

CITY PLANNING COMMISSION AGENDA

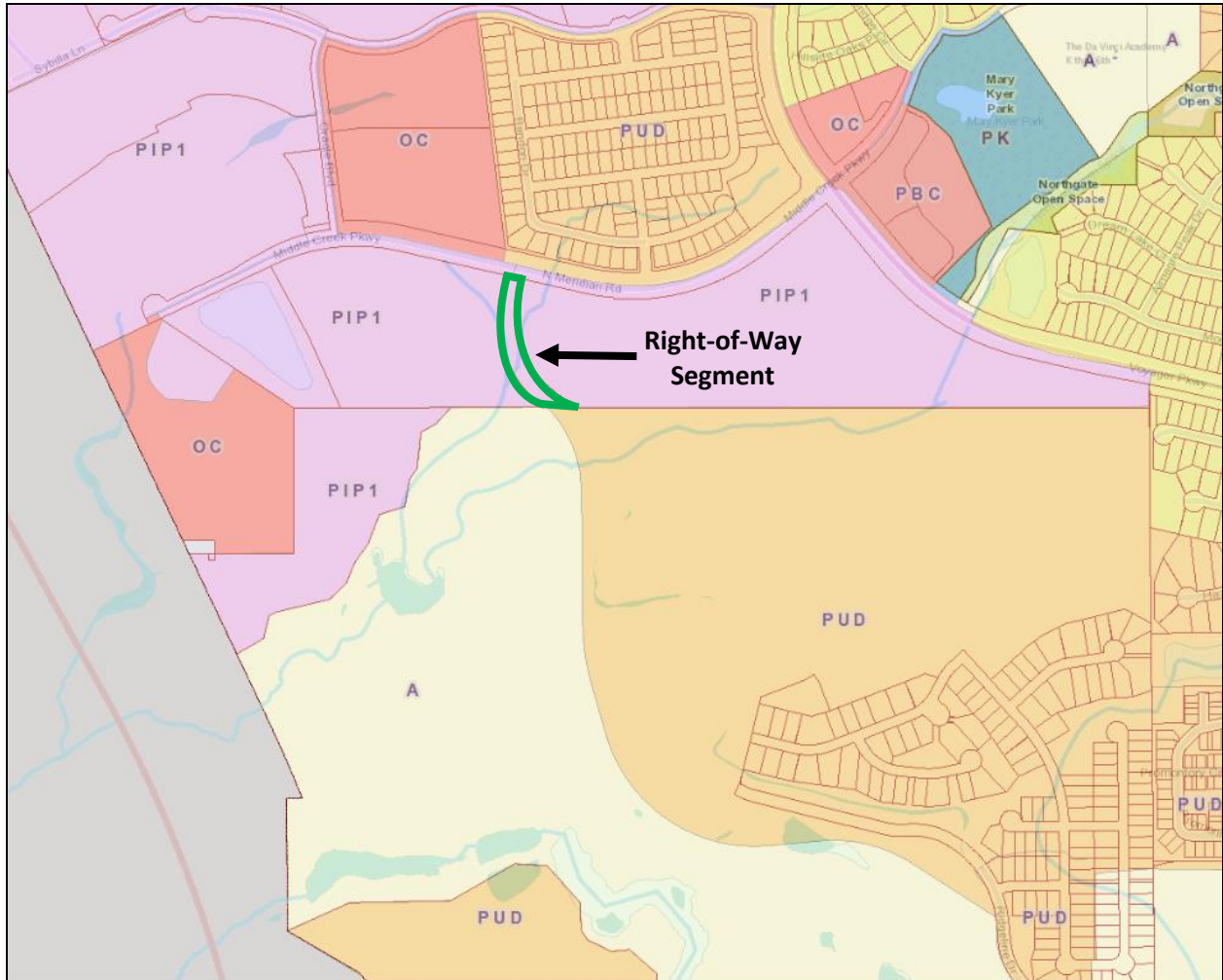
STAFF: DANIEL SEXTON

FILE NO(S):
CPC SN 16-00128 – QUASI-JUDICIAL

PROJECT: THE FARM FILING NO. 4 – STREET NAME CHANGE

APPLICANTS: CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

OWNER: GINGER, LLC c/o LA PLATA COMMUNITIES



PROJECT SUMMARY:

1. Project Description: The project includes an application for a street name change, which will change the platted name of an undeveloped segment of right-of-way from Compassion Drive to Secretariat Drive. As depicted on the proposed final plat (**FIGURE 1**) and PUD development plan (**FIGURE 2**) for The FARM Filing No. 4, which are being administratively reviewed, this right-of-way will connect Middle Creek Parkway with the future westerly extension of Ridgeline Drive to the south.

