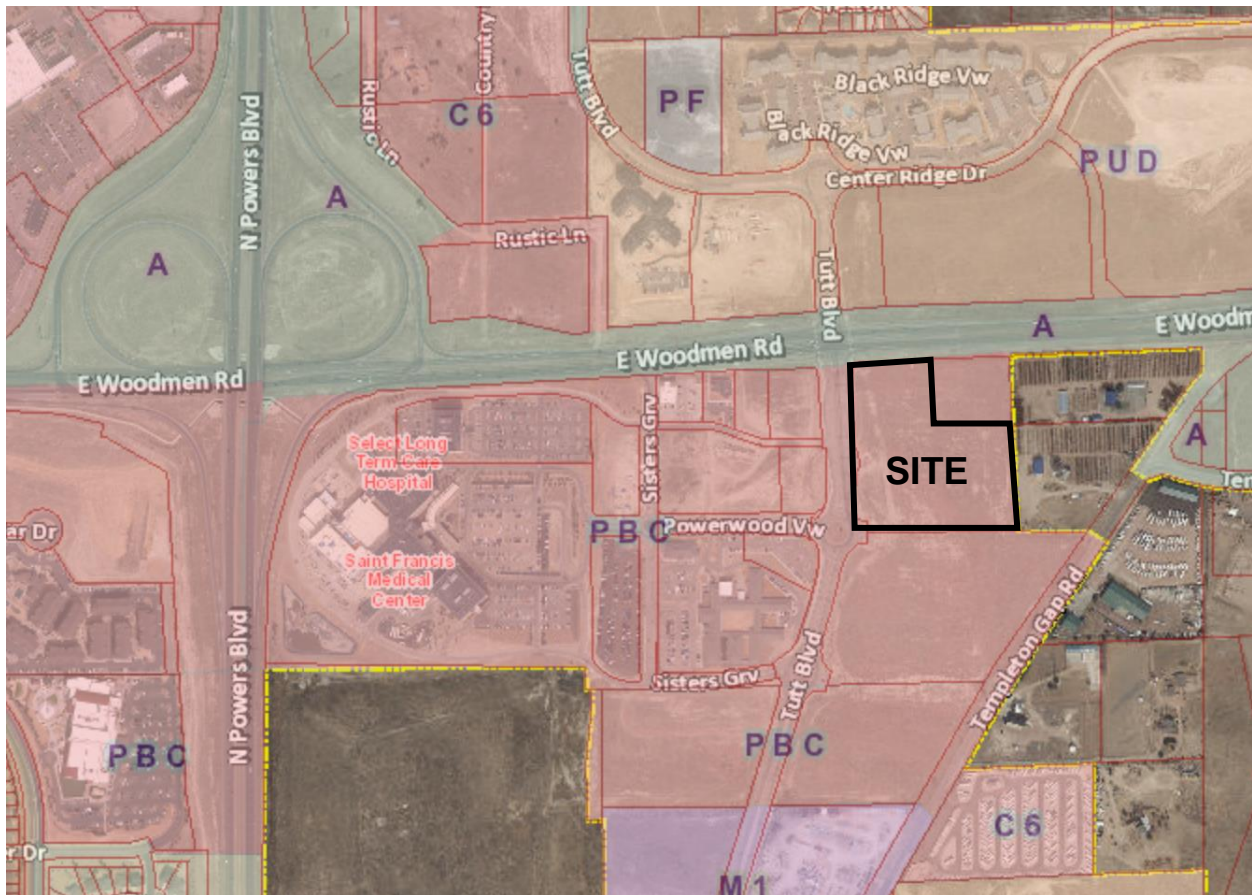


CITY PLANNING COMMISSION AGENDA  
JANUARY 21, 2021

STAFF: KATIE CARLEO

FILE NO(S):  
CPC MP 01-00147-A6MJ20 – LEGISLATIVE  
CPC CP 01-00148-A12MJ20 – QUASI-JUDICIAL

**PROJECT:** GREENBRIAR / POWERWOOD  
**OWNER:** CHOCAMO, LLP, CHRICOWHITT, LLP C/O HOLGER C. CHRISTIANSEN  
**DEVELOPER:** SAXTON PARTNERS – DON SMITH  
**CONSULTANT:** N.E.S., INC. – JENNIFER SHAGIN



**PROJECT SUMMARY:**

1. Project Description: The project includes concurrent applications for approval of a Major Amendment to the Greenbriar/Powerwood Master Plan and Concept Plan. If approved the proposed application would allow for the establishment of Multi-family as an allowable use for 9.23 acres within the master plan and concept plan. The site is zoned PBC (Planned Business Center) and located at the southeast corner of East Woodmen Road and Tutt Boulevard.

