

Chaparral Pointe

CPC MP 10-00089-A3MJ18 - LEGISLATIVE
CPC PUZ 18-00054 - QUASI-JUDICIAL
CPC PUD 18-000055 - QUASI-JUDICIAL

November 27, 2018 – City Council
Mike Schultz, Principal Planner



CPC MP 10-00089-A3MJ18

A major amendment to the High Chaparral Master Plan proposing a change of use from commercial to residential (3.5-7.99 DU/AC) involving 4.8 acres located northwest of the intersection of Powers Boulevard and Barnes Road.

CPC PUZ 18-00054 – PLANNED UNIT DEVELOPMENT ZONE CHANGE

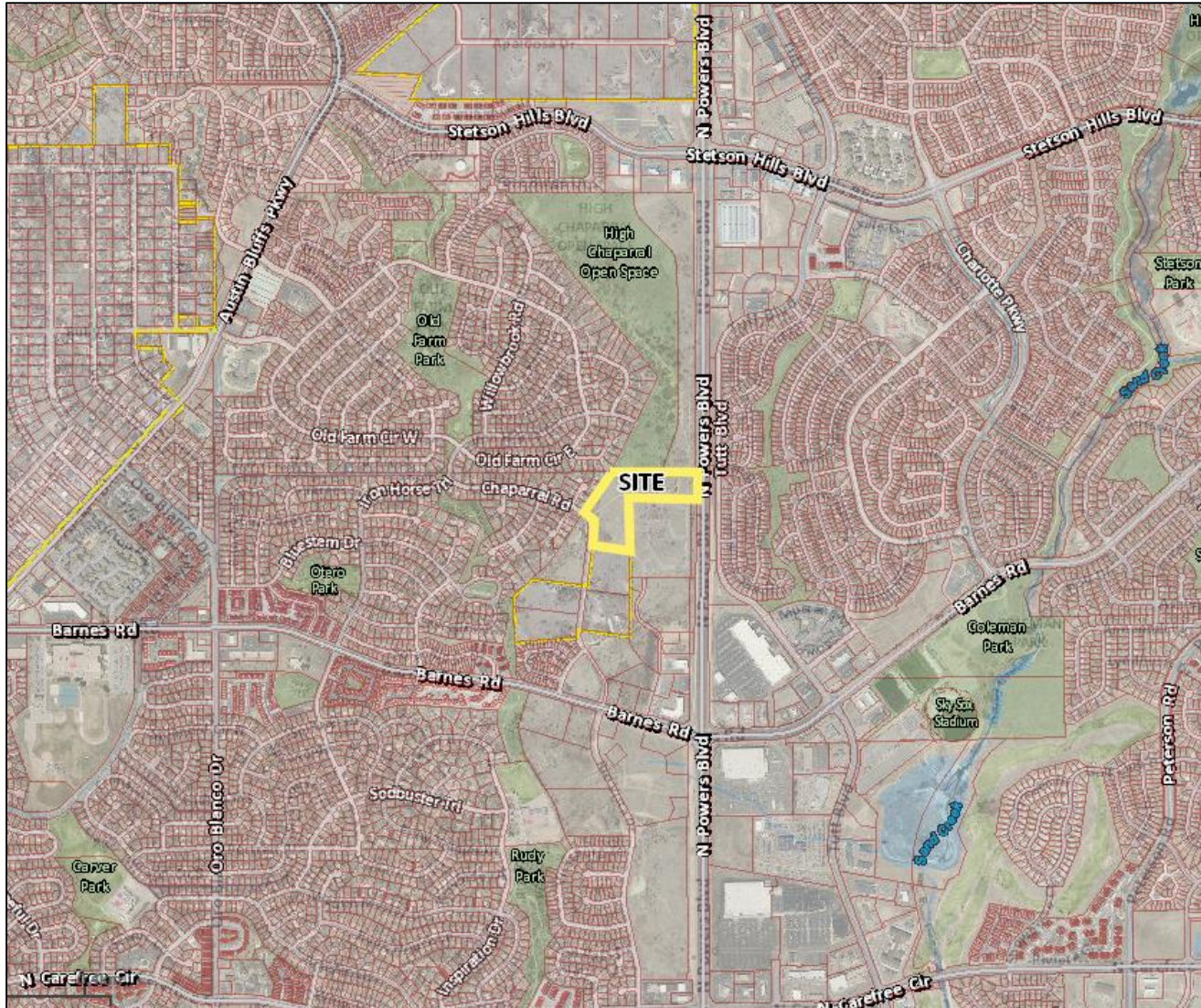
A change of zone from A/UV/AO (Agriculture with Use Variance and Avigation Overlay) to PUD/AO (Planned Unit Development with Avigation Overlay; single-family and attached two-family, 35-foot maximum building height, 5.59 dwelling units per acre).

