

**CITY PLANNING COMMISSION AGENDA
November 21, 2019**

STAFF: DANIEL SEXTON

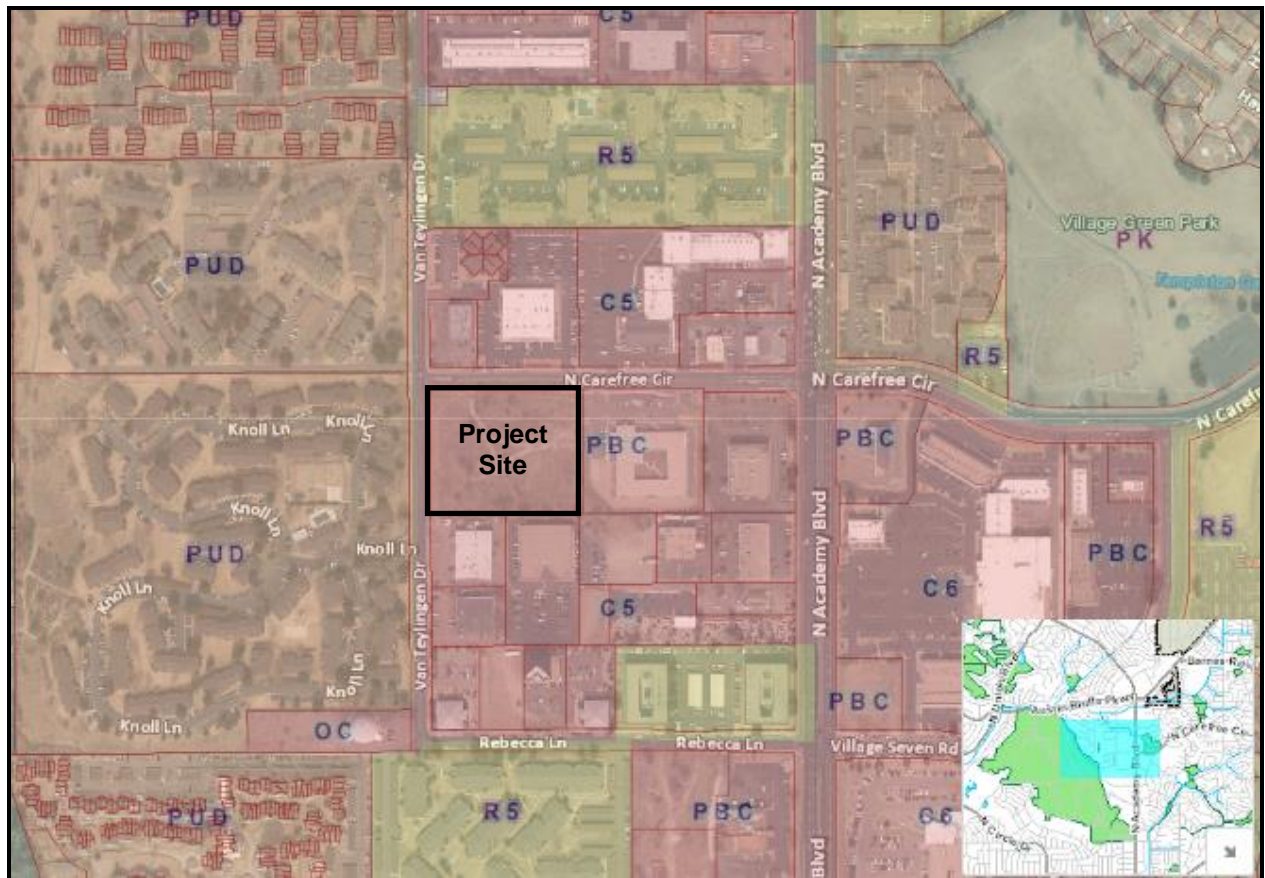
**FILE NO:
CPC CU 19-00117 – QUASI-JUDICIAL**

PROJECT: COTTAGES AT NORTH CAREFREE

OWNER: SPRINGS LAND VENTURES, LLC

DEVELOPER: GK DEVELOPMENT

CONSULTANT: N.E.S., INC.



PROJECT SUMMARY:

1. **Project Description:** The project includes an application for a conditional use development plan on 3.4 acres of land to be developed with a multi-family residential development (herein referred as “Cottages at North Carefree”). The property associated with this project is located southeast of the North Carefree and Van Teylingen Drive intersection. The Cottages at North Carefree project consists of a modular multi-family residential project with 68 units with ancillary public and private improvements. **(FIGURE 1)**

An application for a final subdivision plat is concurrently being reviewed administratively.

