

CITY PLANNING COMMISSION AGENDA
APRIL 12, 2023

STAFF: GABE SEVIGNY

FILE NO(S):
MAPN-22-0007 – LEGISLATIVE

PROJECT: POWERWOOD 2 MASTER PLAN AMENDMENT
APPLICANT: GALLOWAY
OWNER: VILLAGE AT COTTONWOOD CREEK LLC



PROJECT SUMMARY:

1. Project Description: This project proposes a major amendment to the Powerwood 2 Master Plan from General Business to Multi-Family Residential establishing 7.5-12 dwelling units per acre (**see attachment, “Powerwood 2 Master Plan”**). The site is 25.70-acres and located southwest of the intersection of Tutt Boulevard and Sorpresa Lane.
2. Applicant’s Project Statement: (**see attachment “Project Statement”**)
3. Planning and Development Team’s Recommendation: Staff recommends approval of the applications with one (1) Condition of Approval:

- a. Condition of Approval
 - i. Applicant will receive final approval from SWENT for a preliminary drainage report and the Master Drainage Development Plan (MDDP) prior to final approval of the Master Plan amendment.

BACKGROUND:

1. Site Address: 7629 Rustic Lane
2. Existing Zoning/Land Use: C-6/AO (General Commercial with Airport Overlay), a majority remains vacant with one lot having single family detached.
3. Surrounding Zoning/Land Use: North: R5-AO (Multi-Family with Airport Overlay) / Vacant/Religious Institution
South: PBC-HR-AO (Planned Business Center with Highrise overlay and Airport Overlay)/Hospital
East: PUD-AO (Planned Unit Development with Airport Overlay) /Townhomes and Senior Living Facility
West: C6-CR-AO (General Business with Conditions of Record and Airport Overlay)/Commercial
4. Annexation: Powerwood No 2 Addition
5. Master Plan/Designated Master Plan Land Use: Powerwood 2 Master Plan/General Business
6. Subdivision: Westview Estates
7. Zoning Enforcement Action: There are no current enforcement actions on this site.
8. Physical Characteristics: The site slopes downward from south to north and west. It is mostly vacant with one single-family detached structure with native grasses and few trees.

STAKEHOLDER PROCESS AND INVOLVEMENT: The public process involved posting the site and sending postcards on two separate occasions to 76 property owners within 1,000 feet on the initial submittal and 120 property owners within 1,000 feet prior to Planning Commission. The change to quantity is due to the vast development in the area while the project was under review. Staff received no emails regarding this proposal with the initial submittal. Any correspondence provided before the hearing will be presented to the Planning Commission at time of hearing.

Staff input is outlined in the following sections of this report. Staff sent plans to the standard internal and external review agencies for comments. Most comments received from the review agencies have been addressed, those that are not addressed are considered minor for this level of an application and are either addressed with technical modifications, conditions, or approval, or will be addressed at the time of a development plan application. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Police, Enumerations, Floodplain, Comcast, Academy School District 20, Woodmen Heights Metropolitan District #3, and E-911. This site is within the Airport Overlay and was seen and approved by the Airport Advisory Committee on February 23, 2022. The site 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

The 25.70-acre site is located southwest of the intersection of Tutt Boulevard and Sorpresa Lane. The proposed site was annexed into the Colorado Springs city limits October 2003 (CPC A 00-00250, Ordinance No. 03-177). The site was initially designated as A (Agricultural), CPC ZC 02-00253, Ordinance No. 03-178, which is allowed as a holding zone at annexation and then further required for specific zoning at time of development.

The subject site is identified in the Powerwood 2 master plan, the initial approval in December 2004 designating this site as Community Commercial, Neighborhood Commercial and Hospital/Long Term Care; an amendment to the master plan, a zone change to C-6-AO (General Commercial with Airport Overlay) and concept plan, CPC MP 02-00254-A2MJ09, CPC ZC 09-00011, CPC CP 09-00012, respectfully, was approved January 2010 amending

the subject site to allow for a mixture of commercial, assisted living, hotel, retail, and restaurant uses.

In August 2022 City Council approved a master plan amendment to the Powerwood 2 Master Plan, CPC MP 02-00254-A4-MJ22; establishing the R-5-AO (Multi-Family Residential with Airport Overlay, Ordinance No. 22-53) zoning and the concept plan, CPC ZC 22-00011, allowing for multi-family residential development for the property directly north of the subject property.

The parcels have remained undeveloped for any commercial, office, or industrial use, therefor the proposal is to change the designation in the master plan to multi-family residential.

a. Major Master Plan Amendment

The major master plan amendment proposes to remove the designation for general business and replace with multi-family residential with a density of 7.5-12 dwelling units per acre. The area proposed has been master planned to be a major internal access to serve these parcels and the parcels to the west. There are no requested changes to the configuration of access. As noted on the proposed master plan amendment, any future development shall be in conformance with the Powerwood 2 Annexation Agreement. The land use pattern is compatible with existing and proposed adjacent land uses as the immediate area is a mixture of multi-family and single-family detached residential.

