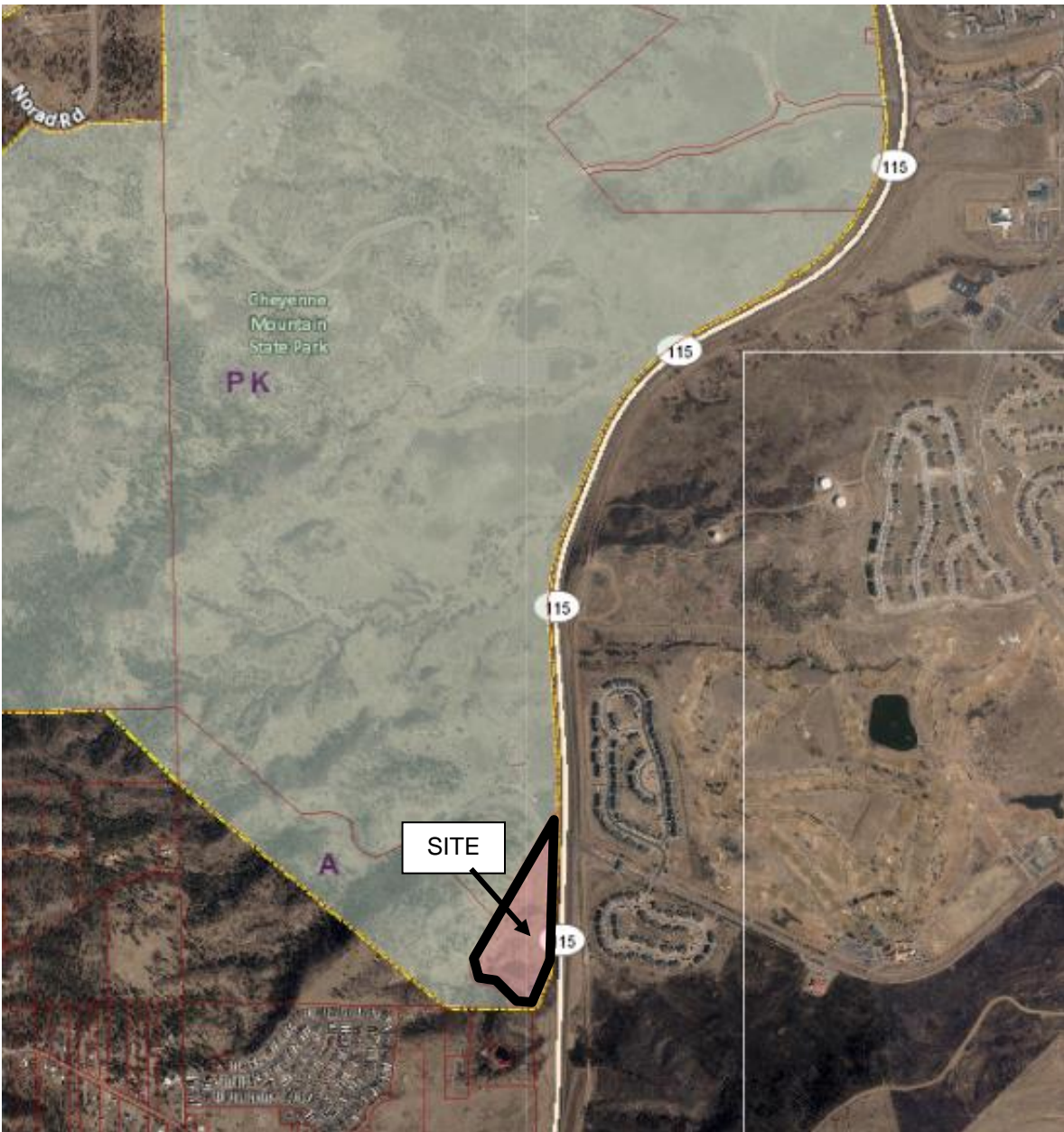


CITY PLANNING COMMISSION AGENDA
February 20, 2020
STAFF: LONNA THELEN

ASSOCIATED FILES:
CPC MPA 99-00208-A1MJ19 – LEGISLATIVE

PROJECT: JL RANCH MASTER PLAN
OWNER/APPLICANT: SUN DANCE AT ROCK CREEK LLC
CONSULTANT REPRESENTATIVE: MATRIX DESIGN GROUP



PROJECT SUMMARY

1. **Project Description:** This project is a major master plan amendment to change 14.6 acres of the JL Ranch Master Plan from commercial to multi-family (12-24.99 dwelling units per acre) (**FIGURE 1**). The site is located at the southeast corner of Cheyenne Mountain State Park, south of the intersection of Pike Oaks Road and Highway 115.
2. **Applicant's Project Statement:** (**Refer to FIGURE 2**)
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the application.

BACKGROUND

1. **Site Address:** No address currently exists for the site.
2. **Existing Zoning/Land Use:** PBC (Planned Business Center)
3. **Surrounding Zoning/Land Use:**
 - North: PK (Parkland)/Cheyenne Mountain State Park
 - South: El Paso County Property/residential
 - East: Fort Carson Military Base/residential
 - West: A (Agricultural)/Cheyenne Mountain State Park
4. **Annexation:** The property was annexed in 1987 as part of the JL Ranch Addition.
5. **Master Plan/Designated Master Plan Land Use:** JL Ranch Master Plan/commercial
6. **Subdivision:** The site is currently not platted.
7. **Zoning Enforcement Action:** None
8. **Physical Characteristics:** The site is currently vacant and slopes from south to north. The southernmost portion of the property has a relatively steep slope.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public notification process consisted of providing notice to the neighbors by placing a poster for the project on site and sending postcards to 7 property owners within 1000 feet. No public comment was received. The site will be posted prior to the City Planning Commission hearing and City Council hearing.

