

Spectrum Loop Multi-Family Appeal

CPC PUZ 22-00057

CPC PUP 22-00058

September 27, 2022

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Application



CPC PUZ 22-00057 and CPC PUP 22-0058

An appeal of the Planning Commission's denial of the Spectrum Loop Multi-Family project to change 11.925 acres from A (Agricultural) to PUD (Planned Unit Development: Residential, 35 dwelling units per acre, and 40 feet to 60 feet maximum building height).

An appeal of the Planning Commission's recommendation to deny the Spectrum Loop Multi-Family project for a PUD Concept Plan graphically representing a future multi-family development.

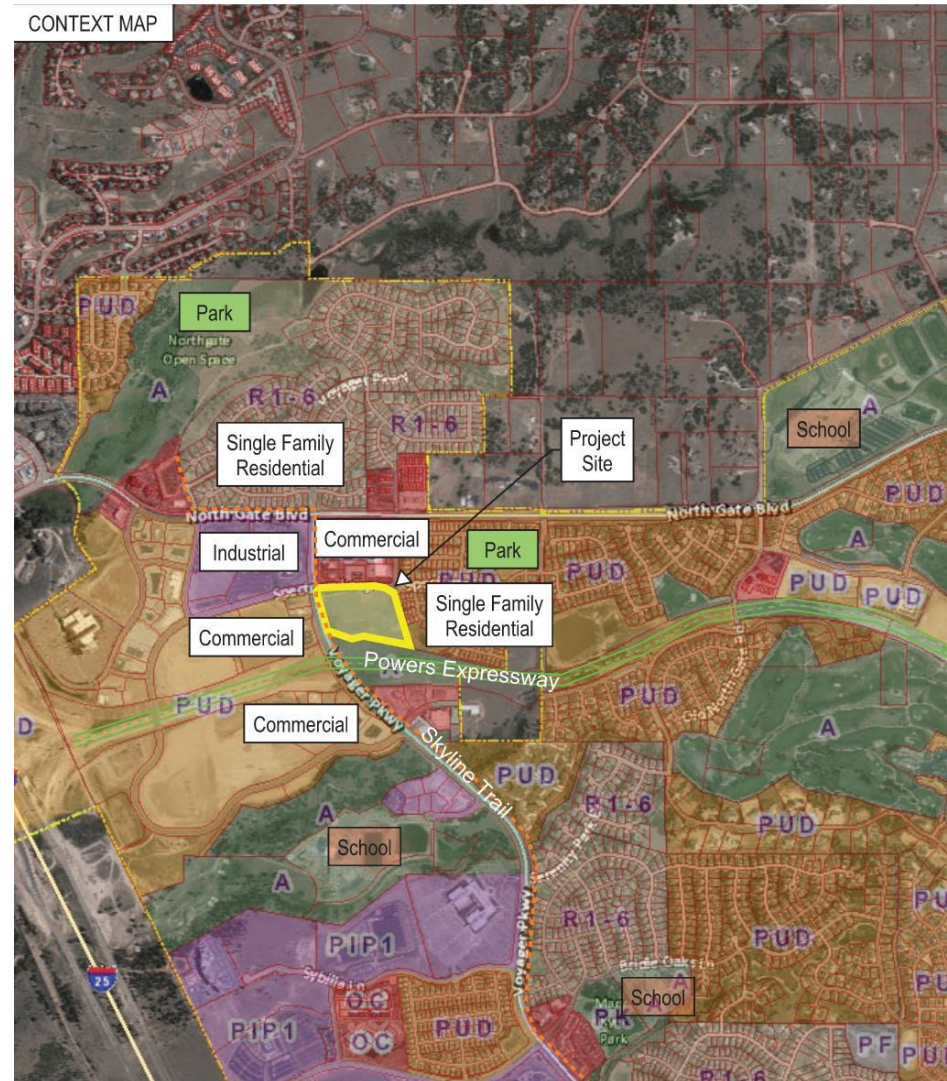
General Information



- Project Proposed: Zone change of 11.925 acres from A (Agricultural) to PUD (Planned Unit Development: Residential, 35 dwelling units per acre, and 40 feet to 60 feet maximum building height) and a concept plan that graphically represents a proposed multi-family development on the site.
- Surrounding Zoning/Land Use:
 - North: PBC (Planned Business Center) and is commercially developed.
 - South: A (Agricultural) and is undeveloped. The land is State Department of Transportation right-of-way and is planned to be developed as the extension of Powers Boulevard.
 - East: PUD (Planned Unit Development) and is developed residentially.
 - West: PUD (Planned Unit Development) and is commercially developed.
- Part of Northgate Master Plan designated for office/industrial uses. The master plan is implemented.