***** Figures 1 and 2 are intended as visuals to explain the current location of the right-of-way and its future alignment within The FARM Filing No. 4.***
2. Applicant's Project Statement: (**FIGURE 3**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

BACKGROUND:

1. Site Address: The site is not addressed. The right-of-way segment in question is located to the west of the Middle Creek Parkway and Voyager Parkway intersection, extends south from Middle Creek Parkway.
2. Existing Zoning/Land Use: The subject right-of-way is currently zoned PIP-1 (Planned Industrial Park) and is undeveloped.
3. Surrounding Zoning/Land Use:
North: PUD (Planned Unit Development: Single-Family Residential Detached, 35-foot maximum building height, 4.58 dwelling units per acre) / single-family residential detached dwellings
South: A (Agricultural) and PUD (Planned Unit Development: Detached Single-Family Residential Detached, 35-foot maximum building height, 2.07 dwelling units per acre) / vacant
East: PIP-1 (Planned Industrial Park-1) / office building
West: PIP-1 (Planned Industrial Park-1) / vacant
4. Comprehensive Plan/Designated 2020 Land Use: Employment Center
5. Annexation: The property was annexed into the City on August 27, 1985 under Northgate Annexation Plat #3 (Ord. 85-190).
6. Master Plan/Designated Master Plan Land Use: The Northgate Master Plan identifies the platted alignment of Compassion Drive as a vehicle access corridor for the undeveloped parcel to the south.
7. Subdivision: The right-of-way was platted as part of Compassion International Northgate Campus Filing No. 1.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is currently vacant and contains natural vegetation.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to property owners within 1,000 feet of the site, which included the mailing of postcards to 171 property owners, on two occasions; during the internal review stage and prior to the Planning Commission meeting. The site was also posted on two occasions. In response to the public solicitation for comments, no comments were received.

Staff input is outlined in the following sections of this report. Staff sent copies of the proposed PUD development 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 Public Safety Street Naming Administrator, City Engineering, City Traffic,

CONO, School District #20, Police and E-911, El Paso County Enumerations/Floodplain Administration, and USAFA.

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

1. Review Criteria / Design & Development Issues:

a. Application Summary

i. Street Name Change

The applicant is proposing to change the platted name of an undeveloped segment of right-of-way from Compassion Drive to Secretariat Drive. Once constructed, this right-of-way will connect Middle Creek Parkway with the future westerly extension of Ridgeline Drive to the south (**FIGURES 1 and 2**). As part of The FARM project, the proposed name of Secretariat Drive was already reserved.

According to input provided by the City's Public Safety Street Naming Administration and El Paso County's Enumerations Department, the proposed street name change will not adversely impact any people or property as no adjacent development is addressed off the undeveloped right-of-way.

Staff finds that the proposed name change meets the review criteria as set forth in City Code Section 7.7.704(D)(7).

2. Conformance with the City's Comprehensive Plan:

Based on the City's Comprehensive Plan as amended, the proposed application appears to be consistent with the envisioned development patterns for the area, which is identified as Employment Center per the Plan's 2020 Land Use map.

a. Objective CCA 3: Improve the Character of Individual Areas and Elements of the City.

The applicant's proposal furthers the City's efforts to reinforce the unique character and identity of individual areas so as to preserve and enhance their individuality. According to The FARM Master Plan, the overall development pattern was envisioned as a new chapter for the property that embraced its natural features and reflected on the property's farming history, which notably involved the raising of thoroughbred racehorses. The proposed street name of Secretariat Drive is just one of many racehorse names used throughout the overall development.

i. Policy CCA 301: Foster the Character of Individual Areas and Elements within the Community.

As noted above, the street naming convention used by the master developer has embraced the history of the property. The applicant's proposed street name furthers this naming approach for right-of-ways within the development and the overall imagery of the community being created.

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

The applicant's overall development proposal for The FARM has a well-established theme that is mutually supportive of the surrounding area and the community as a whole. The naming of streets after racehorses is just one of the mechanisms used to reinforce the character and site design for the overall development.

As indicated above, staff finds the street name change request to substantially conform to the Comprehensive Plan's goals, objectives, and the 2020 Land Use map.

3. Conformance with the Area's Master Plan:

The right-of-way in question is identified within the Northgate Master Planned area as the envisioned alignment for a vehicle access corridor extending south. Per the development pattern illustrated within the proposed PUD development plan for The FARM Filing No. 4, this access route is maintained albeit with greater emphasis given to The FARM project via the proposed street name. Staff finds the request to be consistent and in substantial compliance with the master plan.

STAFF RECOMMENDATION:

CPC SN16-00128 – STREET NAME CHANGE

Approve the street name change of an undeveloped segment of right-of-way from Compassion Drive to Secretariat Drive, based upon the findings that the street name change meets the requirements as set forth in City Code Section 7.7.704(D)(7).