CPC PUD 18-00055 – DEVELOPMENT PLAN

The Chaparral Pointe PUD Development Plan proposing 32 single-family and 36 two-family residential lots on 12.153 acres.

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Site Location



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Zoning



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Current Conditions



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Stakeholder Process



The public process included posting the site and sending postcards to 314 property owners within a 1000-foot buffer of the subject property including the Old Farm Awareness Association.

Internal Review: received six (6) comments (listed in City Planning Commission memo) from surrounding property owners, including property owner and representative of the Plaza at Barnes commercial center, located immediately north of Barnes Road.

Staff held two neighborhood meetings:

Pre-Application Meeting: July 11, 2017 at Fire Station #19.

Post-Submittal Meeting: August 9, 2018 at Fire Station #19; approximately 18 residents attended the neighborhood meeting.

Staff sent plans to the standard internal and external review agencies for comments, including Colorado Springs Utilities, City Engineering, City Traffic, Colorado Springs Airport, City Police and City Fire.

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Stakeholder Process



Residents' initial concerns included:

- Proposed density of the project,
- Access/use of Chaparral Road,
- Traffic generation,
- Signal/access at Barnes Road/Integrity Center Point,
- Pedestrian access to High Chaparral Open Space,
- Noise mitigation,
- Over-burdening parks/open space.

John Olive, commercial owner to the south

- Opposition to use of Integrity Center Point for residential traffic
- Private roadway was intended to for commercial use.

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Stakeholder Process



Mr. Cline, 4625 Chaparral Road, located immediately south of the site attended City Planning Commission meeting to voice concern over drainage through the easterly portion of his property.

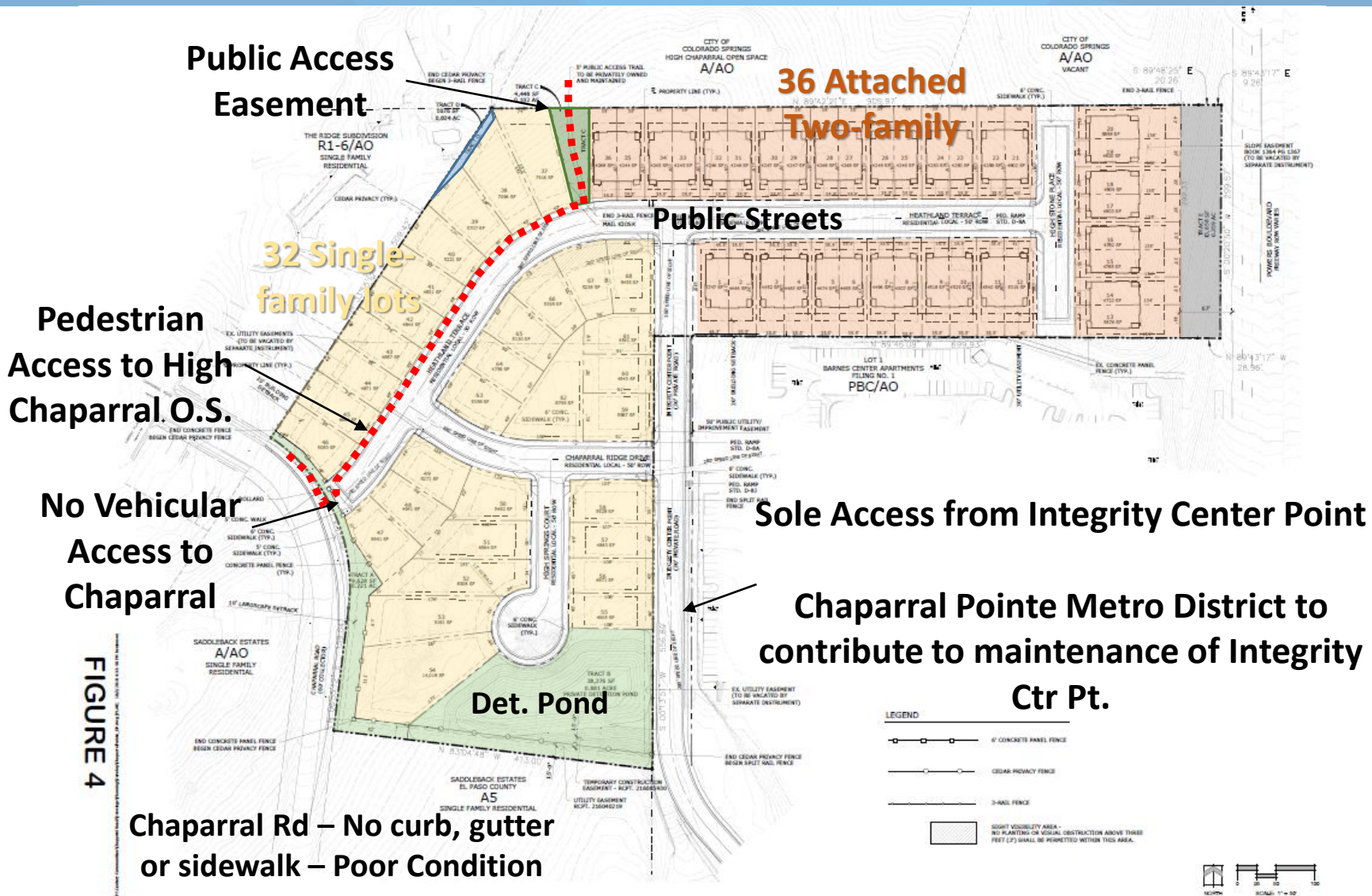
Staff met with Mr. Cline, the applicant's consultants and City Staff to discuss, but no resolution was made prior City Planning Commission.