Context Map

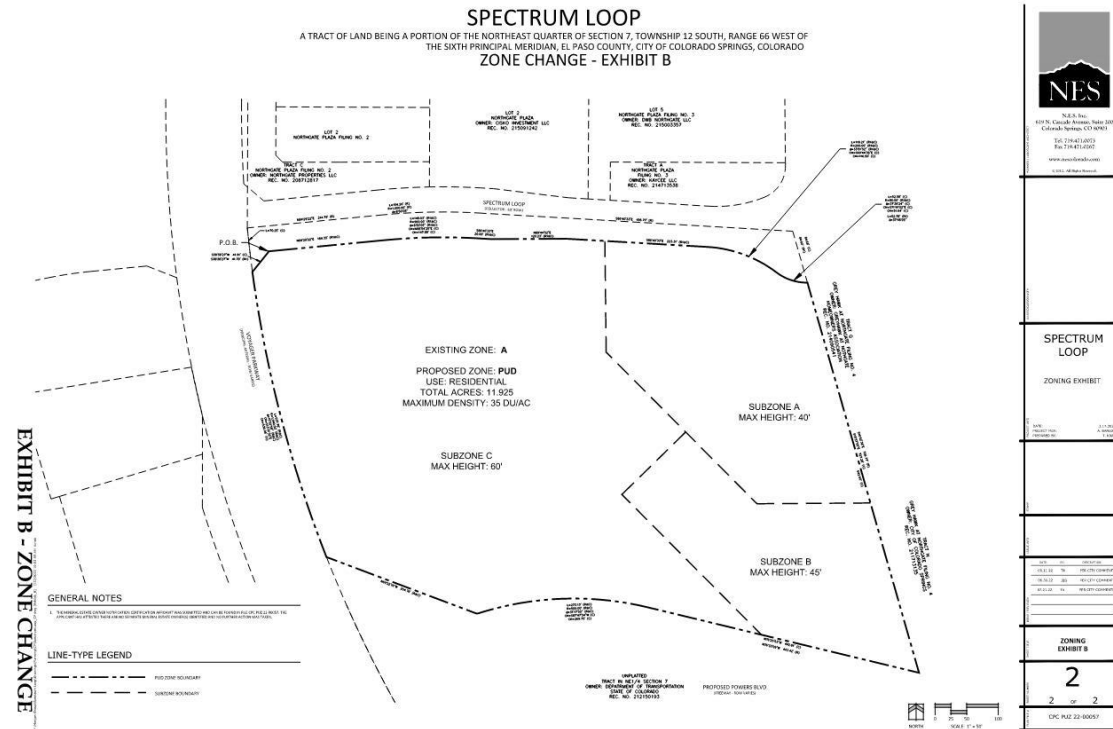
- Polaris Pointe Employment and Activity Center
- Northgate Master Plan
- Intersection of arterial and collector
- Adjacent to commercial and industrially developed properties
- Surrounding residential neighborhoods – both single and multi-family
- Located adjacent to a regional trail
- Near places of employment, shopping, recreation, schools
- Area experiencing/feeling the impacts from new development



Zone Change



- PUD Residential
- 35-acres DU/acre
- 40' -60' building height
- Encompasses all residential use types.
- Mix of residential use types matches intended purpose of PUD zoning
- Use proposed are compatible with surrounding uses
- Addresses transition of uses of differing intensities of surrounding properties by including height subzones that limits height to 40' on the east to 60 feet on the west
- Proposed use more appropriate than industrial/office use



Public Notice



- 205 property owners and posting of the property
- Three occasions: administrative review, Planning Commission and City Council hearing
- Approximately 50 comments were received which expressed the following concerns (APPROXIMATELY 70 EMAILS OPPOSING PROJECT AT TIME OF NEIGHBORHOOD MEETING):
 - Traffic
 - Density
 - Building Height
 - Transition
 - Lack of developed park space
 - Schools
 - Public Safety

