
CONSENT CALENDAR

ITEM NOS: A.1-A.4

STAFF: LONNA THELEN

FILE NO(S):

- 1. - CPC MPA 04-00043-A1MN14 - QUASI-JUDICIAL
- 2. - CPC ZC 14-00044 - QUASI-JUDICIAL
- 3. - CPC ZC 14--00045 - QUASI-JUDICIAL
- 4. - CPC CP 14-00046 - QUASI-JUDICIAL

PROJECT: CENTENNIAL EAST

APPLICANT: NES INC

OWNER: TURTLE CREEK GRANDVIEW OFFICE, LLC



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for two zone changes, a master plan amendment and a concept plan for a 42.8-acre site located north of Fillmore Street and east of Centennial Boulevard.

The applicant is requesting a zone change from PIP-2 (Planned Industrial Park) to OC (Office Complex) for 18.5 acres, and a second zone change from PIP-2 (Planned Industrial Park) and PBC (Planned Business Center) to PBC (Planned Business Center) for 8.05 acres. In addition, the applicant is proposing a master plan amendment and a concept plan for the property. **(FIGURE 1)**

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Approval of the applications.

BACKGROUND:

1. Site Address: No address.
2. Existing Zoning/Land Use: PIP-1 and PBC / vacant
3. Surrounding Zoning/Land Use: North: R-5 and R1-6 / multi-family and single-family
South: PBC and R / vacant and asphalt batch plant
East: PIP-2 / industrial
West: PBC and OC / commercial and office
4. Comprehensive Plan/Designated 2020 Land Use: community commercial
5. Annexation: Mesa Addition #2, 1971
6. Master Plan/Designated Master Plan Land Use: Hill Properties Master Plan / general industrial and neighborhood commercial
7. Subdivision: The property is not platted
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is relatively flat on the west side, but slopes dramatically on the east side down towards Fillmore Ridge Heights.

STAKEHOLDER PROCESS AND INVOLVEMENT: The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 45 property owners. Comments from four neighbors were received. **(FIGURE 3)** The concerns were about geologic hazard issues and drainage. A note was added to the plan to clarify that a geologic hazard report or exemption would be required with each development plan submittal.

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

1. Review Criteria / Design & Development Issues:
This site is part of the Hill Properties Master Plan. The existing master plan shows this area primarily as general industrial, with a small portion of neighborhood commercial and is zoned PIP-1, PIP-2, and PBC. See **FIGURE 4** for the layout of the current zoning on the property. Since the original master plan was created, the properties surrounding the site have developed as residential to the north, commercial and office to the west, and an asphalt batch plant to the south. The east side of the property has developed along Fillmore Ridge Heights with multiple light-industrial and industrial users. The proposed master plan designations and zoning districts more closely fit with the existing surrounding uses. The property is proposed to be zoned OC and PBC on the west side, adjacent to Centennial, and PIP-1 on the east side, adjacent to the Fillmore Ridge Heights industrial development. There is also a 2.7 acre area that is illustrated as open space on the proposed concept plan; this designation is largely due to extreme slopes.

The applications associated with this project are to rezone the PIP-2 property to OC and PBC and leave the PIP-1 zoned property as it is currently zoned. In addition, the applicant is requesting a master plan amendment to change from general industrial and neighborhood commercial to office, neighborhood commercial and general industrial. The concept plan identifies the zoning

proposed for the property and proposes that the uses allowed by the zone districts be allowed in the concept plan area.

During the review of the project, City Engineering and Land Use Review staff required that a note be placed on the plan to ensure a geologic hazard report was required with each development plan within the concept plan area. Historically landslides have occurred in this area and the area to the north and neighbors of the property expressed concern about the potential of landslides occurring with future development within this project.

A concern was also raised from a neighboring property owner the east about drainage from the site down to the Fillmore Ridge Heights development. Any development on the site will need to address drainage on the property as part of future development plans and drainage reports.

2. Conformance with the City Comprehensive Plan:

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

The proposed uses are office and commercial which fit in well with the community commercial land use designation. The property was previously proposed to be entirely light industrial. The change to commercial and office is more consistent with the surrounding uses. The property is also considered an infill property and supports Land Use Objective 4 to encourage Infill inside the City.