As of an October 25, 2018 email from the applicant's consultant, an agreement has been reached with Mr. Cline to install a stormwater pipe through his property in lieu of overland drainage.

It should be noted that the original design met the City Engineering Stormwater Design Manual allowing the release of stormwater at historic rates, which the drainage report demonstrated.

Staff has asked the development plan reflect this agreement.

Chaparral Pointe Development Plan



Chaparral Pointe

Fiscal Impact Analysis



City Budget Office Determination

The result of the fiscal impact analysis is a negative cumulative cashflow for the City during the 10-year timeframe. The major negative factor within this fiscal impact analysis stems from the loss of potential revenue in the removal of commercial space. The new residential zoning was not enough to offset this loss of revenue potential.

Chaparral Pointe

Fiscal Impact Analysis

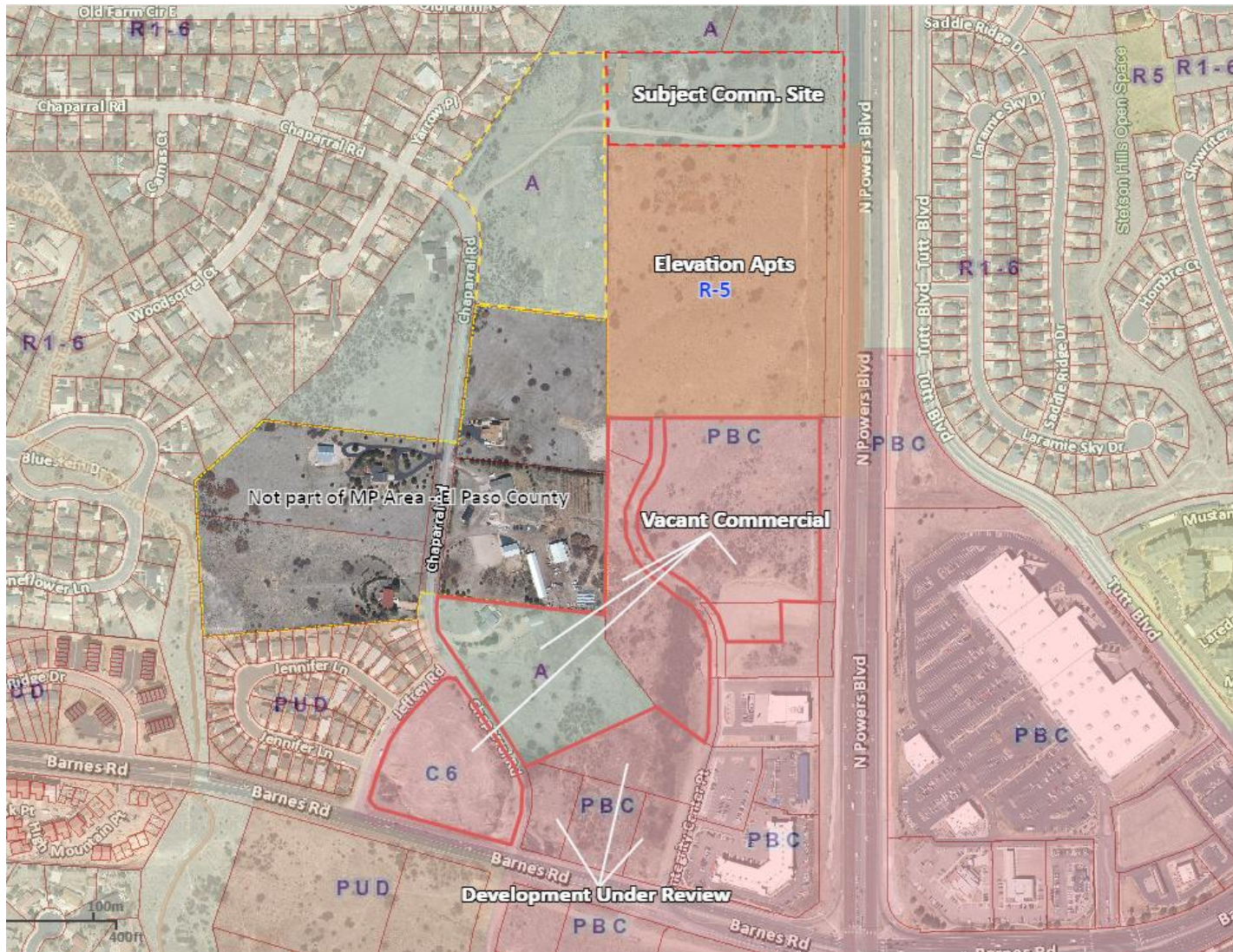


- The FIA assumes generation of sales taxes on the sale of goods and/or food.
- “Commercial” zoning allows office and professional services, which are not taxed.
- The Master Plan is still comprised of 42% for commercial development, or 31.85 acres of the 76 acres.
- Commercial interest in the 4.8 acres would be difficult considering the site’s poor visibility and access.

Planning Staff’s determination is that the land use amendment involving 4.8 acres from commercial to single-family residential (3.5 – 7.99 DU’s per acre) is negligible when factoring in those considerations.