2. **Applicant’s Project Statement:** **(FIGURE 2)**
3. **Planning and Development Team’s Recommendation:** Staff recommends approval of the application.

BACKGROUND:

1. **Site Address:** The project site is not currently addressed, as it consists of unplatted and undeveloped land.
2. **Existing Zoning/Land Use:** The subject property is currently zoned PBC/cr (Planned Business Commercial with Conditions of Record), and is vacant.
3. **Surrounding Zoning/Land Use:** North: C-5 (General Business with Conditions of Record) and is commercially developed.
East: PBC/cr (Planned Business Center with Conditions of Record) and is commercially developed.
South: C5/P (General Business with Provisional Overlay) and is commercially developed.
West: PUD (Planned Unit Development) and is residentially developed.
4. **PlanCOS Vision:** According to the PlanCOS Vision Map, the project site is within an identified Established Suburban Neighborhood and is proximate to a segment of North Academy Boulevard, which is a Mature/Redeveloping corridor. **(FIGURE 3)**
5. **Annexation:** The subject properties were annexed into the City on March 26, 1974, per the Palmer Park Addition Number 12 Annexation Plat (Ord. 74-30).
6. **Master Plan/Designated Master Plan Land Use:** City staff was unable to locate a copy of the Van Teylingen & Academy Master Plan, so the master plan land use designation is unknown. The Van Teylingen & Academy Master Plan was previously deem “Implemented”.
7. **Subdivision:** The property is unplatted.
8. **Zoning Enforcement Action:** None.
9. **Physical Characteristics:** The site is currently vacant and has been over-lot graded in preparation for development.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners with 1,000 feet of the site, which included the mailing of postcards to 157 property owners, on two occasions: during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above as well. City staff received one written comment concerning the project, which raised questions related to traffic. **(FIGURE 4)**

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, City Parks & Recreation,

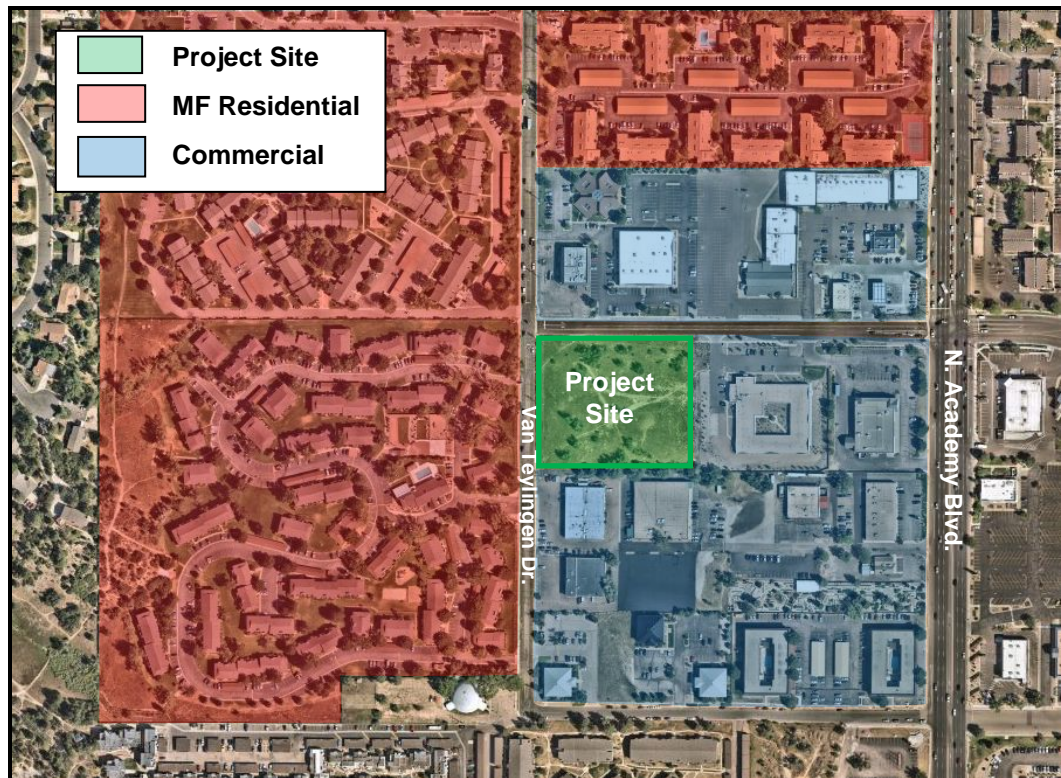
CONO, Police and E-911, and Real Estate Services. The project site lies outside of the two-mile notice buffer, so no military installations were notified.

