

CITY PLANNING COMMISSION AGENDA
November 19, 2020

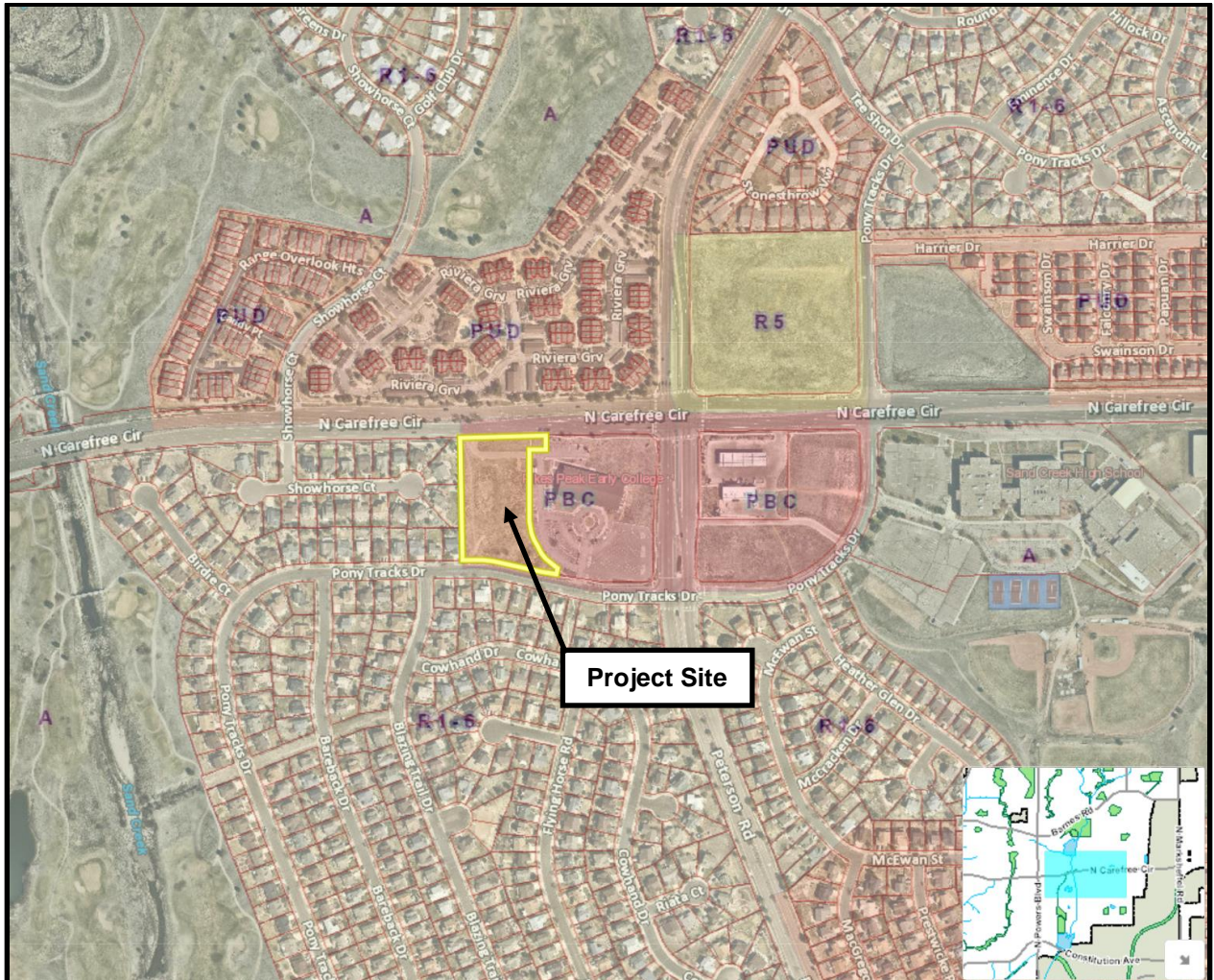
STAFF: DANIEL SEXTON

FILE NO:
CPC CU 20-00075 – QUASI-JUDICIAL

PROJECT: VILLAS AT PONY TRACKS

OWNER/DEVELOPER: MANGERICH TRUST

CONSULTANT: GALLOWAY & COMPANY



PROJECT SUMMARY:

1. Project Description: The project includes an application for a conditional use development plan for 2.4-acres of land located at 3790 Pony Tracks Drive. The project is herein referred to as “Villas at Pony Tracks”. The conditional use development plan will allow construction of a 36-unit multi-family townhome project with ancillary site improvements in the PBC (Planned Business Center) zone district. **(see “Conditional Use Development Plan” attachment)**
2. Applicant’s Project Statement: **(see “Project Statement” attachment)**
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the application as proposed.