3. Conformance with the Area's Master Plan:

The current Hill Properties Master Plan shows this area as primarily general industrial with a portion of the property neighborhood commercial. The applicant is requesting a master plan amendment to show the area as office, neighborhood commercial and a small portion as general industrial. The change in use to more commercial and office uses fit with the comprehensive plan designation of community commercial and the surrounding uses.

STAFF RECOMMENDATION:

Item No: A.1 CPC MPA 04-00043-A1MN14 – MASTER PLAN AMENDMENT

Approve the master plan for Centennial East, based upon the finding that the master plan complies with the review criteria in City Code Section 7.5.408.

Item No: A.2 CPC ZC 14-00044 – ZONE CHANGE

Approve the zone change for Centennial East from PIP-2 (Planned Industrial Park 2) and PBC (Planned Business Center) to PBC, 8.05 acres, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B.

Item No: A.3 CPC ZC 14-00045 – ZONE CHANGE

Approve the zone change for Centennial East from PIP-2 (Planned Industrial Park 2) to OC (Office Complex), 18.47 acres, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B.

Item No: A.4 CPC CP 14-00046 – CONCEPT PLAN

Approve the concept plan for Centennial East, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E.

TURTLE CREEK GRAND VIEW OFFICE LLC

CENTENNIAL EAST

Master Plan Amendment, Zone Change, and Concept Plan

Project Description and Justification

Prepared by NES Inc.

Project Description

The property is located to the northeast of the intersection of Centennial Boulevard and Fillmore Street, in Colorado Springs, Colorado. The site is part of the Hill Properties Master Plan, CPC MPA 04-43, approved by the City on June 22, 2004. In this vicinity, the Master Plan proposes 37.7 acres of General Industry, 11 acres of Neighborhood Commercial and 2.7 acres of Private Open Space, a total of approximately 51 acres. The current zoning that corresponds to the above master planned area is Planned Industrial Park PIP1 (13.578 acres) and PIP2 (26.52 acres) and Planned Business Center PBC (10.952 acres). The proposed Private Open Space straddles the PIP1 and PIP2 zones in the northeast corner of the site.

This application relates to 42.823 acres of the original master planned area and proposes to rezone the PIP2 parcel to Office Complex (OC) and Planned Business Center (PBC) as an extension to the current PBC zone. To reflect this proposed rezoning, a Master Plan Amendment is also submitted to change the 37.7 acres of General Industry to 18.5 acres of Office and 13.6 acres of General Industry, and to extend the proposed Neighborhood Commercial from 11 acres to 19 acres.

The concurrently submitted Concept Plan identifies 13.578 acres PIP1 (unchanged), 18.47 acres Office Complex OC, and 10.775 acres PBC. Of the 10.775 acres PBC, only 8.05 acres is subject to the proposed zone change, as the remaining 2.725 acres is part of the current PBC zoning. The Concept Plan shows two separate access points to the property from Centennial Boulevard.

This application relies on the Drainage Study, Geohazard Report, and Traffic Impact Analysis prepared for the approved Master Plan.

The table below summarizes the relationship between the current zoning and the application proposals:

Current Zoning		Proposed Rezoning		Concept Plan	
PIP1	13.578 acres	PIP1	13.578 acres	PIP1	13.578 acres
PIP2	26.52 acres	OC	18.47 acres	OC	18.47 acres
		PBC	8.05 acres	PBC	10.775 acres (2.725 currently PBC)
				Total	42.823
PBC	10.952 acres	PBC	10.952 acres	Residual PBC	8.227 acres
	51.05 acres		51.05 acres		51.05 acres

FIGURE 2

Project Justification

Master Plan Amendment

The proposed amendment to the approved Master Plan is minor in nature as the affected area is less than 50 acres, and is only 3.3% of the overall master planned area. In addition, the proposed changes to the land use category designations will not give a significant impact upon the transportation system, utility infrastructure, public facilities, or the provision of public safety services and facilities.