Chaparral Pointe

Fiscal Impact Analysis



CPC MP 10-00089-A3MJ18

Approve the Major Amendment of the High Chaparral Master Plan, based upon the findings that the amendment request meets the review criteria for granting a master plan as set forth in City Code Section 7.5.408.

CPC PUZ 18-00054 – PLANNED UNIT DEVELOPMENT ZONE CHANGE

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 12.153 acres from A/UV/AO (Agriculture with Use Variance and Avigation Overlay to PUD/AO (Planned Unit Development: single-family and attached two-family, 35-foot maximum building height, 5.59 dwelling units per acre with Avigation Overlay), based upon the finding that the zone change request complies with the three (3) review criteria for granting a zone change in City Code Section 7.5.603(B) and the review criteria in City Code Section 7.3.603 for establishment of a PUD zone

CPC PUD 18-00055 – DEVELOPMENT PLAN

Approve the Chaparral Pointe Development Plan consisting of 32 single-family and 36 two-family residential lots based upon the findings that the PUD development plan meets the review criteria for granting a PUD development plan as set forth in City Code Section 7.3.606 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E) with following condition:

1. The terms of the financial contribution by the Chaparral Pointe Metropolitan District and the Barnes Center Commercial Owners regarding the maintenance of Integrity Center Point will be agreed upon prior to final approval of the development plan.

Questions?