorado Springs Fire Station 8 located at the southwest corner of South Academy Boulevard and Airport Road, the Chapel Heights development for a new large multi-family residential project proposes a community center to serve these residents. Therefore, parkland fees in lieu of parkland dedication will be collected at the time of building permit from Colorado Springs Utilities for a utility service request.

The concept plan for Chapel Heights provides a connection for pedestrian and vehicular connections into and through the development. A new east-west residential collector plans to provide vehicular access through the site and is to extend from Academy Loop on the west to South Murray Boulevard on the east. This planned roadway includes accessible five-foot detached sidewalks for pedestrian circulation within and through the site. The development allows for integration into the surrounding neighborhood and street network, and ensuring this will not become an isolated development within the neighborhood.

The project also provides for a minimum of 4.2 acres of private open space for the 42.04-acre residential development. The open space includes 1.45 acres from perimeter buffers located within the identified landscape setbacks 1.97-acres from the private community center and open space, identified as Area F, and the additional open space is from the cumulative of open space provided from each development area. Area E will provide additional open space with a minimum fifteen percent (15%) to meet the multi-family development standards of the code. The open space for the Chapel Heights development will exceed the minimum 4.2-acres as required within the PUD zone. This open space will be privately owned and maintained by the metro district. The fees for parkland are collected at time of building permit using the fee schedule in effect at that time. The current fees schedule are based on two density ranges; above or below eight (8) dwelling units per acres. The parkland for eight (8) dwelling units per acres and under are \$1,781 per unit, and parkland fees for eight (8) dwelling units per acre and over are \$1,264 per unit and these fees are subject to change. The private open space does not offset the in-lieu fees required by the Park Land Dedication Ordinance.

PUD Zone Change:

The property is designated as Special Use with Airport Overlay (SU/AO) zone district. The request is to rezone the entire site to a Planned Unit Development with Airport Overlay (PUD/AO) zone in order to allow for a variety of mixed residential land use types, using the PUD zone district development standards with a variety of front, side and rear setbacks, lot widths, and lot sizes that do not apply in the set development standards within the SU zone district. **(FIGURE 2)**

The project does meet the three zoning code review criteria per Section 7.5.603.B of the Zoning Code. The first criterion is that the rezoning change action will not be detrimental to the public interest, health, safety, convenience or general welfare. The project is located in the Gateway Park neighborhood, which identifies this site as an established suburban neighborhood by the PlanCOS Vibrant Neighborhoods Framework map. Thus, the goal of the master plan is to recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. The concept plan illustrates mixed use residential land use types with densities of 8-11.99 dwelling units per acre. The rezone application is consistent with the intent of the concept plan including the mixed use residential land uses and densities.

The next criterion is that the Chapel Heights zone change project is consistent with the goals and policies of the Comprehensive Plan. The property is located in the Gateway Park neighborhood with is an Established Suburban neighborhood on the PlanCOS Vibrant Neighborhoods vision theme map. The area is considered as no longer under active development or implementation of privately initiated master plans. New development in this area is encouraged to focus on creating/maintaining safe connections into and within these neighborhoods as noted in PlanCOS. The Plan promotes the support and enhancement of the existing character of the affected neighborhood in a manner that supports ongoing investment and improved adaptation to socio-economic change in the immediate and surrounding community.

The final criterion is 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 to be considered consistent with a zone change request. The property is within the boundaries of the implemented Gateway Park master plan (CPC MP 80-198-A24(94)). The modification of the land use from Public/Institutional – University to Residential is an applicable change of use within the master plan area and is a compatible land use within the surrounding neighborhood. The proposed mix of residential land uses will be compatible with the surrounding use in this area.

Staff finds 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(B), as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

PUD Concept Plan:

The Chapel Heights Concept Plan (**FIGURE 3**) illustrates the areas of development for the mixed residential use including; single-family attached and detached, and multi-family residential – duplexes. The housing types within the proposed Chapel Heights development include: 163 single-family detached housing units; 162 duplex (single-family attached) units; and 138 multi-family style unit townhomes for multi-family leasing and management purposes. The project illustrates six (6) phases of development along with two stormwater facilities; one facility is located to the south of the site, while the other facility is situated in the northwest corner of the site adjacent to Chapman Drive.

The concept plan provides further details of the site density and residential land use type: Area A has single-family detached and attached residential with 8-11.09 dwelling units per acre on 11.09 acres; Area B has single-family attached residential with 12-24.99 dwelling units per acre on 3.62 acres; Area C has single-family detached and attached residential with 8-11.99 dwelling units per acre on 5.74 acres; Area D has single-family detached and attached residential with 8-11.99 dwelling units per acre on 10.22 acres; Area E has multi-family residential with 12-24.99 dwelling unit per acre on 7.97 acres, and Area F has private community center and open space on 1.97 acres. (**FIGURE 3**)

The concept plan also illustrates the access points into the development; one existing off of Academy Park Loop, and one new access point off of Murray Boulevard directly across from Earlyview Court. The 90-foot bell tower will remain and the existing Strickland Chapel building will be renovated and converted into the community center for Chapel Heights residents. The layout provided is conceptual and will be refined with the submittal of a development plan and final plat prior to building permit.