Zone Change

In accordance with the requirements of Chapter 7, Article 5, Part 6 of the Zoning Code, the proposed changes to the zone district boundaries on the subject property are acceptable for the following reasons:

1. The proposal is consistent with the goals and policies of the Comprehensive Plan - The 2014 Comprehensive plan identifies the area surrounding the intersection of Centennial Boulevard and Fillmore Street as 'Commercial Centre'. The zones proposed by this application are consistent with this land use designation
2. The proposal is consistent with an approved Master Plan - The site is part of the Hill Properties Master Plan that identifies the land uses for this property as General Industry, Private Open Space and Neighborhood Commercial. This application is consistent with the approved Master Plan, as the proposed rezoning retains the primarily industrial and commercial uses, and retains the area proposed for Private Open Space in the northeast corner of the site.
3. The proposed changes to the zone district boundaries will not be detrimental to the public interest, health, safety, convenience or general welfare - In view of the conformity to the Comprehensive Plan and approved Master plan, the uses proposed by this application have already been deemed beneficial to the public interest, health, safety, convenience or general welfare. The proposed zone change for PIP2 to OC in the northern section of the site is in the public interest as it would facilitate uses that are more compatible with the existing multifamily development at Camelback Pointe to the north. In addition, the site has two separate access points from Centennial Boulevard, providing a safe means of vehicular access. Finally, the juxtaposition of the site to other commercial uses to the west of Centennial Boulevard allows for combined trips, creating a more sustainable urban environment, which supports the general welfare of the community.

Concept Plan

The Concept Plan identifies the types of uses that are anticipated in the respective zones. While each Zone has a wide range of permitted uses, not all are appropriate or desirable in this location. The anticipated range of uses for this site is as follows:

OFFICE COMPLEX (OC): Administrative, professional, and personal services to include professional offices, financial services, retirement home, human service facilities, medical offices, communication services, and day care services.

PLANNED BUSINESS CENTER (PBC): Neighborhood commercial uses to include retail sales and services, restaurants, financial services, personal services, liquor sales, and pharmacy.

PLANNED INDUSTRIAL PARK (PIP1): Professional offices, administrative services, research and development, manufacturing, warehousing, and light industry.

These uses are intended to be compatible with the existing commercial and industrial uses in the vicinity and to provide a transition to the multifamily residential development to the north.

In accordance with the requirements of Chapter 7, Article 5, Part 5 of the Zoning Code, the proposed concept plan is acceptable for the following reasons:

1. The proposal complies with all the requirements of the zone district in which it is located - the Concept Plan shows that the requirements and standards of the respective zone districts proposed by this application can be satisfactorily accommodated on the site.
2. The proposal is consistent with the intent and purpose of this Zoning Code – the proposed land uses for this property are appropriate given the nature of the surrounding land uses and the master plan proposals for this location. The site’s development will provide a logical growth of the City and will reduce congestion in the streets due to the proximity of similar uses and accessibility to residential areas. In this context, the concept plan will promote the health, safety and general welfare of the local community and thus accords with the intent and purpose of the Zoning Code as described in Section 7.2.102.
3. The proposal is compatible with the existing and proposed land uses surrounding the site –The proposed PIP1 zone to the east of the property is compatible with the industrial uses to the east and south. The proposed PBC zone is consistent with the existing and proposed commercial development to the west and south. The proposed OC Zone provides an appropriate transition between the commercial/industrial uses and the multi-family residential to the north.
4. The proposed development will not 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 impact of the development of this site on general health, welfare and safety was fully assessed through the approved Master Plan process. The proposed zone change for PIP2 to OC in the northern section of the site is more compatible with the existing multi-family development to the north. The proximity of the site to other commercial uses to the west of Centennial Boulevard and its accessibility to residential areas will benefit the general welfare, safety, and convenience of persons residing or working in the neighborhood.
5. The proposed density, types of land uses and range of square footages permit adequate light and air both on and off the site? There is insufficient detail regarding the nature of potential uses/square footage of buildings to assess this criterion at present, but the concept plan demonstrates that any future development can and will accord with the permitted land uses and standards of the respective zone districts.
6. The permitted uses, bulk requirements and required landscaping are appropriate to the type of development, the neighborhood and the community? There is insufficient detail regarding the nature of potential uses/square footage of buildings to assess this criterion at present, but the concept plan demonstrates that any future development can and will accord with the permitted land uses and standards of the respective zone districts and the requirements for landscape setbacks.
7. The proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas are designed to promote safety, convenience and ease of traffic flow and pedestrian

movement both on and off the site? There is insufficient detail regarding the nature of potential uses/square and buildings to assess this criterion at present, but the concept plan demonstrates that the property can accommodate two safe ingress/egress points off Centennial Boulevard and that existing sidewalks on Centennial Boulevard provide safe pedestrian access to the site.