2. Applicant's Project Statement: **(PROJECT STATEMENT)**
3. Planning and Development Recommendation: City Planning staff recommends approval of the applications as proposed.

#### **BACKGROUND:**

1. Site Address: The properties associated with this project site are not addressed as they have not been previously developed or platted.
2. Existing Zoning/Land Use: The properties are currently zoned PBC/AO (Planned Business Center with an Airport Overlay) and undeveloped.
3. Surrounding Zoning/Land Use:
  - North: PUD/AO (Planned Unit Development with an Airport Overlay: Mixed Use (Commercial and Multi-Family Residential), 60-foot maximum building height limit, and 12-24.99 dwelling units per acre) and partially developed with commercial and residential uses.
  - East: El Paso County Zoning of CC/A-5/CS/CR (Commercial Community, Agricultural (5 acres), Commercial Service, and Commercial Regional) and is commercially and residentially developed.
  - South: PBC/AO (Planned Business Center with an Airport Overlay) and is identified for multi-family but currently undeveloped.
  - West: PBC/AO (Planned Business Center with an Airport Overlay) and is partially commercially developed and undeveloped.
4. PlanCOS Vision: According to the PlanCOS Vision Map, the project site is identified as a New/Developing activity center with adjacent Intercity Corridors for strong connections.
5. Annexation: The property was annexed into the City under the Greenbriar Annexation No. 1
6. Master Plan/Designated Master Plan Land Use: The Greenbriar/Powerwood Master Plan identifies the project site as Regional Commercial.
7. Subdivision: This property is unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project is undeveloped, but has been over-lot graded in preparation for future development. The property gradually slopes down to the southwest from Woodmen Road and Templeton Gap Road.

#### **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public process included posting the site and sending postcards to 19 property owners within a 1000-foot buffer. Staff did not receive any public comment in regards to the proposed project throughout the public notice period.

Staff input is outlined in the following sections of this report. Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 49, Police and E-911. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. Staff has determined that this application is outside the two-mile buffer for USAFA notification. The property is within the Airport Overlay and was reviewed and approved on December 16, 2020 by the Airport Advisory Commission. All comments received from the review agencies are addressed.

#### **ANALYSIS OF REVIEW CRITERIA, COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:**

1. Review Criteria / Design & Development Issues:

a. Major Master Plan Amendment

The requested major amendment of the Greenbriar/Powerwood Master Plan changes the land use designation for 9.23 acres of land from Regional Commercial to Multi-Family Residential. **(GREENBRIAR-POWERWOOD MASTER PLAN)** The applicant has proposed a residential density of 12-24.99 dwelling units per acre for the new Multi-Family Residential use type; this is in alignment with City Code density ranges for multi-family. This residential density is consistent with other higher density residential developments occurring within the Woodmen Road corridor, such as the Woodmen Town Center development to the north and Copper Range Apartments to the northeast. Additionally, the underlying PBC (Planned Business Center) zoning applied to the properties is supportive of the proposed land use type; City Code Section 7.3.203 lists multi-family residential as a conditional use. Future development plan applications will follow the standard conditional use process.

As an overall land use pattern in this Woodmen-Tutt corridor we see commercial properties lining Woodmen Road as well as proposed commercial development along the western side of Tutt Boulevard. There are currently several administrative applications for commercial developments along these areas. This bares opportunity of establishment of higher density residential that will support the commercial and will be additional rooftops that will benefit from the surrounding commercial. In addition this development will be geared towards medical professionals. This offers a housing opportunity for medical professionals especially as St. Francis Hospital and surrounding supportive medial are expanding in this area. Lastly, the underlying property is zoned PBC (Planned Business Center) which does per City Code allow for a multi-family use with a conditional use development plan; thus the master plan change will keep the zone district as PBC, but expand the underlying use for the multi-family. You can also see below as part of the Fiscal Impact Analysis that multi-family is considered a commercial use when we are looking at property taxes.

i. Traffic

The City's Traffic Engineering Division did not require a traffic study to be completed at this time. A recent study was completed (2019) that showed the overall Tutt/Woodmen area and examined this at a higher intensity than what will be seen from the conversion of this commercial to multi-family use. The final design and siting of streets needed for the development will be determined under future entitlement applications; a traffic impact analysis will be required at the development plan stage and the proposed right in/out on Woodmen Road and any associated improvements will be reviewed and approved at that time. A note to this affect has been added to the plan.