A concept plan shall be reviewed using the criteria listed below. No concept plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the existing and proposed land uses surrounding the site. The Chapel Heights concept plan meets the following concept plan review criteria per Section 7.5.501.E of the Zoning Code:

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 proposed Chapel Heights residential development will not detrimentally affect the health, safety, welfare, or convenience of the public, property owners, future occupants, and/or guests of the development. The project area is located in the Gateway Park neighborhood, which is identified as an established suburban neighborhood by the PlanCOS Vibrant Neighborhoods Framework Map. According to the Master Plan, "The goal of this neighborhood typology is to recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation". The Chapel Heights concept plan is a benefit to the Gateway Park neighborhood by establishing new residential types and new build opportunities for the community.

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 Chapel Heights concept plan has a maximum overall density of 11.89 dwelling units per acre. The planned densities and site layout and orientation of structures has been planned to permit access to light and air within and outside the proposed development boundaries.

3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?

The permitted and allowed uses, including bulk and dimensional standards, and required landscaping are appropriate to the development as planned, the surrounding adjacent neighborhood and the community at large.

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?

The transportation network, including access, circulation, parking, and pedestrian facilities have been designed to promote safety, convenience, and ease of mobility both on and off site. The Chapel Heights project is to provide attached and detached sidewalks throughout in accordance with approved private and public ROW cross sections.

5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

The proposed Chapel Heights development will not overburden the capacities of existing streets, utilities, parks, schools, or other public facilities. Where impacts to any of these municipal services and/or infrastructure occurs or is planned, the appropriate fees in-lieu of dedication or public improvements shall be provided to offset or otherwise mitigate the respective impact.

6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

The Chapel Heights proposal does not introduce any destabilizing effects, impacts, or influences into the adjacent areas or surrounding neighborhoods. The project introduces new housing inventory and options within the area. Here the concept plan provides for new housing options, to allow choices for existing residents to move "upward and inward" inward within the same community. Moving upward and inward means local residents currently living in the area have the ability to acquire housing for lease or purchase within the community rather than searching and ultimately moving elsewhere which is a form of consumer/resident disinvestment from the community.

Conversion of the existing campus to a residential community has the effect of increasing existing home values, creating increased interest in the community for those within and without, creates

opportunities for business growth and development to meet the demands of newer and existing residents, and creates certainty in the future economic and social health of 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?

Existing adjacent and surrounding uses are primarily mixed density residential with commercial uses located along the South Academy Boulevard corridor and on the east side of Murray Blvd at the intersections of Airport and Fontaine Boulevard. The proposed Chapel Heights residential development is consistent with and compatible to existing land uses in terms of character and density. The Chapel Heights project is surrounded by single-family residential dwellings to the north, northeast and east, and by multi-family residential or apartment buildings to the southeast and south of the site, and by a religious institution facility adjacent to the south of the site. This Chapel Heights concept plan has no detrimental use to use relationships.

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 (PlanCOS)?

The proposal is in general conformance with the applicable sections of the City of Colorado Springs Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan. The property is located in the Gateway Park neighborhood which is categorized as an Established Suburban Neighborhood on the PlanCOS Vibrant Neighborhoods Framework Map. The area is characterized as no longer undergoing active development or implementation of privately initiated master plans. Any new development in these areas is encouraged to focus on creating/maintaining "safe connections into and within these neighborhoods". The PlanCOS promotes the support and enhancement of the existing character of the affected neighborhood in a manner that supports ongoing investment and improved adaptation to socio-economic change in the immediate and surrounding community.

The Chapel Heights Concept Plan provides opportunity to establish additional pedestrian and vehicular connections into and through the existing and planned portions of the community. A new east/west residential collector is planned to provide vehicular access through the site, and this will extend from Academy Village Loop on the west to Murray Blvd on the east. This planned roadway will include accessible 5' detached sidewalks for pedestrian circulation within and through the site. The development is planned for compatibility of the proposed densities and land use orientation for and within existing adjacent residential land uses. The goal is to integrate into the surrounding neighborhood and street network and not become an isolated island.

Staff finds that the request for the Chapel Heights Concept Plan for single-family attached and detached and multi-family residential, based upon the findings that the PUD concept plan complies with the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.