Impacts



- A Traffic Impact Analysis (TIA) was prepared May 2022, by Kimley-Horn and Associates, Inc. City Traffic Engineering was sent a referral and agrees with the TIA findings and recommendations.
- Reviewed by Parks and Schools, both recommended fees rather than dedicated park space or school land. Size of site plays a role in this recommendation.
- Adequately served with existing utilities (water, wastewater, gas, electric)
- City Fire required the concept plan show two (2) points of access. This is provided on the concept plan.
- Transition for lower to higher intensity – Proposed zoning includes subzone mechanism to ensure there is a transition from the lower density single family residential on the east and the higher density commercial to the west and north of the site

PlanCOS



- Vibrant Neighborhood - Housing for All

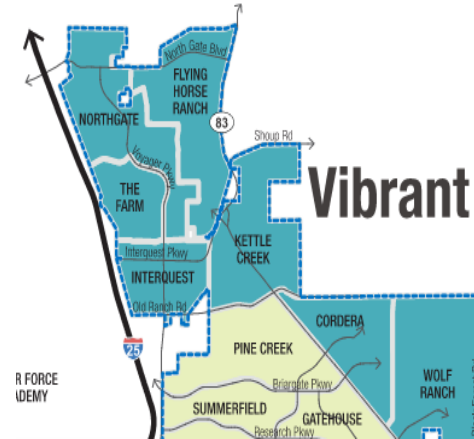
GOAL VN-2: Strive for a **diversity of housing types**, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

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

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

Policy VN-3.F: Enhance mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions.

Strategy VN-3.F-1: Increase transportation and recreation choices for all neighborhoods by improving or adding bike lanes, sidewalks, off-street neighborhood trails, and greenways that connects to larger system trails...



PlanCOS
LEADING THE WAY TO OUR FUTURE

Vibrant Neighborhoods Framework

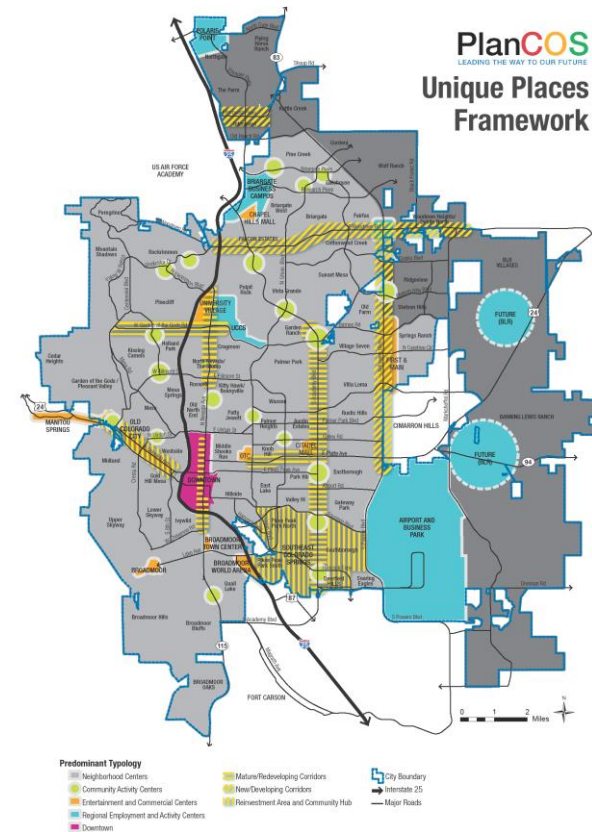
Unique Place Typologies and Framework

The site is in a **Regional Employee and Activity Center** (Polaris Pointe). These centers typically include a **mix of supporting uses, such as higher density residential, office, service, medical and civic use.** Recommendations for these areas include expanding diversity of land uses, connection to sidewalks and trails, increased connectivity to region and surrounding neighborhoods, and design buildings and site to appropriate scale.