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

1. Review Criteria / Design & Development Issues:

a. Conditional Use Development Plan

The proposed conditional use development plan for the Cottages at North Carefree consists of a multi-family residential project. **(FIGURE 1)** More specifically, the plans illustrate the envisioned site design and layout for a multi-family residential development with 68 units in 34 residential buildings, a clubhouse, private road, and ancillary site improvements consisting of landscaping, open space with a plaza and tot lot, and pedestrian accommodations. Access to the project site will be afforded via North Carefree Circle and Van Teylingen Drive, which will connect to Floris Point (private drive). The project incorporates pedestrian improvements extending along North Carefree Circle and Van Teylingen Drive for enhanced pedestrian connectivity. The applicant has also proposed the following on- and off-site improvements; guest parking areas, open space, and landscape. While City Code does not afford staff with the regulatory purview to dictate building design, the applicant has incorporated building types and architectural details to vary the visual impact of the project. More specifically, the building types consist of duplex and single buildings that are also single- and two-story. In the context of the surrounding built environment, which consists of commercial and multi-family land uses, that project is compatible because similar residential uses already exist and the future residents would be served by the already established businesses in the area.



Staff finds that the proposed plan is consistent with the purpose for a conditional use development plan, as set forth in City Code Section 7.5.701, and a development plan, as set forth in City Code Section 7.5.502(A).

b. Traffic

The applicant is proposing to construct a private street for an internal roadway network, which will connect to adjacent segments of North Carefree Circle and Van Teylingen Drive. No roadways currently exist within the project site, so the decision to develop the roadways as public or private rests with the applicant/developer. As private streets, the maintenance and ownership of these roads will be an obligation of the applicant/developer or neighborhood association. The City's Traffic Engineering Division of Public Works has reviewed the conditional use development plan and determined that a traffic study was not required, as adjacent roadways and traffic control measures were deemed sufficient for the anticipated increase in traffic volumes from the project. Additionally, staff notes that the area is served by Route 25 of Mountain Metro Transit.

c. Drainage

The City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT") has reviewed the conditional use development plan and accompanying drainage report, prepared by Galloway & Company, Inc. SWENT has accepted the analysis and recommendations set forth in the drainage report prepared by applicant's consultant. The stormwater from the proposed project will be treated on-site in a full spectrum extended drainage basin located in the northeast corner of the project site.

City Planning staff finds that the proposed development addresses the applicable review criteria set forth in City Code.

2. Conformance with the City Comprehensive Plan

Staff has evaluated the proposed applications for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified on the Plan's Vision map within an identified Established Suburban Neighborhood and is proximate to a segment of North Academy Boulevard, which is a Mature/Redeveloping corridor. **(FIGURE 3)** Per the Vibrant Neighborhoods Framework map the project site is part of an area identified as an Established Suburban Neighborhood within the Van Teylingen & Academy Master Planned area. **(FIGURE 5)** With the development of the Cottages at North Carefree project, one of the last remaining undeveloped parcels in this matured neighborhood will be built-out. Development projects within the Established Suburban Neighborhood typology are expected to focus on safe connections into and within the established neighborhood. The applicant has accomplished this by varying the design of the proposed buildings design, enhancing pedestrian connections, and using a site design and layout that blends this project into the surrounding land pattern.

City Planning staff finds the Cottages at North Carefree project and its associated applications to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan

The project site is part of the Van Teylingen & Academy Master Planned area. City staff was unable to locate a copy of the Van Teylingen & Academy Master Plan, so the master plan land use designation is unknown. The Van Teylingen & Academy Master Plan was previously deemed "Implemented", according to City Code Section 7.5.402(B)(2) occurs when the area covered by a master plan is 85% or more built out. Based on the surrounding land use pattern, which contains a mix of multi-family residential and commercial uses, staff finds that the Cottages at North Carefree project to be complimentary and supportive of the immediate area.

STAFF RECOMMENDATION:

CPC CU 19-00117 – CONDITIONAL USE DEVELOPMENT PLAN

Approve the conditional use development plan for the Cottages at North Carefree project, based upon the findings that the request meets the review criteria for granting a conditional use, as set forth in City Code Section 7.5.704, and a development plan, as set forth in City Code Section 7.5.502(E).