

Indian Hills Commercial Complex Master Plan Amendment & PUD Concept Plan



VICINITY MAP

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RE: Indian Hills Planned Business Park Project Narrative

PROJECT DESCRIPTION:

The Indian Hills Planned Business Park site is located at the northwest corner of W Van Buren St. and Centennial Blvd. The site is 13.32 acres and currently vacant. The site is zoned PUD as part of a larger multi-family development approved in 2004; however, this particular site was left vacant and platted as a tract intended for future use. The proposed site is also part of the Mesa Springs Community Plan master plan completed and approved in 1986. This community plan outlined a comprehensive plan for the surrounding area identifying known as Mesa Springs and illustrated this site with an intended use of Medium High (MH) residential at 12-16 du/ acre.

The request being submitted is seeking a Master Plan Amendment to the Mesa Springs Community Plan and a Concept Plan PUD Rezone to the approved PUD plan on file. The Master Plan Amendment will revise this area of the community plan from the MH residential use to the proposed Office/ Special Commercial (O/SC) uses as permitted within the Mesa Springs Community Plan. However, the Master Plan Amendment will also introduce an industrial (I) use to the plan as these uses are currently not listed nor approved within the Mesa Springs Community Plan. The proposed industrial uses will be to permit office, sales, distribution, light assembly, warehousing, and outdoor storage for a single user. The PUD Concept Plan illustrates the use relationships and locations of the intended uses.

The Master Plan Amendment and PUD Concept Plan is 13.32 total acres. The plan proposes that approximately 4.79 acres will be utilized as office/ special commercial (O/ SC) uses which may include medical office facilities; general office buildings; neighborhood services such as gyms and small retail store fronts; financial institutions; child care facilities; or sit down restaurants. Ultimate and final uses will be determined with future submittals based on market demands; however, the commercial uses will be restricted as such to prevent drive through style fast food restaurants. The industrial use will occupy approximately 4.99 acres and is situated along the western boundary buffered from Centennial Blvd. by the O/ SC uses. The need for an industrial approved use would permit a facility that incorporates corporate office space, indoor warehousing, light assembly, and a limited area of outdoor storage. The proposed industrial use will be screened on all sides by a mixture of opaque solid and decorative fencing as well as landscaped buffers. The site also sits well below existing home owners atop the ridge to the west with limited to no view sheds being impacted.

Finally, approximately 3.53 acres will be set aside as private open space due to steep slopes that shall remain intact. This private open space provides additional buffering and screening of the proposed uses. The final site development plan will seek to maintain the prominent topographic features by the surrounding neighbors.

PROJECT JUSTIFICATION:

The proposed PUD Concept Plan takes into account the Master Plan Review Criteria, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site as illustrated below. There are no overlay zones such as hillside or streamside that require special attention or design considerations.

ZONE CHANGE REVIEW CRITERIA:

1. *The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*
The zone change will not be detrimental to the surrounding area or public interest as the PUD zoning will remain in effect albeit with different uses than originally proposed. The PUD zoning was retained in order to effectively limit the types of uses that could be implemented on site to limit incompatibility with existing uses and the approved Mesa Springs Community Plan. Initiative has been taken to work with the surrounding neighbors to help define the permitted uses and discuss potential impact mitigation alternatives.
2. *The proposal is consistent with the goals and policies of the Comprehensive Plan.*
While the proposed zone change does not currently align with the proposed land use of General Residential as illustrated on the 2020 Land Use Map of the Comprehensive Plan, the proposal is consistent with the goals and policies of the Comprehensive Plan in that the proposed uses meet policies LU201, LU301, LU302, LU801.

The proposed application meets Policy LU201 which seeks to locate new growth and development in well-defined contiguous areas to avoid scattered land use patterns that cannot be adequately provided with city services. The site and intended uses are located within an area recently rejuvenated development by the forthcoming extension of Centennial Blvd. from Fillmore St south to I-25. As part of this roadway extension the necessary utility services are being provided in order to serve anticipate development in this area.

