

CITY PLANNING COMMISSION AGENDA
September 14, 2022

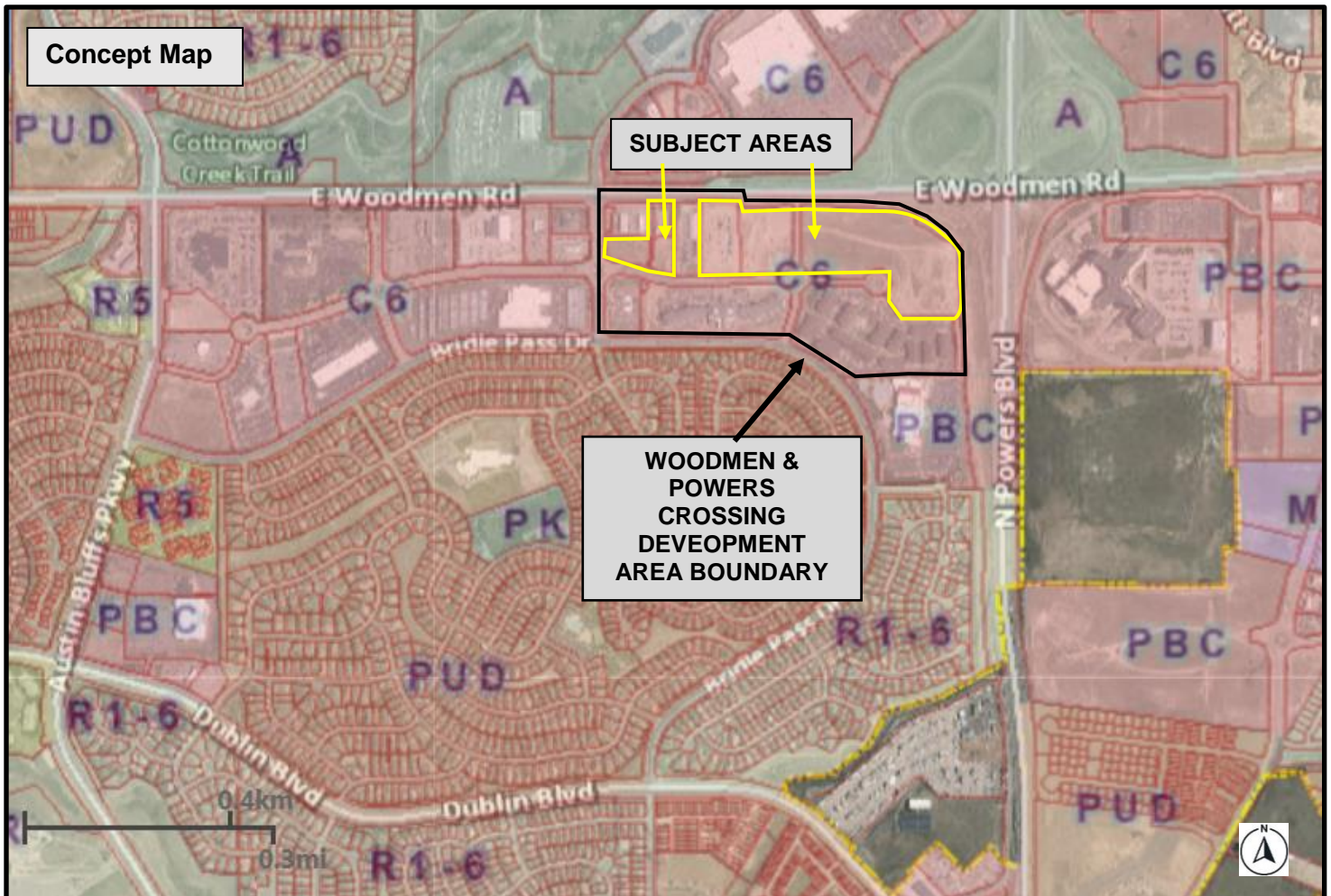
STAFF: TAMARA BAXTER

FILE NOs:
CPC ZC 22-00126, QUASI-JUDICIAL
CP 05-00100-A6MN22, QUASI-JUDICIAL

PROJECT: WOODMEN AND POWERS CROSSING

OWNERS: COLORADO SPRINGS ANUSA LLC, DURYEА ENTERPRISES 7355 LLC, COSSY LLP, VAQUERO OR COLORADO SPRINGS PARTNER LP, DAVID D. JENKINS, AND MARQ LLC

CONSULTANT: NORWOOD DEVELOPMENT GROUP



PROJECT SUMMARY:

1. Project Description: The project includes concurrent applications for zone change and minor concept plan amendment. The project, Woodmen and Powers Crossing, is zoned C-6/cr/AO (General Business with conditions of record and Airport Overlay) consists of 21.31-acres of land located at the southwest corner of East Woodmen Road and North Powers Boulevard. A zone change to C-6/cr/AO (General Business with conditions of record and Airport Overlay) to remove a condition of record related to signage restrictions for six (6) commercial properties, thus following current City Code sign requirements. (see **“Zone Change Exhibit” attachments**) The concept plan amendment establishes a Coordinate Site Plan (CSP) for these six properties as detailed on the concept plan amendment (see **“Concept Plan Minor Amendment” attachment**).
2. Applicant’s Project Statement: (see **“Project Statement” attachment**)
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the applications.

BACKGROUND:

1. Site Address: The project area is located to the southwest corner of Woodmen Road and North Powers Boulevard. The parcels affected by this project are addressed as 7480 Hornet Point, 5420 New Car Drive, 7355 Duryea Drive, and 7345 Duryea Drive (see **“Context Map”**). Two parcels do not have addresses as these properties have not been platted.
2. Existing Zoning/Land Use: The subject properties are zoned C-6/cr/AO (General Business with Conditions Record and Airport Overlay) and developed with commercial and residential uses. Two of the parcels are undeveloped.
3. Surrounding Zoning/Land Use:
 - North: C-6/cr/AO (General Business with Conditions of Record and Airport Overlay) and A/AO (Agriculture with Airport Overlay) and is commercially developed (Powers Pointe Center).
 - South: PUD/AO (Planned Unit Development with Airport Overlay) and consists of single-family residential homes (Wagon Trail Subdivision).
 - East: PBC/AO (Planned Business Center with Airport Overlay) and is commercial developed (St. Francis Medical Center and Hospital).
 - West: C-6/P/AO (General Business with Planned Provisional Overlay and Airport Overlay) and is commercially developed.
4. PlanCOS Vision: According to the PlanCOS Vision Map (see **“PlanCOS Vision Map” attachment**), the project site is identified as a ‘New/Developing Area’.
5. Annexation: The subject properties were annexed into the City under Norwood Addition #2 (May 24, 1988, Ordinance 87-78) and Pring Ranch Addition #6 (November 1, 1981, Ordinance 81-223).
6. Master Plan/Designated Master Plan Land Use: The project site is part of the Norwood master planned area which is fully implemented.
7. Subdivision: The properties are platted as Lot 1 Woodmen Ridge Apartments Filing No 2; Lot 1 Staybridge Suites Filing No. 1; Lot 1 Powers Autopark Filing No 2; and Lot 1 Powers Autopark Filing No. 19. There are two parcels that have not yet been platted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The Woodmen and Powers Crossing development has a combination of commercial and retail developments. The entire development generally slopes from an east to west direction. The entire development consists of 50.2 acres, of which 21.31 acres is part of this project. Most parcels are fully developed or under construction. A couple parcels remain vacant.

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 176 property owners on two (2) occasions; during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. City Planning staff received no public comment for this project.

Staff and review agencies input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the Land Use Review Division Sign Program Coordinator and Licensed Land Surveyor for comments.

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

1. Review Criteria / Design & Development Issues:

a. Background

In 2010, the Woodmen and Powers Crossing development, which consisted of 50.2 acres, was rezoned to C6/cr/AO (General Business with Conditions of Record and Airport Overlay) (see **“Ordinance 10-1” attachment**). The conditions of record established six project specific development and signage standards. Specific to the current project applications, Condition of Record #6 identified the signage standards for this development which prohibited low profile signs, except for fuel prices signage, and allowed four pylon signs. As part of the accompanying concept plan for the Woodmen and Powers Crossing development, also approved in 2010, the conditions of record were stated and the following general note (#6) was established, which further clarified signage for the development and established three locations for pylon signs. It is unclear the location intent of the fourth pylon sign, as the location was not identified on the concept plan.

b. Zone Change

The request amends the zoning on 21.31-acres of the larger 50.2-acre Woodmen and Powers Crossing to C-6/cr/AO (General Business with conditions of record and Airport Overlay) to remove a condition of record related to signage restrictions for six (6) commercial properties. (see **“Zone Change Exhibit” attachment**) The remaining properties in this development would continue to be subject to the sign requirements established in Condition of Record #6 of Ordinance 10-1. Conditions of Record 1-5 outlined in Ordinance 10-1 are still applicable to all properties within the development.