Conformance with the PlanCOS

PlanCOS, the City's adopted Comprehensive Plan, is a high level and visionary document as a theme based approach to alignment of development intentions for the City. The zone change and concept plan for Chapel Heights mixed residential development project applications are consistent with the envisioned land use pattern for the subject parcel as it relates to the Vibrant Neighborhoods and Thriving Economy vision themes in PlanCOS (**FIGURE 8**).

Vibrant Neighborhoods

The project site is identified on the plan's Vision map as an Established Suburban Neighborhood. Per the Vibrant Neighborhoods Framework map this site is part of the established suburban neighborhood that extends from north of Fountain Boulevard to south of Old Ranch Road between Academy Boulevard and Powers Boulevard. The applicant's mixed residential land use types is

supportive of this typology goal, which encourages, supports, and promotes for the neighborhoods a diversity of housing choices. This site will utilize the existing street connections by allowing the development of single-family attached and detached and multi-family residential land use types in this neighborhood, the project encourages an infill development with a variety of lot sizes with safe connections into and within these neighborhood.

The project provides for a mixed residential land use types, the renovation of the existing Strickland Chapel building will be renovated and converted into the community center for Chapel Heights residents, and the 90-foot bell tower is to remain as an icon element of the past Nazarene Bible College site. This is one of the major goals within the PlanCOS document; to maintain housing attainability, update the zoning, and to keep a strong sense of identify with preserving the existing elements that define the neighborhood's character.

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 VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

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 VN-2.A-5: Amend the City's zoning code to allow attainable housing in multi-family and commercial zoning districts in order to maximize the availability and distribution of this housing option in the city.

Policy VN-3.A: Preserve and enhance the physical elements that define a neighborhood's character.

Strategy VN-3.A-4: Modify City Code and create incentives to encourage redevelopment of underperforming buildings to include higher-density housing, mixed-use, civic services, gathering areas, and additional employment opportunities.

Thriving Economy

The project site is identified on the plan's Vision map as Cornerstone Institutions and Life and Style topologies. Per the Thriving Economy Framework map this site is part of the northeast area of South Academy Boulevard and Fountain Boulevard.

The applicant's mixed residential land use types is supportive of the Cornerstone Institutions typology goal, which provides for a variety of integrated or nearby housing options for employees working in the area, and also provides for land use integration with surrounding areas. The project also will include an integrated and reused cultural landmark per Life and Style typology; the existing, Strickland Chapel building will be renovated and converted into the community center for the future Chapel Heights residents, and the 90 ft. bell tower is to remain as an icon element representative of the past Nazarene Bible College site.

Goal TE-1: Build on our quality of place and existing competitive advantages.

Strategy TE-1.D: Enhance our Cornerstone Institutions (Typology 1) campuses, while also integrating them into the surrounding community.

Strategy TE-1.D-2: Support Cornerstone Institutions (Typology 1) campus developments that provide amenities, services, and cultural assets to nearby residents.

Goal TE-4: Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing

infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.

Policy TE-4.A: Prioritize development within the existing City boundaries and built environment (not in the periphery).

Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3.

Strategy TE-4.A-3: Support greenfield development that includes mixed use, higher-density clusters, and quality design.

It is the finding of the Planning and Development Department that the Chapel Heights application substantially conforms to the PlanCOS' Vibrant Neighborhood and Thriving Economy visions.

Conformance with the Master Plan

This project site is part of the Gateway Park Master Plan (CPC MP 80-198-A2(94)), and this master plan is considered to be implemented. It means that the master plan that is eight-five percent (85%) or more built out, and in addition the remaining vacant land is zoned in conformance with the master plan. The change in land use from Public/Institutional and Multi-family residential uses to mixed residential use types is an appropriate change and is a compatible land use for the entire site. The mixed residential development with single-family attached and detached, and multi-family residential land uses will be compatible with the surrounding land uses in the neighborhood. **(FIGURE 4)**

STAFF RECOMMENDATION:

CPC PUZ 19-00078 – PUD ZONE CHANGE

Recommend approval to City Planning Commission the zone change of 42.04-acres from SU/AO (Special Use with Airport Overlay) to PUD/AO (Planned Unit Development: single-family attached and detached, 8-11.99 dwelling units per acres with a maximum height of 35 feet; single-family attached, 12-24.99 dwelling units per acres with a maximum height of 35 feet; single-family attached and detached, 8-11.99 dwelling units per acres with a maximum height of 35 feet; single-family attached and detached, 8-11.99 dwelling units per acres with a maximum height of 35 feet; multi-family residential, 12-24.99 dwelling units per acres with a maximum height of 35 feet, and community center on 1.97 acres with a maximum height of 50 feet, and 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(B), as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

CPC PUP 19-00079 – PUD CONCEPT PLAN

Recommend approval to City Planning Commission the Chapel Heights Concept Plan, based upon the findings that the PUD concept plan complies with the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.