The propose zone change and uses meets Policy LU301 which seeks to promote development that is characterized by a mix of mutually supportive and integrated residential and non-residential land uses. The introduction of office and neighborhood retail type store fronts will help serve the needs of this area as both the Comprehensive Plan and Mesa Springs Community Plan identify the southern portion of the Centennial Blvd. corridor as primarily residential use of varying densities. In addition the proposed site and uses would be within walking or cycling distance of planned residential that is much more accessible. The proposed commercial uses along Fillmore St. are much more difficult to access via bike or foot due to elevation differences and heavy vehicular traffic along the roadways.

The zone change meets Policy LU302 which encourages the development of activity centers designed to include a mix of uses that compliment and support each other, such as commercial and employment related. Activity centers will be designed so they are compatible with, accessible from, and serve as a benefit to the surrounding neighborhood. The proposed zone change and master plan amendment will expand the mix of uses in the area by introducing both, neighborhood serving office/ commercial uses as well as an employment related use in the form of light industrial.

The proposed zone change meets Policy LU801 which seeks to locate concentrated employment activities within designated mixed-use centers whenever possible. Employment centers will be designed for basic

employment uses of similar character to those found within the area. The proposed industrial site includes office space, warehousing, outdoor storage and light manufacturing as part of the intended uses furthering the mix of existing and proposed uses in the area with limited impact to the neighborhood.

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 to be considered consistent with a zone change request.*

The main purpose of the master plan amendment to the existing Mesa Springs Community Plan is that the proposed zone change and concept plan do not meet the existing plan's use of MH Residential. As mentioned above, the Mesa Springs Community Plan does not currently permit industrial uses. An industrial use classification is required per 7.5.406(3) in that the proposed zone includes industrial uses involved with light manufacturing, storage, and warehousing. As part of the master plan amendment, a concept plan is also included to help illustrate mitigation of potential impacts.

The proposed activity of O/ SC and Industrial will be designed to be compatible to the surrounding neighborhood through scale, bulk requirements, screening, and utilizing planned public services. These services include the extension a major arterial roadway (Centennial Blvd.), water, and wastewater services. In addition the proposed site and uses would be within walking or cycling distance of planned residential that is much more accessible. The proposed commercial uses along Fillmore St. are much more difficult to access via bike or foot due to elevation differences and heavy vehicular traffic along the roadways.

The planned O/ SC uses will be buffered from the existing multi-family development to east by Centennial Blvd. as well as required landscaping. The office and commercial uses will be low density providing a transition from the existing residential units to the industrial site. The industrial use, set back behind the office/ special commercial lots, is located along the western edge of the site adjacent to open space.

MASTER PLAN AMENDMENT REVIEW CRITERIA:

A. Comprehensive Plan:

While the proposed master plan amendment does not currently align with the proposed land use of General Residential as illustrated on the 2020 Land Use Map of the Comprehensive Plan, nor the existing Mesa Springs Community Plan, the proposal is consistent with the goals and policies of the Comprehensive Plan. The proposed master plan meets the comp plan's policies LU201, LU301, LU302, LU801 as described in more detail below in Zone Change Review Criteria section.

B. Land Use Relationships:

The proposed master plan amendment will introduce a development pattern characterized by a mix of mutually supportive and integrated residential and nonresidential lands uses. The proposed office and neighborhood retail type store fronts will help serve the needs of this area. The Comprehensive Plan and the Mesa Springs Community Plan both identify the southern portion of the Centennial Blvd. corridor as primarily residential use of varying densities. The introduction of the proposed master plan uses conform to the definitions contained in Code Section 7.5.406 and 7.5.410 and will help create a sustainable mix of residential and nonresidential use areas. The intended uses within the O/ SC land use areas will be the Mesa Springs Community Plan.

C. Public Facilities:

The proposed master plan amendment conforms to adopted plans and policies of Colorado Springs Utilities, Parks & Recreation, education requirements and drainage. The site will utilize planned public facilities and participate in school/ park fees as required.

