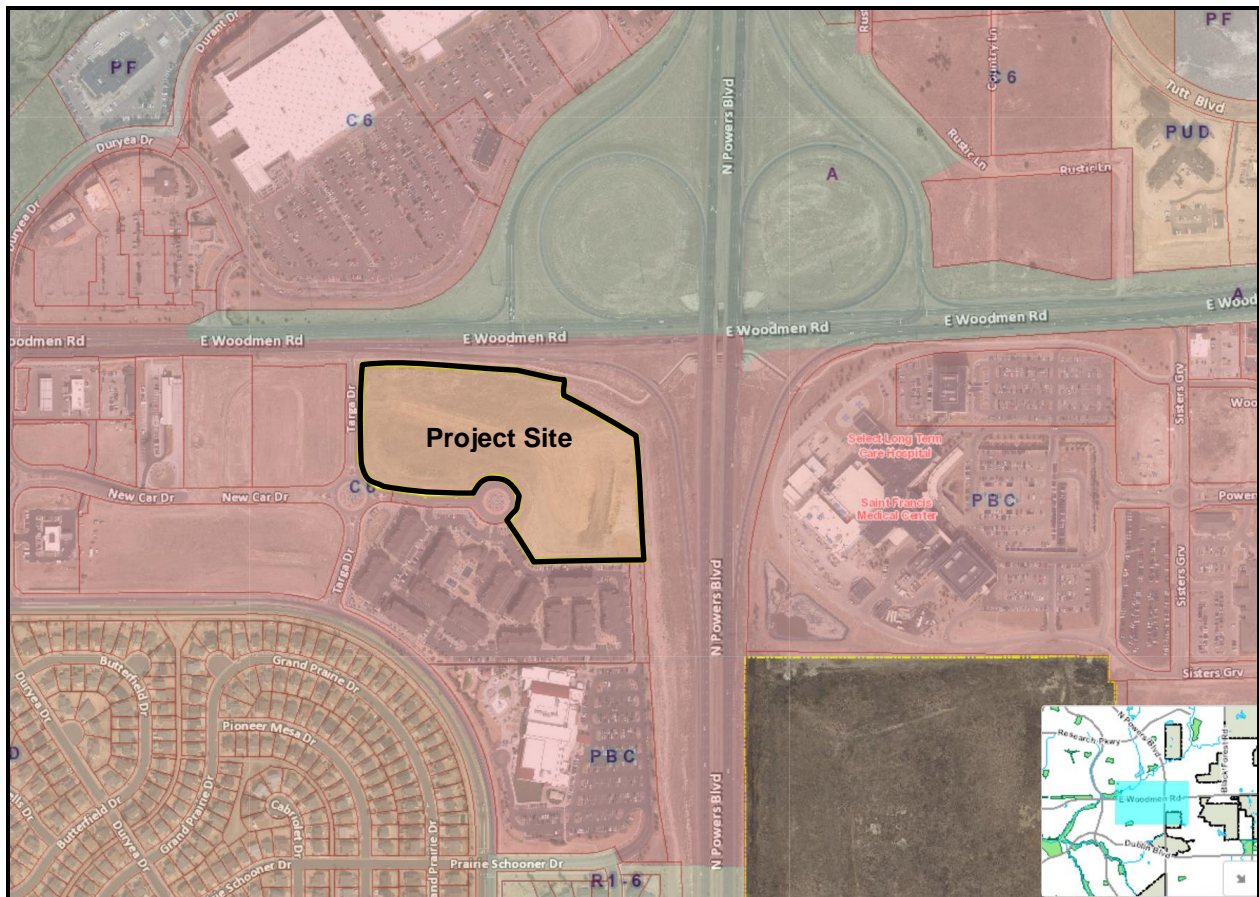


**CITY PLANNING COMMISSION AGENDA  
November 21, 2019**

**STAFF: DANIEL SEXTON**

**FILE NO(S):**  
**AR CP 05-00100-A5MJ19 – QUASI-JUDICIAL**  
**CPC CU 19-00093 – QUASI-JUDICIAL**

**PROJECT: WOODMEN RIDGE APARTMENTS II**  
**OWNER: DAVID JENKINS**  
**DEVELOPER: NOR'WOOD DEVELOPMENT GROUP**  
**CONSULTANT: NASS DESIGN ASSOCIATES**