Unique Places – Embrace Creative Infill, Adaptation, and Land Use Change

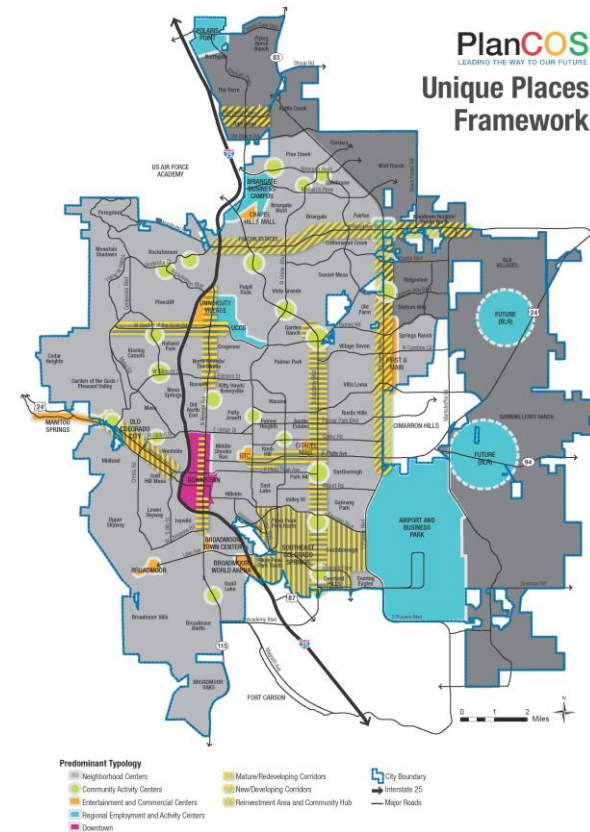
GOAL UP-2: Embrace thoughtful, targeted, and forward-thinking changes in land use, **infill**, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

Policy UP-2.A: Support infill and land use investment throughout mature and developed areas of the city.



Determination:

- City Planning staff finds the project in question and its associated applications to be in conformance with PlanCOS and its guidance.



Planning Commission Decision



- City Planning Staff recommended approval of the zone change and concept Plan to Planning Commission.
- City Planning Commission denied both the zone change and concept Plan.
- Decision was based on the following:
 - Insufficient information regarding traffic impacts associated with the project in the Traffic Study
 - Traffic Study did not adequately account for current and future traffic in the Northgate/Polaris Point area
 - Inconsistent use with the Northgate Master Plan
 - Density and building height that did not provided an appropriate transition between uses of differing intensities

Appeal



- Basis of appeal:
 - Project meets the criteria for a PUD zone change and concept plan.
 - It is consistent with PlanCOS, which calls for a variety of housing types and sizes, serving a range of demographic sectors; and encourages higher density residential in activity centers. The project is within the Polaris Point Regional Activity Center.
 - A zone change is not required to be consistent with a master plan that is implement. The 1984 Northgate Master Plan is an implemented plan.
 - The multi-family proposed provides a transition between the single-family neighborhood to the east and the more intense commercial uses to the north and west, and future Power Boulevard to the south.
 - There is adequate street capacity on the surrounding road network as determined in the Traffic Impact Study and at the Spectrum Loop and Voyager Parkway intersection with the proposed improvements.