8. The proposed development will not overburden the capacities of existing streets, utilities, parks, schools and other public facilities? The impact of the development of this site on public facilities was fully assessed through the approved Master Plan process. The change of Zone from PIP2 to OC will not increase the burden on public facilities.

9. The proposed development will promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods? The impact of the development of this site on existing properties in adjacent areas and surrounding residential neighborhoods was fully assessed through the approved Master Plan process. The change of Zone from PIP2 to OC will improve the relationship between the uses on the property and the multifamily residential to the north.

10. The concept plan shows how any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes) will be mitigated and provides a gradual transition between uses of differing intensities. The proposed change of Zone from PIP2 to OC provides a gradual transition between the more intense commercial and industrial uses to the west, south and east of the site and the multifamily residential to the north.

Thelen, Lonna

From: Mary Elizabeth Ruwell <mer@ophidian.com>
Sent: Thursday, May 22, 2014 7:46 PM
To: Thelen, Lonna
Cc: eag@ophidian.com
Subject: Public notice for Land Use Review on behalf of Turtle Creek Grandview,LLC

Dear Ms Thelen

Re: File No, CPC MPA 04-00043-A1MN14, File No. CPC ZC 14-00044, File No.
CPC ZC 14-00045, File No. CPC CP 14-00046

I lost all my neighbors across the street to a landslide in 1998. Our neighborhood was changed forever. I wish I had seen the Master Plan approved in 2004. My understanding was that Ms Hunt had created a fair amount of open space to make sure that such events did not occur again and I am disappointed that someone who cared so much for Garden of the Gods and other open space only allocated 2.7 acres to our small disaster. In reviewing the current plans, I would ask that planners make sure that there is a significant transition from the spaces allocated for development to the residential areas that survived sixteen years ago. My son lost the only other kid his age in the neighborhood. Our neighbors across the street had their newly remodeled kitchen cracked along with the rest of their house. Please make sure that this plan will enhance rather than create more problems for our Holland Park residential area.

Thank you,
Mary Elizabeth Ruwell
1262 Hofstead Terrace
Colorado Springs, CO 80907

Thelen, Lonna

From: John <johnvandervalk@hotmail.com>
Sent: Thursday, May 22, 2014 5:52 PM
To: Thelen, Lonna
Subject: Turtle creek development at Fillmore and Centennial

Hi Lonna,

I talked with you a few days ago and had some questions regarding the proposed development.

1. Why is big equipment already excavating in the proposed area??
2. The USGS head surveyor said the mesa top is still moving. How can it be developed knowing this?
3. Since everyone on our street had flooding issues last Sept, what is the city proposing to do to help correct this issue due to water run off from the mesa?
4. Will there be a meeting with concerned citizens, city planning and the developer before the zoning is changed?

Thanks for your time,

John Vandervalk
1282 Hofstead Terrace 80907

Thelen, Lonna

From: Hcmehnert@aol.com
Sent: Thursday, May 22, 2014 5:21 PM
To: Thelen, Lonna
Subject: Concerns Re' Proposed Development of Mesa -Centennial & Fillmore area

As residents and property owners living at 1232 Hofstead Terrace, we are very concerned about the proposed commercial development of the mesa off Centennial Blvd. and proposed zoning changes to allow this to happen.

We purchased this property in June 2008, knowing the history of the 1999 landslide and subsequent destruction of a number of houses on our street and Hofstead Court as well. It was our understanding that this area, including the mesa could not be built on ever due to the instability of the ground. (It is believed that the mesa is still moving)

Therefore, these are questions for consideration:

1. Is soil stability of the mesa being monitored?
2. What do the results of current soil stability monitoring show as concerns any building construction in this area?
3. Do detailed plans exist for proper and safe drainage of the planned commercial complex?
4. Is the USGS soil monitoring data being incorporated into the planning process?

Respectfully submitted,
Rhona Fletcher and Hans C. Mehnert
1232 Hofstead Terrace
Colorado Springs, CO 80907
Tel: (719)-264-1722

Thelen, Lonna

From: Joy Focht <joy.focht@proformaland.com>
Sent: Thursday, May 22, 2014 1:01 PM
To: Thelen, Lonna
Subject: Centennial/Fillmore

Lonna,

Thank you for meeting me this morning!

