

CITY PLANNING COMMISSION AGENDA

ITEM NOS A.1, A.2

STAFF: MEGGAN HERINGTON

FILE NO(S):

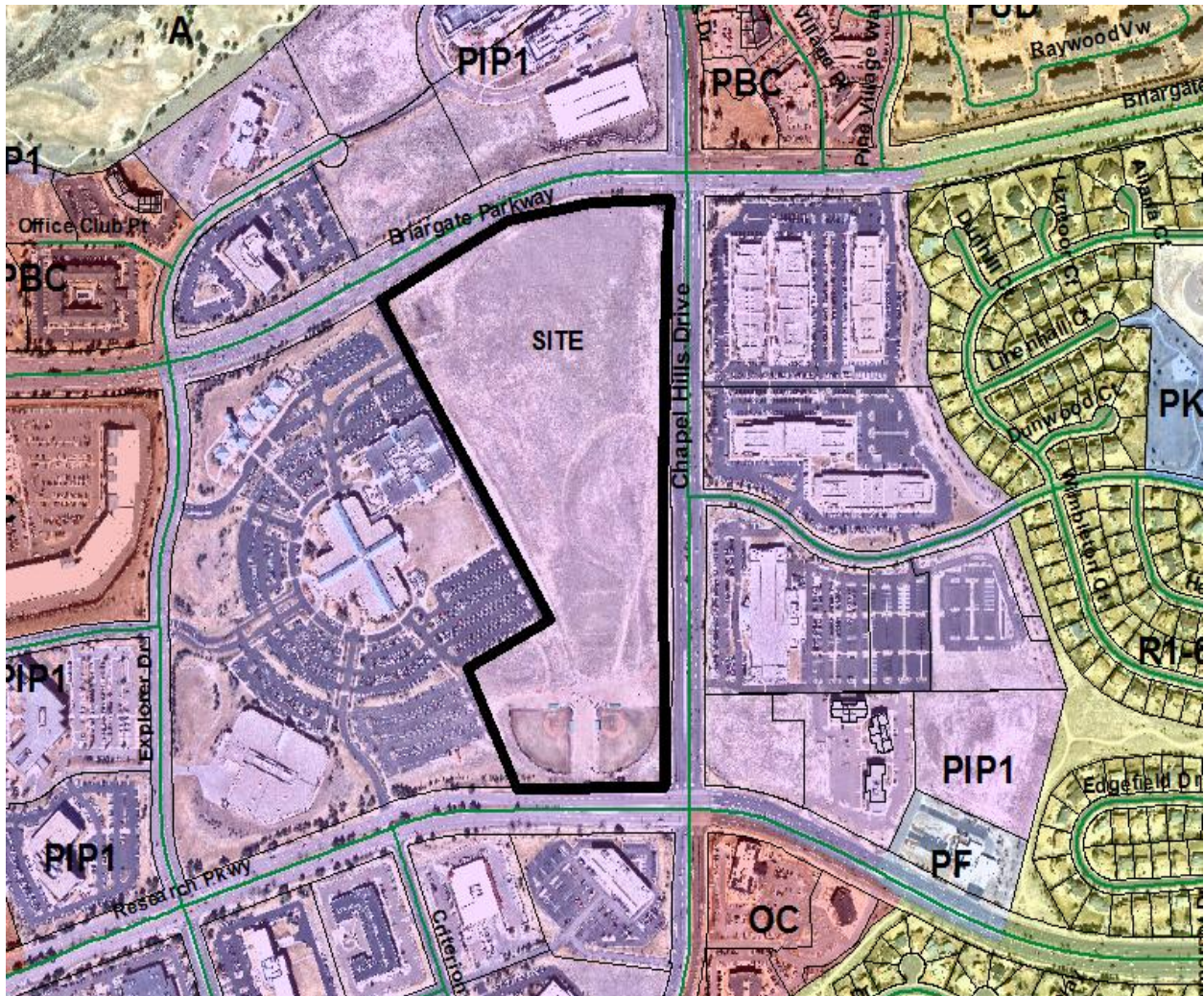
CPC ZC 14-00114 – QUASI-JUDICIAL

CPC CP 14-00115 – QUASI-JUDICIAL

PROJECT: HIGHLANDS AT BRIARGATE

APPLICANT: NES, INC.

OWNER: FOCUS ON THE FAMILY



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for rezoning and a concept plan for 41.7 acres located south of Briargate Parkway, west of Chapel Hills Drive and north of Research Parkway, east and adjacent to the Focus on the Family Campus.

The property will be rezoned from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) in order to allow commercial development at this location.

The associated concept plan proposes a commercial center with a mix of retail uses, restaurants and a hotel. There are currently four future commercial lots illustrated with a mix of multi-tenant and freestanding buildings with associated parking. The PBC building and landscape setbacks will apply, along with a 45-foot maximum building height. **(FIGURE 1)**

Staff is administratively reviewing a final subdivision plat to create the 41.7-acre lot from the original 81.2 acres of the Focus on the Family campus.