D. Transportation:

The proposed master plan amendment is consistent with adopted transportation plans utilizing approved access locations along Centennial Blvd. and is not projected to increase traffic above currently approved and accepted vehicle trip projections. The preliminary traffic study has indicated that traffic volume for this site would actually decrease by approximately 385 daily vehicular trips due to the change in use type from high density residential to the proposed commercial/ office/ industrial uses.

E. Environmental:

The proposed master plan will seek to minimize excessive disturbance, especially in sensitive areas with steep slopes. The proposed building height is a maximum 35' height with the industrial to be screened as necessary through a combination of fencing and landscaping. Due to the physical site constraints, the master plan amendment is a relative low density development that will minimize noise impact within the area. The planned building locations will be sited to help protect the toe of slopes and valuable ridge lines to the west.

F. Fiscal:

The City of Colorado Springs will perform an independent fiscal impact analysis.

CONCEPT PLAN REVIEW CRITERIA:

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 concept plan will not be detrimental to the surrounding area or public interest as the layout illustrates the Office/ Special Commercial uses along the street frontage of Centennial Blvd. The proposed industrial use of office/ warehouse/ outdoor storage use are shown along the western edge of the site, buffered from Centennial Blvd. and the existing residential uses by the commercial/ office uses. The proposed PUD Concept Plan uses are compatible with the existing approved Office/Commercial uses contiguous to the subject site to the north along the west side of the proposed Centennial Blvd. Phase I extension.

2. *Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?*

The proposed building height is a maximum 35' height which is compatible with approved commercial and residential uses in the area. The industrial site will be screened as necessary through a combination of fencing and landscaping. Due to the physical constraints of the topography and expansive bedrock soils, the site is limited to approximately 9.5 acres of usable site area from the 13.3 acre parcel. The resulting floor-area-ratio (FAR) of 20 will result in a relatively low density that will allow adequate light and air both on and off-site.

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

The planned business park is compatible with the existing and proposed uses found within the area. The site's bulk requirements and landscaping will meet current zoning codes providing adequate off-street parking, 35'-0" height restrictions, screening, and Design Guidelines that will insure a quality, well-maintained, fully landscaped business park with restrictions for the proposed permitted PUD uses. The proposed uses will be as defined in the Mesa Springs Community Plan.

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 site?*

Adequate access and necessary turn lanes will be provided per the attached LSC Transportation Trip Generation study. Internal circulation, pedestrian connectivity to sidewalks/bike trails, and a parking ration of up to 6 spaces per 1,000 SF of building space will promote safety and convenience throughout the site. The industrial site of office/warehouse/ outdoor storage will be ~~totally~~ partially fenced with solid and decorative panels with landscaping buffers as required ; the loading dock will be totally screened; and all outdoor storage will be limited to an enclosed space screened with a minimum 6' high opaque fencing.

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

Pre-application meetings with Colorado Springs Utilities as well as City Engineering have confirmed that adequate water and wastewater systems are proposed for the intended use of the Business Park without overburdening the capacity of Centennial Blvd. in terms of utilities, traffic generation, and other public facilities. The proposed development may need to provide water quality, detention, and necessary outfall improvements in the interim.

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

The proposed O/ SC and industrial use will help to stabilize the neighborhood by incorporating neighborhood serving retail and office services (medical, gym, dining, etc.) as well as potential job opportunities. The uses will be buffered from the existing and planned residential uses as required by code.