All future development of the project site will require the review and approval of a conditional use development plan and final subdivision plat applications.

ii. Parkland Dedication Obligation (PLDO)

The new residential use triggers the Park and School Land Dedication Ordinance. The standard obligation for PLDO as fees in lieu of parkland dedication will be required; a note for this obligation has been added to the master plan.

iii. Fiscal Impact Analysis

A fiscal impact analysis will be prepared per City Code for a major amendment to a master plan. This analysis will be completed prior to City Council. Within a fiscal impact analysis multi-family property is included within the commercial category for property tax. In addition it is seen that the surrounding area (as mentioned above along Woodmen Road and west along Tutt Boulevard) has large capacity for commercial development which we are starting now to see interest and initial applications for portions of this surrounding commercial. Properties in the surrounding commercial have sat vacant since annexation in the 1980s. Staff supports that the conversion of this property from commercial to multi-family will not

be a “loss” for the City but rather create further opportunity for commercial development with the ‘rooftop’ additions provided by the multi-family.

iv. School District 49

City staff has not received any comments from the School District. Comments on this change of use will be required to be communicated to City staff in writing from School District 49 prior to setting any hearing date before City Council. Staff has tried to contact the district without any response; at this time City assumes the District would apply the standard of fees in lieu of land dedication for this addition. A note to this affect is added to the master plan.

v. Woodmen Road Metropolitan District

The proposed site is not in the Woodmen Road Metropolitan District but is in the Woodmen Road Metropolitan District Service Area. This parcel will need to be annexed into the District and be subject to the District Fees and Mill Levies (tax collection). The other option is to opt-out of joining the Woodmen Road Metropolitan District and pay in lieu of the annual taxes as an opt-out fixed fee. The owner will work with the District to make this determination moving forward.

b. Major Concept Plan Amendment

The requested major amendment of the Greenbriar/Powerwood Concept Plan (**GREENBRIAR-POWERWOOD CONCEPT PLAN**) adds the multi-family residential land use as an allowable use. The applicant’s proposed density of 12-24.99 dwelling units per acre for the proposed multi-family residential use is consistent with the concurrent application for a major amendment of the Greenbriar/Powerwood Master Plan and similar developments in the area. This project will be a good transitional land use between the developed commercial and residential uses to the east of Templeton Gap Road, which are located in an unincorporated enclave, and the developed and developing commercial and multi-family residential developments to the north and west.

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, which is part of the Greenbriar/Powerwood Master Planned area, is identified on the plan’s Vibrant Neighborhoods Framework map as a Newer Developing Neighborhood. The categorization of this type of neighborhood is generally considered most similar to Typology 3: Emerging Neighborhoods, which supports the development of newer areas with well-design communities with amenities, greater diversity of housing types, and roadway corridor enhancements that enrich the livability and adaptability of the area. As indicated in the proposed applications, the future development of the subject properties will accommodate an opportunity of diverse housing. By allowing the development of a multi-family residential use in the master planned area, the project reinforces the City’s ability to encourage mixed use and livable communities

As indicated above, City Planning staff finds the Greenbriar/Powerwood project and its associated application to be in substantially conformance with PlanCOS.

3. Conformance with the Area’s Master Plan:

The project site is part of the Greenbriar/Powerwood Master Planned area, which identified the parcels for development with commercial uses. As proposed by the applicant, the land use pattern of this area will be enhanced with allowances for a greater mixture of land uses, such as the proposed multi-family residential land use type. City Planning staff is in concurrence with the creation of a more diverse land use pattern, and finds the Greenbriar/Powerwood project to be consistent and in substantial compliance with the Greenbriar/Powerwood Master Plan, as amended.

**STAFF RECOMMENDATION:**

**CPC MP 01-00147-A6MJ20 – MAJOR MASTER PLAN AMENDMENT**

Recommend approval to City Council the major master plan amendment for the Greenbriar / Powerwood project, based upon the findings that the requested plan amendment meets the review criteria for granting a major master plan amendment as set forth in City Code Section 7.5.408.

**CPC CP 01-00148-A12MJ20 – MAJOR CONCEPT PLAN AMENDMENT**

Recommend approval to City Council the major concept plan amendment for the Greenbriar / Powerwood project, based upon the findings that the requested plan amendment meets the review criteria for granting a major concept plan amendment as set forth in City Code Section 7.5.501(E).