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

BACKGROUND:

1. Site Address: The property is currently part of the Focus on the Family Campus addressed as 8605 Explorer Drive.
2. Existing Zoning/Land Use: The 41.7 acres is mostly vacant. There are two little league baseball fields existing at the south end of the property.
3. Surrounding Zoning/Land Use:
North: PIP-1/Office-Warehouse
South: PIP-1/Office-Warehouse
East: PIP-1/Office-Warehouse
West: PIP-1/Focus on the Family
4. Comprehensive Plan/Designated 2020 Land Use: This property is designated as Regional Center.
5. Annexation: The property was annexed in 1984 as part of Briargate Addition #4.
6. Master Plan/Designated Master Plan Land Use: This property is within the Briargate Master Plan which is designated as "Implemented". When a property is in the implemented area, a master plan amendment is not required.
7. Subdivision: The property is part of Lot 1 Focus on the Family Subdivision Filing No. 1
8. Zoning Enforcement Action: None
9. Physical Characteristics: A majority of the property is vacant. There are two baseball diamonds on the southern portion of the property. Those will be relocated.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to 109 property owners within 1,000 feet, notifying them of the application submittal and neighborhood meeting, as well as the public hearing.

A neighborhood meeting was held on November 5, 2014. There were approximately 15 neighbors in attendance. Concerns included traffic, building design, and the relocation of the little league fields. No written opposition was received.

Staff also sent the plans 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, City Finance, Police and E-911 and the US Air Force Academy.

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

1. Review Criteria / Design & Development Issues:

Rezone from PIP-1 to PBC

The request is to rezone 41.7 acres from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center). The intent is to transition the property from the allowed office/warehouse uses permitted in the PIP-1 zone district to allowing, restaurants, retail and commercial center uses on the property as supported by the PBC zone district. The standard building setbacks and maximum building height for the PBC zone district will apply to the property.

Staff finds that the zone change request is in conformance with the City Code criteria for rezoning.

Concept Plan

The concept plan illustrates the 41.7 acres as a large mixed commercial center. The planned use of the site is a commercial center; specific uses include restaurants, retail, office space and a hotel. Any use allowed in the PBC zone district would be permitted. The plan illustrates four commercial lots anticipated with a mix of freestanding single-tenant buildings as well as multi-tenant buildings. All required parking will be provided on-site. The building and landscape setbacks are conceptually shown. A future administrative development plan review will be required to insure that building and landscape setbacks are met.

Access to the site will be provided by a full movement intersection at Briargate Parkway and a right-in/right-out access to Briargate Parkway. There is also a future full movement, signalized intersection at Chapel Hills Drive and two right-in/right-out access locations along Research Parkway. Any future signalization or intersection redesign to accommodate the project will be at the expense of the property owner/developer. Notes are included on the concept plan to reflect the developer responsibilities.

Staff finds that the concept plan is in conformance with the City Code criteria for concept plan approval.

2. Conformance with the City Comprehensive Plan:

Comprehensive Plan 2020 Land Use Map designates this property as a Regional Center. Regional Centers are defined as large, intensive activity centers that combine the uses of commercial centers and employment centers and serve the city and region as a whole. They often include regional malls or corporate headquarters.

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern

Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

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.

Policy LU 301: Promote a Mixed Land Use Pattern

Promote development that is characterized by a mix of mutually supportive and integrated residential and non-residential land uses and a network of interconnected streets with good pedestrian and bicycle access and connections to transit.

Strategy LU 302c: Promote Compatibility between Land Uses of Differing Intensities

Design and develop mixed land uses to ensure compatibility and appropriate transitions between land uses that vary in intensity and scale.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area

Often the overall character of a new development is not realized until the project is completed. This can lead to unintended impacts and incompatible development. Applicants for new developments need to clearly identify how their projects will fit into the character of the surrounding area and the community as a whole with respect to height, scale, bulk, massing, roof forms, signage, overall site design, pedestrian and vehicular access, and relation to the public right-of-way.

Policy CCA 601: New Development Will Be Compatible with the Surrounding Area

New developments will be compatible with the surrounding land uses and will complement the character and appearance of adjacent land uses.

It is the finding of the Land Use Review Division that the Highlands at Briargate zone change and concept plan will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

3. Conformance with the Area's Master Plan:

The property is in the Briargate Master Plan. However, this specific master plan designates a large area as "Implemented". In the implemented area of the master plan, an amendment to the plan is not required with a change of land use.

STAFF RECOMMENDATION:

ITEM NO.: A.1 CPC ZC 14-00114 – CHANGE OF ZONE

Approve the change of zoning district from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center), based upon the findings that the zone change complies with the review criteria outlined in City Code Sections 7.5.603.B.

ITEM NO. : A.2 CPC CP 14-00115 – HIGHLANDS AT BRIARGATE CONCEPT PLAN

Approve the Highlands at Briargate Concept Plan based upon the findings that the concept plan meets the review criteria as set forth in City Code Section 7.5.501.E.

