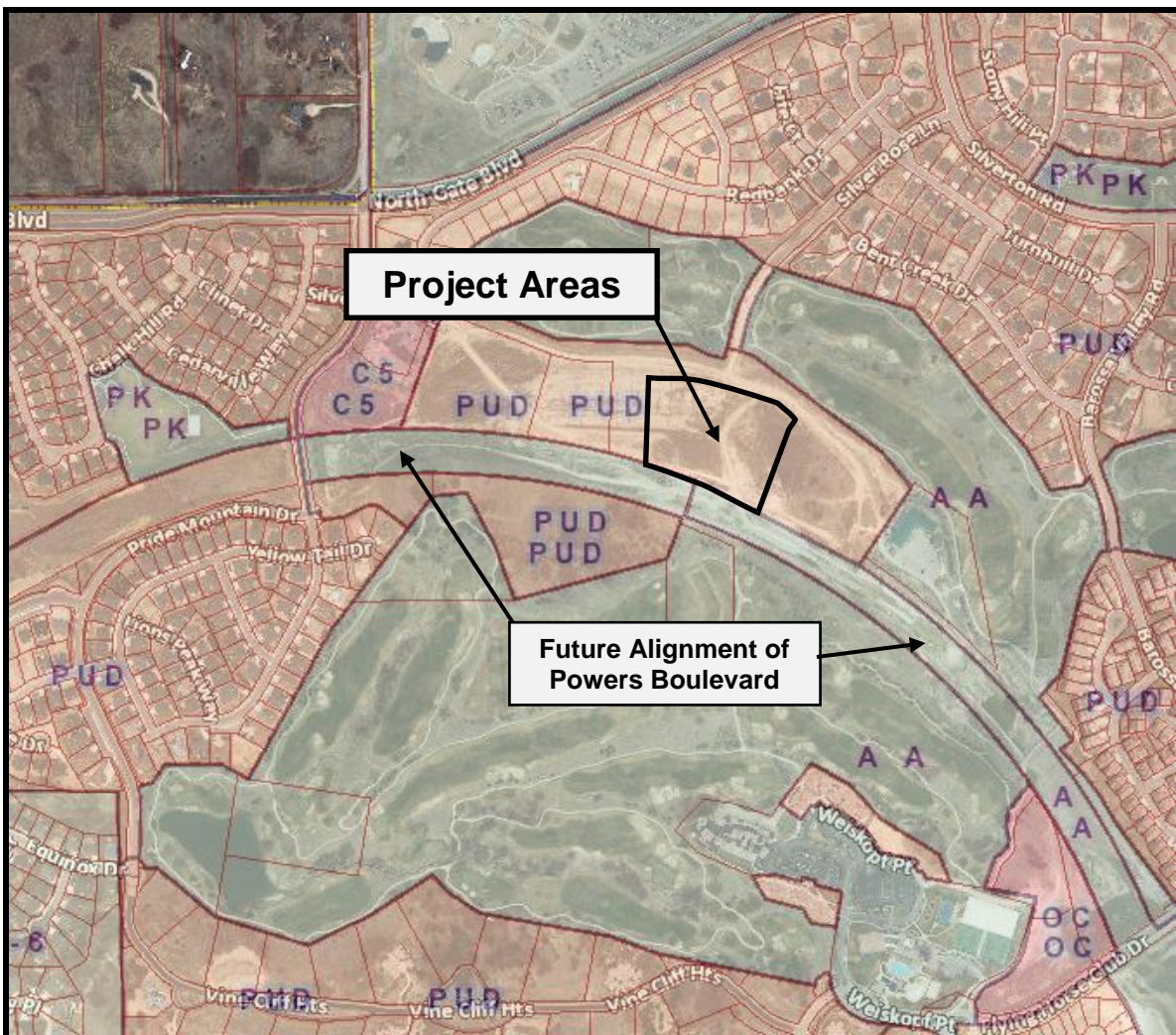


CITY PLANNING COMMISSION AGENDA

STAFF: DANIEL SEXTON

FILE NO(S):
CPC PUZ 18-00085 – QUASI-JUDICIAL
CPC PUP 13-00033-A1MJ18 – QUASI-JUDICIAL

PROJECT: FLYING HORSE PARCEL 22
APPLICANT/OWNER: PULPIT ROCK INVESTMENTS, LLC
CONSULTANT REPRESENTATIVE: CLASSIC CONSULTING ENGINEERS & SURVEYORS



PROJECT SUMMARY:

1. Project Description: The project includes concurrent applications for a PUD (Planned Unit Development) zone change and major PUD concept plan amendment for 8.73 acres of land to be developed with commercial or residential uses (herein referred to as "Flying Horse Parcel 22"). The property associated with these applications is located southeast of the terminus of Silversmith Road and Silver Rose Lane. The Flying Horse Parcel 22 project is part of the Flying Horse Master Planned area.