The consultant noted in the project statement (see **“Project Statement” attachment**) that the premise of Condition of Record #6 in Ordinance 10-1 was based on the original intent to construct four (4) pylon signs. According to the consultant, those pylon signs are no longer planned to be constructed by the developer and some of the individual property owners in the Woodmen and Powers Crossing development expressed that it is more important to be allowed one small freestanding sign for their individual use. The only freestanding sign approved in 2010, per Ordinance 10-1 was for a low-profile fuel sign. Also noted in the project statement, several of the properties are fully developed and have no need for freestanding signage. This statement does not clearly identify the parcels that have no need for freestanding signage, and the remaining two commercial parcels, as proposed, will not be able to apply for low-profile free-standing signs unless they go through a similar zone change and concept plan amendment.

In the project statement, the consultant indicated that all owners within this development were all contacted for authorization of the zone change request. The consultant noted that not all owners were interested and thus only the properties that responded are subject to the zone change request. Since not all properties in this development agreed to the requested zone change and concurrent concept plan amendment, this zone change application creates conflicting signage standards within the Woodmen and Powers Crossing development, which is not an ideal situation as it creates a challenge of administration of signage for the properties not included in the proposed Coordinated Sign

Plan. As proposed, the remaining commercial properties would not be allowed low-profile, freestanding signs, and could request that the pylon signs be installed. In addition, current sign standards are not regulated by zone district.

City Planning Staff supports the request to remove the requirements for pylon signage and, thus, bringing the entire development into compliance with current sign standards and encouraged the project consultant to include all commercial properties within the Woodmen and Powers Crossing development to be part of this entitlement request. City staff is of the opinion that the zone change requested, without all commercial properties, is not an ideal solution for what is being achieved for the Woodmen and Powers Crossing development as it relates to signage and may cause future sign issues for the commercial properties that are not part of this request.

c. Concept Plan Minor Amendment

The accompanying Minor Concept Plan Amendment application to the Woodmen and Powers Crossing development, establishes Subareas 1 and 2, which consist of the six properties referenced above, for the administration of the new Coordinated Sign Plan (CSP) and modifies certain plan stipulations. The CSP follows current city sign standards. Condition of Record #6 will not be applicable to Subareas 1 and 2, and these properties will be subject to the proposed CSP. General note #6 on the concept plan, specifies that the other two multi-family residential developments will be allowed one (1) freestanding sign not to exceed 32 square feet and 7 feet in height.

2. Conformance with the City Comprehensive Plan:

City Planning staff has evaluated the proposed application for conformance with the City's current comprehensive plan ("PlanCOS"), adopted in January 2019. According to PlanCOS Vision Map (**see "PlanCOS Vision Map" attachment**) the project site is identified as a 'New/Developing Area'. PlanCOS addressed signage in a general overarching manner as it relates infill and redevelopment opportunities along 'mature/redevelopment corridors' and addresses cluttered signage as well as wayfinding signage along trails and greenways. There is not specific goals, policies or strategies in PlanCOS related specifically to signage. Per City Code Section 7.4.401, the purpose of the sign regulations is intended to :

- *"Promote an attractive "built environment", successful commercial districts, and a healthy local economy while working to incorporate contemporary products, technology and marketing practices and improve understanding, application, flexibility and enforcement of sign regulations and standards.*
- *Highlight the positive contribution signs can make to creating a sense of place in the community and ensure that new sign design standards will allow commercial businesses to function efficiently and effectively. (Ord. 12-15)"*

3. Conformance with the Area's Master Plan:

The project site is part of the Norwood master plan which is an "implemented" master plan. According to City Code Section 7.5.402(B)(2), a master plan can be deemed implemented when 85% or more of the planned area is built out. The neighborhood surrounding the project is developed with a mix of commercial and residential land uses. This existing commercial development is complimentary of the surrounding land use patterns (**see "Context Map" attachment**).

STAFF RECOMMENDATION:

CP ZC 22-00126 – Zone Change

Approve the zone change for 21.31-acres from C-6/cr/AO (General Office with Conditions of Record with Airport Overlay) to C-6/cr/AO (General Office with Conditions of Record with Airport Overlay), based upon the findings that the zone change meets the review criteria as set forth in City Code Section 7.5.603.

CP 05-00100-A6MN22 – Concept Plan Minor Amendment

Approve the Minor Amendment to the Woodman and Powers Concept Plan, based upon the findings that the request meets the review criteria for a concept plan, as set forth in City Code Section 7.5.501(E).