Plan Changes



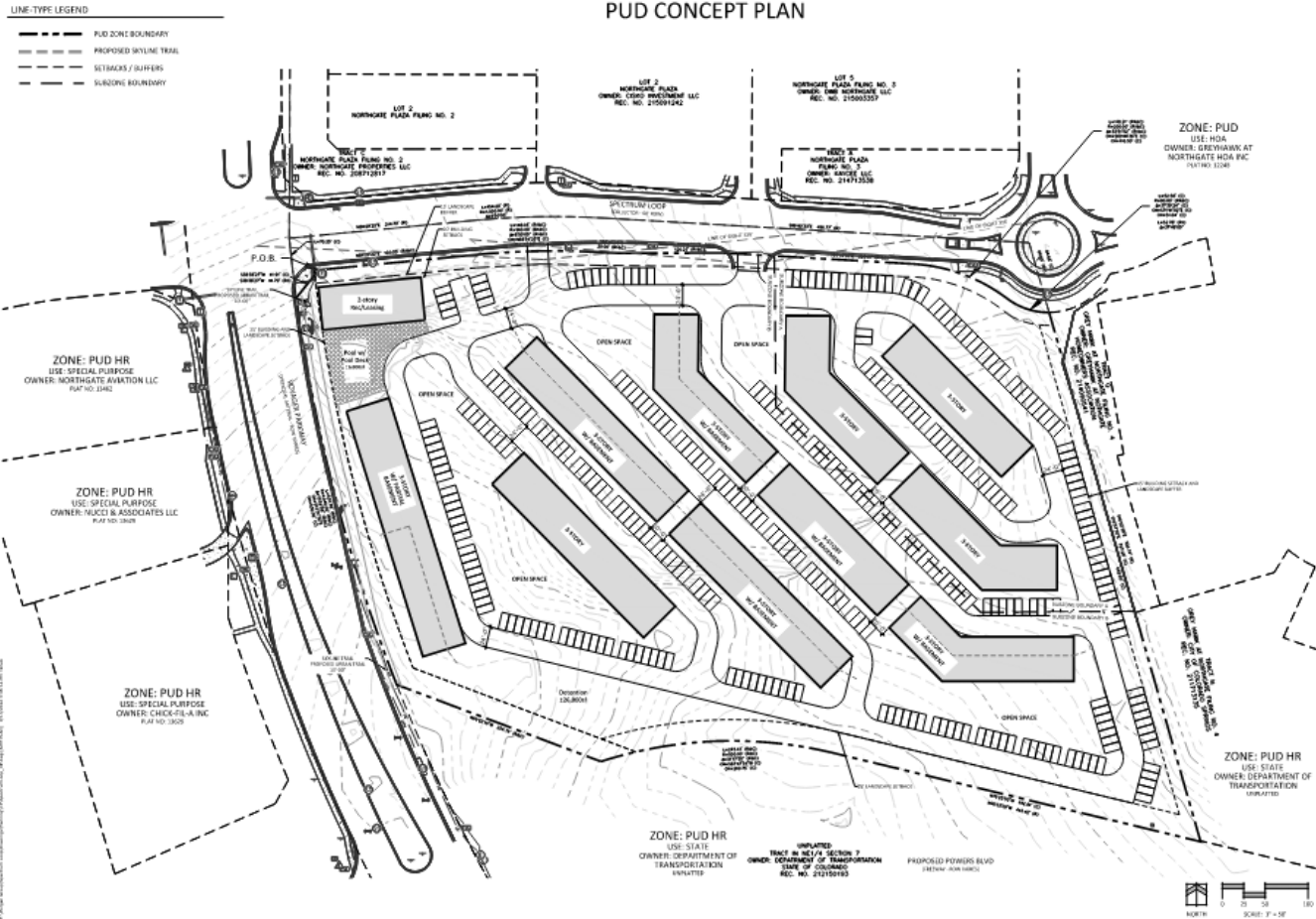
- Project has been changed to address Planning Commission and neighborhood concerns:
 - Density reduced from 35 DU/Acre to 29 DU/Acre.
 - Building height range and decreased from 40' to 60' to 38' to 43'. Improving the transition from the lower density residential on the east and the higher intensity commercial to the west and north.
 - Revised the Traffic Impact Study (TIS) that reflects reduced density, an expanded scope of three (3) additional intersections, more and extended time periods of traffic counts, additional analysis and design options for the west project access, and the inclusion of traffic volumes associated with the proposed amphitheater, Polaris Junction multi-family, and Springs at Northgate multi-family.
- Revised TIS, City Traffic Engineering agree with its conclusion and recommendations, and the identified improvement options for Spectrum Loop adjacent to the site. These options increase the length of the westbound left turn lane at Voyager Parkway and Spectrum Loop intersection, one of the main concerns that was raised.
- These changes address the Planning Commissions reasons for denial, and again demonstrate that the proposed project meets the criteria to approve the project.

Revised Concept Plan



SPECTRUM LOOP

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, CITY OF COLORADO SPRINGS, COLORADO
PUD CONCEPT PLAN



Recommendation



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Reverse the action of the City Planning Commission and adopt an ordinance amending the zoning map for the Spectrum Loop Multi-Family project changing 11.925 acres from A (Agricultural) to PUD (Planned Unit Development: Residential, 29 dwelling units per acre, and 38 feet to 43 feet maximum building height) based upon the findings that the request meets the review criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603).

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Reverse the action of the City Planning Commission and approve the Spectrum Loop Multi-Family project, based upon the findings that the request meets the review criteria for establishing a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).