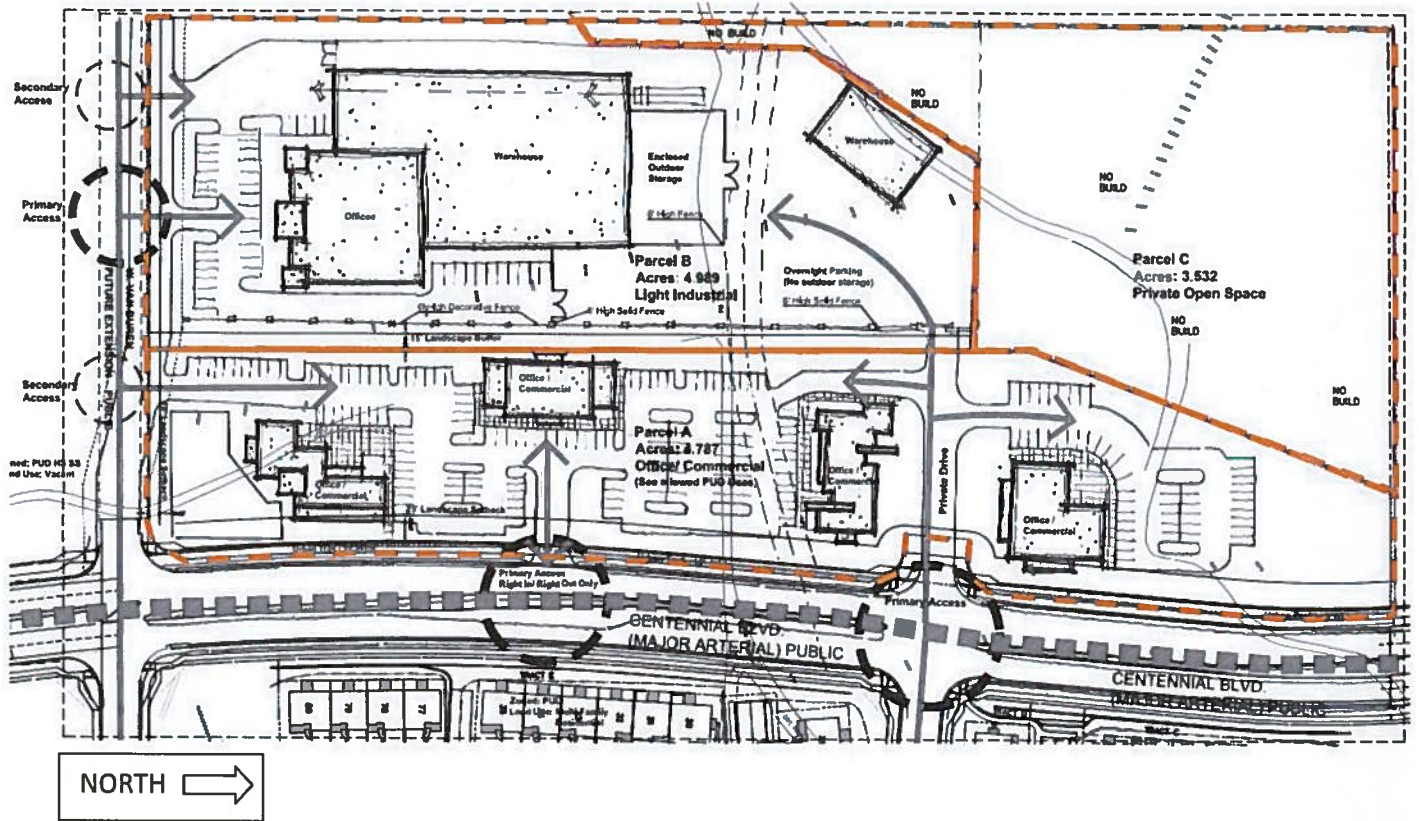
7. *Does the concept plan show how many potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?*

Per the Mesa Springs Community Plan, the proposed site is not adjacent to any single family residential. The planned O/ SC uses will be buffered from the existing multi-family development to east by Centennial Blvd. as well as required landscaping that occurs along both side of the roadway frontage. The office and special commercial uses will be low density providing a transition from the existing residential units to the industrial site. The industrial use, set back behind the commercial/ office lots, is located along the western edge of the site adjacent to open space.

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 proposed Concept Plan is in conformance will all requirements of the zoning code, subdivision code, and all applicable elements of the Comprehensive Plan.

The following illustration depicts the requested concept of the proposed parcels A, B, and C—and D per the Concept Plan drawing. The diagram also hints at a possible development pattern for the site that portrays possible relationship between uses.



Updated Graphic