The proposed rezone will change the current zoning for the subject property from PUD (Planned Unit Development) to PUD (Planned Unit Development: commercial and residential, 12 dwelling units per acre, maximum 90,000 square feet for nonresidential uses, maximum building height of 45 feet and 35 feet east of the Silversmith Road and Silver Rose Lane intersection). **(FIGURE 1)**

The Flying Horse Parcel 22 PUD concept plan as amended reconfigures lot layout, allows for additional commercial and residential uses on Lot 4, updates the alignment of the Powers Boulevard noise influence line, and establishes timing for the extension of Silversmith Road and Silver Rose Lane. **(FIGURE 2)**

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

BACKGROUND:

1. Site Address: The property associated with this project is not currently addressed and consists of unplatted and undeveloped land.
2. Existing Zoning/Land Use: The subject property is currently zoned PUD (Planned Unit Development) and is vacant.
3. Surrounding Zoning/Land Use:
North: A (Agricultural) and is developed with portions of the Flying Horse Golf Course.
East: A (Agricultural) and PUD (Planned Unit Development: commercial and maximum building height of 35 feet), and the parcels are developed with portions of the Flying Horse Golf Course or are undeveloped.
South: A (Agricultural) and future extension of Powers Boulevard and portions of the Flying Horse Golf Course.
West: PUD (Planned Unit Development: commercial and maximum building height of 45 feet), and undeveloped.
4. Comprehensive Plan/Designated 2020 Land Use: Employment Center
5. Annexation: The subject property was annexed into the City on October 28, 2003 per the Flying Horse Ranch Addition Annexation Plat (Ord. 03-181).
6. Master Plan/Designated Master Plan Land Use: The Flying Horse Master Plan as amended identifies the 8.73 acres of the project site as Office.
7. Subdivision: The property is unplatted.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is currently vacant, but has been over-lot graded. The property gradually slopes down to the west.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 348 property owners on three occasions: during the

internal review stage, prior to a neighborhood meeting held on August 16, 2018, and prior to the Planning Commission hearing. The site was also posted during the three occasions noted above. During the internal review and at the neighborhood meeting, City Planning staff received comments from approximately 30 residents. **(FIGURE 4)** Most of the concerns raised focused on the additional commercial and residential uses proposed for Lot 4, traffic on Old North Gate Road, and the envisioned site design and layout. On August 16, 2018, a neighborhood meeting was held to discuss the project scope and anticipated end user, which has been identified as an assisted living facility. Residents were able to view conceptual images of the buildings and site design, and discuss the facility programming and traffic volumes with the potential developer. By the end of the meeting, most residents were comfortable with the project as presented. Representatives from Classic Homes – master developer of Flying Horse – were also present and discussed the long-term vision for the undeveloped parcel to the east and west of the project site.

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Council of Neighbors and Organizations (CONO), School District #20, Police and E-911, and the United States Air Force Academy (USAFA). All comments received from the review agencies have been addressed.

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

1. Review Criteria / Design & Development Issues:

a. Application Summaries

i. PUD Zone Change

The requested change of zone of 8.73 acres of land **(FIGURE 1)**, located southeast of the terminus of Silversmith Road and Silver Rose Lane, will rezone the project site from PUD (Planned Unit Development) to PUD (Planned Unit Development: commercial and residential, 12 dwelling units per acre, maximum 90,000 square feet for nonresidential uses, maximum building height of 45 feet and 35 feet east of the Silversmith Road and Silver Rose Lane intersection). The subject property was rezoned to PUD in 2013 in preparation for commercial development of site. The applicant's proposed PUD zone district, which only applies to the proposed Lot 4 of Flying Horse Parcel 22, allows for additional permitted uses, such as: multi-family residential, human service facility assisted living, retirement home and single family residential. To further regulate these uses, the applicant proposed the following density controls: maximum residential density of 12 dwelling units per acre and a maximum non-residential building limitation of 90,000 square feet. All previously established dimensional controls for the development will remain as established by the Flying Horse Parcel 22 PUD Concept Plan. This change of zone is in conformance with the Flying Horse Master Plan as amended and meets the City Code standards for establishment of a PUD zone district and a zone change request.