## **PROJECT SUMMARY:**

1. Project Description: The project includes concurrent applications for a major concept plan amendment and conditional use development plan for 12.2 acres of land to be developed with a multi-family residential development (herein referred as "Woodmen Ridge Apartments II"). The amended concept plan for the Woodmen Powers Crossing development changes the project property from commercial to multi-family residential. **(FIGURE 1)** The property associated with this project is located southwest of the Woodmen Road and Powers Boulevard interchange. The Woodmen Ridge Apartments project consists of a multi-family residential apartment project 252 units, a clubhouse, and ancillary site improvements. **(FIGURE 2)**

An application for a final subdivision plat is concurrently being reviewed administratively.

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 project site is not current addressed, as it consists of unplatted and undeveloped parcels.
2. Existing Zoning/Land Use: The subject property is currently C6/cr/AO (General Business with Conditions of Record and an Airport Overlay), and is vacant.
3. Surrounding Zoning/Land Use: North: A (Agricultural) and C6/cr/AO (General Business with Conditions of Record and an Airport Overlay) and is commercially developed.

East: C6/cr/AO (General Business with Conditions of Record and an Airport Overlay) and is commercially developed.

South: C6/cr/AO (General Business with Conditions of Record and an Airport Overlay) and is residentially developed.

West: PBC/AO (Planned Business Center with an Airport Overlay) and consists of Powers Boulevard and St. Frances Hospital. vacant.

4. PlanCOS Vision: According to the PlanCOS Vision Map, the project site is within an identified Established Suburban Neighborhood and is proximate to a segment of Woodmen Road, which is a New/Developing corridor. Additionally, both adjacent segments of Woodmen Road and Powers Boulevard are identified as corridors contributing to the strong connections of the City. **(FIGURE 4)**
5. Annexation: The subject properties were annexed into the City on September 22, 1987, per the Norwood Addition No. 2 Annexation Plat (Ord. 87-78).
6. Master Plan/Designated Master Plan Land Use: The Nor'wood Master Plan identifies the 12.2-acre project site as Regional Commercial/Hotel. The Nor'wood Master Plan was previously deem "Implemented".
7. Subdivision: The property is unplatted.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is currently vacant and has been over-lot graded in preparation for development.

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public notification process consisted of providing notice to adjacent property owners with 1,000 feet of the site, which included the mailing of postcards to 87 property owners, on two occasions: during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above as well. No public comments were received during the posting periods.

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. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, City Parks & Recreation, CONO, Police and E-911, Real Estate Services, and Colorado Springs Airport. The project site lies outside of the two-mile notice buffer, so no military installations were notified.

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

### **1. Review Criteria / Design & Development Issues:**

#### **a. Application Summaries**

##### **i. Major Concept Plan Amendment**

The applicant is requesting a major amendment of the Woodmen Powers Crossing development to change the envisioned land use type from commercial to multi-family residential. **(FIGURE 1)** The proposed multi-family residential use will be at a density of 20.6 dwelling units per acre, which is comparable with the current multi-family residential use to the south. In accordance with City Code Section 7.5.503(C) *Amendments Requirements*, City Planning staff determined this major amendment application was necessary as the project included a change of land use designation from commercial to residential.

As discussed in PlanCOS, a variety of housing types are needed throughout the City to ensure attainable housing for all residents. Based on similar developments in the City, multi-family residential projects of this type have helped to fill a void in the community's current housing stock and created more housing options. City Planning staff finds that the amended plan for the Woodmen Powers Crossing development is consistent with the purpose for establishing a concept plan, as set forth in City Code Section 7.5.501(A). Staff also notes that the project specific details for this amendment request are illustrated at a lesser level than a development plan, which is consistent with the City's current policy guidance for this type of application.