I just wanted to express my concerns about the geohazard and drainage issues on that are present just east of the lots located on the north-east corner of Fillmore and Centennial. In the past there have been significant slides and damage due to drainage caused by the hillside on the east side of these lots. We would like to request that geohazard mitigation and remedies to the drainage issues be addressed with any development.

Thank you,
Joy Focht

*Joy Focht
Proforma Land Development & Construction
1485 Garden of the Gods Rd, Suite 160
Colorado Springs, CO 80907
719-473-7763 x202 (office)
719-278-5043 (fax)*

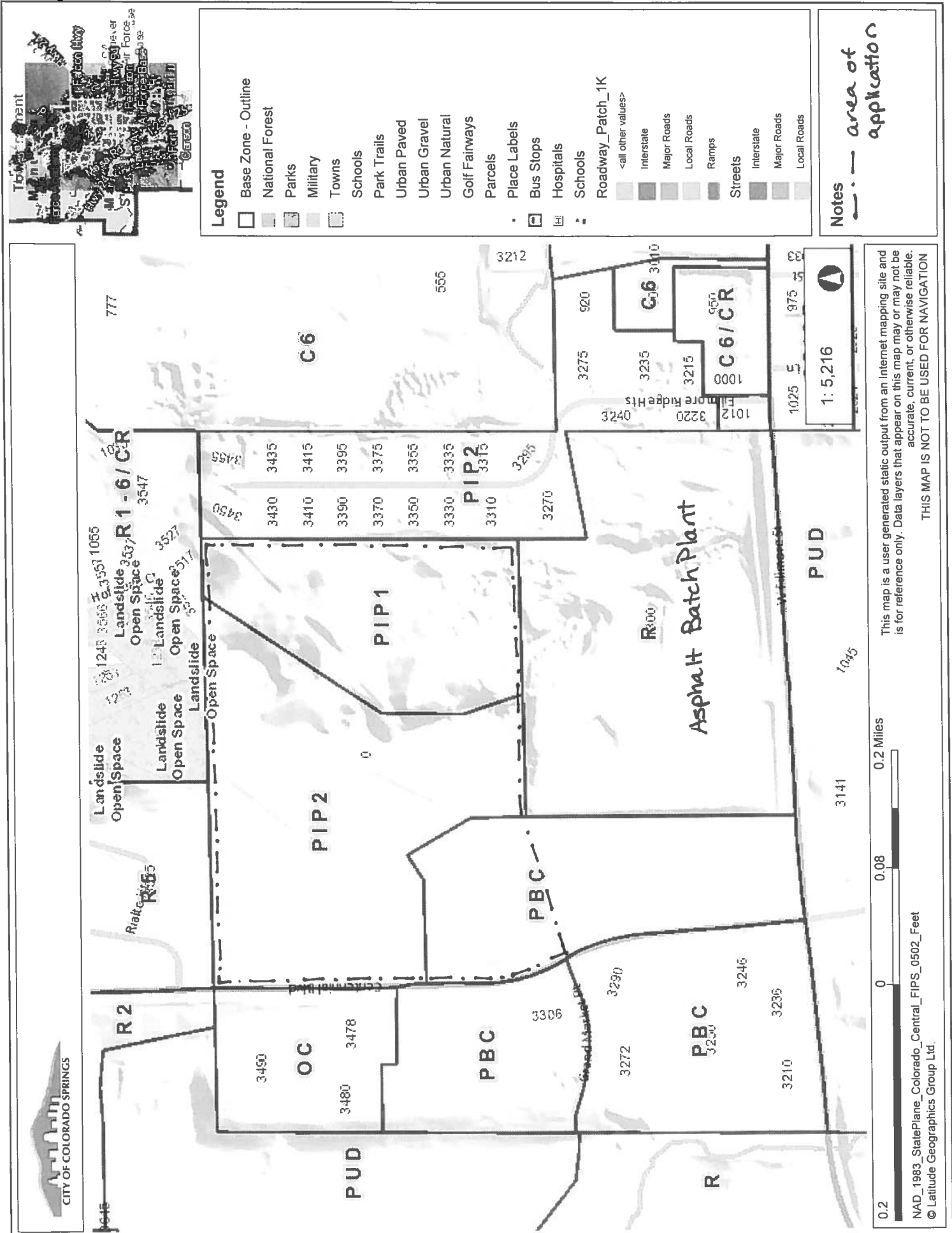


FIGURE 4

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

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