The application was sent to the standard internal and external agencies for review and comment. Review comments were received and addressed. The modifications listed are minor. Review agencies for this project include Colorado Springs Utilities, City Traffic, City Engineering, City Fire Department and Police/E-911, as well as Fort Carson, Norad, Colorado Department of Transportation, and Floodplain and Enumerations.

ANALYSIS OF REVIEW AND CONFORMANCE WITH CITY COMPREHENSIVE PLANNING

1. **Review Criteria/Design & Development**

The original 1,660 acre JL Ranch Master Plan was approved in 1987 and allowed a variety of land uses including single-family residential, multi-family residential, commercial, office, research and development and open space. In 2000, the JL Ranch Master Plan was amended to change 1,120 acres to open space for Cheyenne Mountain State Park and 540 acres to single-family, multi-family residential, commercial and open space. The 14.6-acre site currently under review was not part of the master plan changes in 2000. The City Planning Commission staff report from the February 2000 meeting specifically notes that the 14.6-acre parcel is to remain master planned as commercial.

This parcel is unique because it is surrounded by Cheyenne Mountain State Park to the north and east, Fort Carson to the west and El Paso County on the south, see **FIGURE 4** for a contextual map of this area. This is the one of two remaining commercial properties left within the master plan area. With the creation of Cheyenne Mountain State Park, this parcel became isolated and the residential densities needed to support the commercial were eliminated. The proposed multi-family use will create housing with little impact to the surrounding area. The property is currently zoned Planned Business Center, matching the master planning for the area. Within the Planned Business Center (PBC) zone district a variety of uses are allowed. The uses are primarily

commercial; however, multi-family is a conditional use. Conditional uses require staff to review the project and determine if the use is compatible with the surrounding uses. The City Planning Commission is the final approving authority for all conditional uses. The development of the multi-family use at this location will require future reviews and approval of the site layout and specific details of the property site design.

Staff is supportive of the master plan amendment due to the unique location of the property. The multi-family use is compatible with the surrounding uses including the State park property to the north and east, the existing residential property to the south and the existing residential homes on Fort Carson to the east. This development could also provide supplemental housing for Fort Carson.

The City Budget Office prepared the Fiscal Impact Analysis (FIA) that is attached as **FIGURE 5**. The analysis assumes a 275 unit multi-family project. The analysis resulted in a negative cumulative cashflow for the City during the 10-year timeframe. This is primarily due to the loss of sales tax revenue from the commercial activity. The 2000 JL Ranch Master Plan turned 1,120 acres into Cheyenne Mountain State Park. This amendment eliminated approximately 1,300 dwelling units and 96 acres of office and research and development that would have supported the commercial master planning for this site. As a result of being left out of the Cheyenne Mountain State Park purchase, this property has become an isolated commercial parcel with little to no residential density to support the commercial use. The contextual Map in **FIGURE 4** illustrates the surrounding land uses. 10 acres of commercial still remain in the JL Ranch Master Plan and these 10 acres are surrounded by 359 acres of unbuilt residential that could result in upwards of 2,000 dwelling units to support the commercial use.

A drainage report and geologic hazard report were not required at this time because the site was previously analyzed when approved for development with the original master plan approval. At this time, no site-specific details were provided; therefore, the details for a geologic hazard report and drainage report are not required. A full drainage report and geologic hazard report will be required when a conditional use development plan is submitted and reviewed.

Staff finds that the request for the master plan amendment is in conformance with the City Code 7.5.408 standards and criteria for a master plan amendment.

2. Conformance with the City Comprehensive Plan

Staff has evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"). According to PlanCOS, the project site is identified on the Vision Map as an Established Neighborhood. Per the Vibrant Neighborhoods Framework Map (**FIGURE 3**), this site is part of the Established Suburban Neighborhood map. The property is surrounded by Cheyenne Mountain State Park, Fort Carson and El Paso County property in a unique location. If developed as multi-family the site's location would allow future resident's access to Cheyenne Mountain State Park as a recreational amenity. Multi-family at this location would also provide supportive housing for Fort Carson as the property is directly located outside of Fort Carson's Gate 5 and just minutes from Gate 1. This use would provide an alternative the single-family housing for Fort Carson soldiers directly next to Gate 5.

Specific policies of PlanCOS that are supported are listed below:

Goal VN-1: Increase neighborhood identity, inclusion, and participation throughout the city for residents, employees, and visitors.

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

City Planning staff finds the JL Ranch Master Plan Amendment to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan

This area is part of the JL Ranch Master Plan this plan is considered operative. The master plan currently calls this area out as commercial. The request in this application is to amend this site to multi-family residential, see the review criteria section for the master plan amendment discussion.

STAFF RECOMMENDATION

CPC MPA 99-00208-A1MJ19 – Major Master Plan Amendment

Recommend approval to City Council the major master plan amendment from commercial to multi-family (12-24.99 dwelling units per acre), based upon the findings that the major master plan amendment complies with the review criteria for granting of master plan amendment as set forth in City Code Section 7.5.408.