##### **ii. Conditional Use Development Plan**

The proposed conditional use development plan for the Woodmen Ridge Apartments II project consists of a multi-family residential apartment complex. **(FIGURE 2)** More specifically, the plans illustrate the envisioned site design and layout for the 252-unit residential complex with 11 residential buildings, a clubhouse, private roadways, and ancillary site improvements. The main and secondary accesses points for the project are illustrated off Woodmen Ridge View, with an additional access shown at the southeast corner of the site that links to an existing private drive leading through the residential and commercial projects to the south. The applicant incorporated pedestrian improvements extending along Targa Drive for enhanced pedestrian circulation and connectivity, guest parking areas, open space, and landscape improvements on- and off-site.

Staff finds that the proposed plan is consistent with the purpose for a conditional use development plan, as set forth in City Code Section 7.5.701, and a development plan, as set forth in City Code Section 7.5.502(A).

#### **b. Traffic**

The applicant is proposing to construct private streets for the internal roadway network for the project. No roadways currently exist within the project site, so the decision to develop the roadways as public or private rests with the applicant/developer. As private streets, the maintenance and ownership of these roads will be an obligation of the applicant/developer or neighborhood association.

The City's Traffic Engineering Division of Public Works (herein referenced as "Traffic") has reviewed the conditional use development plan and determined that traffic study was not required, as adjacent roadway improvements and traffic control measures were deemed sufficient for the anticipated increase in traffic volumes from the project.

c. Drainage

The City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT") has reviewed the conditional use development plan and accompanying drainage report, prepared by Rockwell Consulting, Inc. SWENT has accepted the analysis and recommendations set forth in the drainage report prepared by applicant's consultant. The stormwater from the proposed project will be treated on-site in a full spectrum extended drainage basin.

City Planning staff finds that the proposed development addresses the applicable review criteria set forth in City Code.

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"), adopted in January 2019. According to PlanCOS, the project site is identified on the Plan's Vision map within an identified Established Suburban Neighborhood and is proximate to a segment of Woodmen Road, which is a New/Developing corridor. Additionally, both adjacent segments of Woodmen Road and Powers Boulevard are identified as corridors contributing to the strong connections of the City. **(FIGURE 4)** Per the Vibrant Neighborhoods Framework map the project site is part of an area identified as an Established Suburban Neighborhood within the northern end of the Norwood Master Planned area. **(FIGURE 5)** With the development of the Woodmen Ridge Apartments II project, a very visible segment of this matured neighborhood will be built-out. Development projects within the Established Suburban Neighborhood typology are expected to focus on safe connections into and within the established neighborhood. The applicant has accomplished this by enhancing pedestrian and vehicular connections.

City Planning staff finds the Woodmen Ridge Apartments II project and its associated applications to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan

The project site is part of the Norwood Master Planned area and is currently identified as Regional Commercial/Hotel. While the applicant is proposing a land use type that is not allowed under the Regional Commercial/Hotel master plan land use designation, the Norwood Master Planned area was previously deemed "Implemented", according to City Code Section 7.5.402(B)(2) occurs when the area covered by a master plan is 85% or more built out. City Planning staff finds that the Woodmen Ridge Apartments II project to be complimentary and supportive of the long-range vision for the Norwood Master Plan.

**STAFF RECOMMENDATION:**

**AR CP 05-00100-A5MJ19 – MAJOR CONCEPT PLAN AMENDMENT**

Approve the major concept plan amendment for the Woodmen Powers Crossing development, based upon the findings that the request meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).

**CPC CU 19-00093 – CONDITIONAL USE DEVELOPMENT PLAN**

Approve the conditional use development plan for the Woodmen Ridge Apartments II project, based upon the findings that the request meets the review criteria for granting a conditional use, as set forth in City Code Section 7.5.704, and a development plan, as set forth in City Code Section 7.5.502(E).