ii. Major PUD Concept Plan Amendment

The amended PUD concept plan for the Flying Horse Parcel 22 project **(FIGURE 2)** reconfigures the lot layout to create proposed Lot 4, allows for additional uses on Lot 4, updates the Powers Boulevard noise influence line, and establishes timing for the future extension of Silversmith Road and Silver Rose Lane. To ensure the development is compatible with the immediate area, the applicant has retained the previously established dimensional controls, which limited building heights to 45 feet west of Silver Rose Lane and 35 feet east of Silver Rose Lane. To accommodate the proposed potential mix of land uses, the applicant established new density controls, which as discussed above, limit residential development to 12 dwelling units per acre and 90,000 square feet for nonresidential uses. According to the applicant, the land use expected to be

developed on Lot 4 is a retirement care community. As proposed, this project is a good transitional land use between the developed residential to the north and east and the expected future extension of Powers Boulevard to the south.

The City's Traffic Engineering Division of Public Works did not require the applicant to prepare a traffic impact study at this time, as the end use was not determined and all of the proposed allowable uses have a potential traffic impact that is less than the previously approved uses. The applicant also worked with the City's Traffic Engineering Division of Public Works and Colorado Department of Transportation to ensure the proposed adjustments to the Powers Boulevard noise influence line were consistent with the conclusions of the Powers Boulevard/Flying Horse Ranch Noise Analysis, prepared by Hankard Environmental dated October 22, 2002, and the present level of design for the extension of Powers Boulevard. The City's Planning and Traffic staff will monitor the need for a traffic impact analysis or noise abatement measures through the review of future applications.

All future development of the project site will require the review and approval of a PUD development plan and final subdivision plat applications. Staff finds that the proposed plan meets the review criteria from granting a PUD concept plan.

2. Conformance with the City Comprehensive Plan

Based on the City's Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development platters for the subject parcel, which is identified as Employment Center per the Plan's 2020 Land Use map.

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

The applicant's proposal furthers the City's efforts to encourage the orderly development of undeveloped parcels throughout the City. This project provides a platform for the building of neighborhood and community, as it will complete a very visible segment of the Flying Horse Master Planned area and is an opportunity for a commercial or residential use that is compatible with the surrounding land use pattern. The envisioned potential future uses would also function as good transitional uses between the developed residential to the north and east and the expected future extension of Powers Boulevard to the south.

b. Objective LU 4: Encourage Infill and Redevelopment

The applicant's proposal is supportive of the City's efforts to encourage the creation of functional and supportive mixed-use development in neighborhoods. The project site has been sitting undeveloped and underutilized for a number of years, which is likely due to the delayed development of Powers Boulevard. This package of entitlements establishes the basic design and dimensional controls to ensure this development will develop as a well-functioning and compatible neighborhood that will be an asset to the area and City.

As indicated above, staff finds the Flying Horse Parcel 22 project and associated applications substantially conform to the Comprehensive Plan's goals, objectives, and 2020 Land Use map.

3. Conformance with the Area's Master Plan

The project site is part of the Flying Horse Master Planned area, which identified the parcel for development with Office uses. While the developed use will not be known until a PUD development plan application is submitted and approved for the site, the applicant is working with a developer that builds and operates assisted living facilities. Staff finds the Flying Horse Parcel 22 project to be consistent and in substantial compliance with the Farm Master Plan as amended.

STAFF RECOMMENDATION:

CPC PUZ 18-00085 – CHANGE OF ZONING TO PUD

Recommend approval to City Council the zone change of 8.73 acres from (PUD) Planned Unit Development to (PUD) Planned Unit Development: commercial and residential, 12 dwelling units per acre, maximum 90,000 square feet for nonresidential uses, maximum building height of 45 feet and 35 feet east of the Silversmith Road and Silver Rose Lane intersection, based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B) and the development of a PUD zone as set forth in City Code Section 7.3.603.

CPC PUP 13-00033-A1MJ18 – MAJOR PUD CONCEPT PLAN AMENDMENT

Recommend approval to City Council the major PUD concept plan amendment for the Flying Horse Parcel 22 project, based upon the findings that the amended PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).