There are portions of Rustic Lane within this master plan area and is owned and maintained by CDOT (Colorado Department of Transportation). Rustic lane would be required to be disposed of from CDOT prior to any development plan approval. For CDOT to dispose of this excess property, a new public road would need to be completed from Tutt Boulevard to the portion of Rustic Lane to the west that would not be disposed. This is required as the property to the west is owned by the City of Colorado Springs for future development of CSU infrastructure. Access is required to be granted to those parcels prior to disposition of Rustic Lane. Once the new public road is built, the applicant may proceed with CDOT's requirements for disposition.

Staff finds the request for a master plan amendment is in conformance with City Code Section 7.5.408

i. Drainage Report

This project required a Master Drainage Development Plan and Preliminary Drainage Report. SWENT (Stormwater Enterprise) has not approved these documents but have stated the MDDP is ready for final approvals, pending final signatures. Staff has recommended the Condition of Approval that prior to final approval of the master plan, the applicant receive necessary approvals from SWENT. The applicant will be required to submit a Final Drainage Report to Stormwater Enterprise (SWENT) at the time the development plan.

ii. Traffic Study

A Traffic Impact Analysis (TIA) was prepared in July 2022 by Y2K Engineering. City Traffic Engineering was sent a referral and agrees with the TIA findings and recommendations. Within the report Y2K Engineering states, the development is anticipated to generate a total of 105 trips during the AM peak hour and 123 trips during the PM peak hour. Future access will be provided by 2 driveways. Driveway A will be to the north with access to a new east/west roadway to connect with Tutt Boulevard, and access B directly connecting to Tutt Boulevard and will be a right-in/right-out access only. In the 2023 and 2043 conditions, all approaches are expected to operate at acceptable service levels (LOS B or above).

iii. Fiscal Impacts:

The City Budget Office has completed a Fiscal Impact Analysis on April 6, 2022 (**see attachment “Fiscal Impact Analysis”**). City Budget Office has determined a positive cashflow for the City during the 10-year timeframe. The general reason for the outcome is the Sales Use Tax revenue collected as a result of construction.

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”). According to PlanCOS, the project site is identified on the plan’s Vision map as Newer Developing Neighborhood. According to the Areas of Change map the project site is also identified in a high area of change and according to the Vibrant Neighborhoods Framework map the project site is identified within a Newer Developing Neighborhood. Specific policies of PlanCOS that are supported are listed below:

Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods

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.

Strategy UP-4.A-3: In conjunction with committed transit improvements, create and adopt new transit-oriented development and mixed use-supportive base zoning or overlays to support the continued development and redevelopment of key corridors and centers.

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

Goal UP-4: Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.

Goal UP-5: Develop and support unique places and centers as models of resilience and sustainability.

Strategy TE-1. C-2: Support and leverage projects and initiatives with mixed uses, transit supported and walkable attributes to attract and retain a skilled workforce and business investment.

This proposal is a suburban infill development and offers housing within an already well-established city center. The site is along the two major corridors: North Powers Boulevard and East Woodmen Road, which provide commercial centers in support of the new and redeveloped along these corridors. The over-all development will be multi-family but would be a single-family detached, duplex, townhome design that is compatible and consistent with development within the area.

The proposal supports redevelopment, connectivity, attainable housing, and economic development by providing workforce housing in proximity to and connecting to multiple employment opportunities and neighborhood services located to the south and west of the proposed site. As PlanCOS identifies this area as a high area of change, there have been many developments in the area to include, but not limited to, The Townes at Cumbre Vista, The Creek at Cottonwood Apartments, Lodges at Black Forest, Woodmen Ridge Apartments, and Ascent by Watermark.

City planning staff finds the Village at Cottonwood Creek project to be in substantial conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The current Powerwood No. 2 Master Plan defines this area as general business. The proposed application for a master plan amendment will establish a residential with a density of 7.5-12 dwelling units per acre on the subject property. The master plan review criteria include review for the comprehensive plan, land use relationships, public facilities, transportation, environmental impacts, and fiscal impacts. Staff feels this amendment supports the intention of the master plan to establish residential in areas supported by commercial corridors and this adjustment does not add any adverse impacts to the surrounding established neighborhood.

STAFF RECOMMENDATION:

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Recommend approval to City Council the major amendment to the Powerwood 2 Master Plan, based upon the finding that the master plan amendment complies with the review criteria as set forth in City Code Section 7.5.408, with one (1) Condition of Approval:

1. Applicant will receive final approval from SWENT for the Master Drainage Development Plan (MDDP) prior to final approval of the Concept Plan.