BACKGROUND:

1. Site Address: The property associated with this project is addressed as 3790 Pony Tracks Drive.
2. Existing Zoning/Land Use: The property is zoned PBC/AO (Planned Business Center with an Airport Overlay) and is vacant.
3. Surrounding Zoning/Land Use:
North: PUD/AO (Planned Unit Development with an Airport Overlay) and is residentially developed.
East: PBC/AO (Planned Business Center with an Airport Overlay) and is developed with a School District 49 facility.
South: R1-6000/AO (Single-Family Residential with an Airport Overlay) and is residentially developed.
West: R1-6000/AO (Single-Family Residential with an Airport Overlay) and is residentially developed.
4. PlanCOS Vision: According to the PlanCOS Vision Map **(see “PlanCOS Vision Map” attachment)**, the project site is identified as an Established Suburban Neighborhood.
5. Annexation: The property was annexed into the City under the Springs Ranch Addition annexation plat (October 1, 1984; Ordinance 84-187).
6. Master Plan/Designated Master Plan Land Use: The project site is part of the Springs Ranch master planned area, which is implemented.
7. Subdivision: The property is platted as Lot 1 of the Springs Ranch Baptist Church Filing No. 2.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project site is vacant and gradually slopes to the south toward Pony Tracks Drive.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 507 property owners on two occasions: during the internal review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. City Planning staff received three emails inquiring about general development information, traffic impacts, and over-development. **(see “Public Comment” attachment)**

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. Commenting agencies included Colorado Springs Utilities, City Airport, City Engineering, City Traffic, City Fire, City SWENT, City Parks, Council of Neighborhood Organizations (CONO), Police, and E-911. All comments received from the review agencies have been addressed. As an infill project within an established neighborhood, City Planning staff notes that the following review agency provided project specific comments:

- City Traffic – The City’s Traffic Engineering Division submitted comments during the internal review that called for more line of sight information and for the private access drive/North Carefree Circle access to be labeled as “Right-In/Right-Out”.
- City Parks – The new residential units trigger the Park and School Land Dedication Ordinance (PLDO). Fees in lieu of land dedication will be due at building permit for each unit.
- School District 49 – No comments were received from the School District 49. As such, City Planning staff will require the payment of fees in lieu of land dedication for the new residential units.

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

1. Review Criteria / Design & Development Issues:

a. Application Summary:

i. Conditional Use Development Plan

The Villas at Pony Tracks (see “**Development Plan**” attachment) is a 36-unit multi-family residential project containing nine townhome residential buildings and ancillary public and private site improvements. In accordance with City Code Section 7.3.205 *Additional Standards for Specific Land Uses*, residential uses are allowed within certain commercial zone districts, including the PBC (Planned Business Center) zone district. While residential dwelling units are allowed in the zone district, the dimensional standards set forth in the R5 zone district apply and govern certain aspects of the site design and layout. The Applicant’s proposal is in conformance with the established dimensional controls, set forth in City Code Section 7.3.104 *Agricultural, Residential, Special Use and Traditional Neighborhood Development Zone District Standards*. City Planning staff applied the parking calculation for the “Attached 2-Bedroom Dwelling Unit” uses, which have set parking ratios of 1.7 (2-bedroom) parking spaces per dwelling unit, amounting to 62 parking spaces required on-site. As proposed, the Applicant has provided 66 parking spaces, which will be accommodated with surface spaces.

From a site design and layout perspective, the Applicant has proposed a robust landscape-planting regime to aesthetically improve the site and mitigate any adverse impacts on the current single-family residential units to the west. The existing six-foot tall wood fence along the western development boundary will be enhanced with a mix of deciduous and evergreen trees and shrubs. Elsewhere throughout the development, the Applicant has proposed to install a similar planting regime and fencing segments to aesthetically improve the development. The project site also incorporates pedestrian and vehicular improvements within the project site and along the public roadways to afford greater connectivity for future residents to access the surrounding area.

As an infill development, the Applicant’s proposal is a good fit for the surrounding area. City Planning staff find this to be true based on the site’s proximity to the established First & Main development, which contains a mix commercial and residential uses, the adjacency of established School District 49 facilities, and neighborhood parks. The project is also near Mountain Metro Transit Route 23, which traverses Tutt Boulevard. (see “**Context Map**” attachment).

The development parameters outlined above reinforce why this project will be a good infill development. City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for authorizing a use that is conditionally permitted in the commercial zone, as set forth in City Code 7.5.701, the purpose for establishing a development plan, as set forth in City Code Section 7.5.502(A).

b. Traffic

While the project site and envisioned land use did not warrant the preparation of a traffic impact study, the City's Traffic Engineering Division of Public Works (herein referenced as "Traffic") has reviewed the proposed conditional use development plan. Traffic has determined that the site design and layout affords adequate sightlines and queuing for vehicles entering and exiting the site via the private access drive (Vanders Grove) on to North Carefree Circle and Pony Tracks Drive. To minimize cut-through traffic, the Applicant was encouraged to install traffic calming devices within the private access drive. The Applicant designed the private access drive to include a curved entry off North Carefree Circle, landscaped bump-outs, depressed cross-pans, and pavement markings to prevent this possible scenario. As no roadway improvements are presently necessary, no remitting of funds trigger has been applied to the development plan. City Planning and Traffic will monitor the build-out of this project to determine if additional roadway or intersection improvements are necessary.

c. Drainage

The City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT") has reviewed the development plan and accompanying final drainage report, prepared by Galloway & Company. SWENT has accepted the analysis and recommendations set forth in the report. Stormwater from the proposed project will be captured and directed into an on-site private full spectrum water quality detention facility. As designed, all proposed stormwater improvements were found to comply with the City Drainage Control Manual.

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

2. Conformance with the City Comprehensive Plan:

The project applications have been evaluated 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 as an Established Suburban Neighborhood. **(see "PlanCOS Vision Map" attachment)** The Villas at Pony Tracks project is consistent with one of the core values of PlanCOS, which reinforces the important of encouraging the infill development proposals. One of the "Big Ideas" in the Vibrant Neighborhood Chapter 2 of PlanCOS is entitled "Reclaim Neighborhood Space", which has goal VN-3 that states:

"Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs."

To do this, PlanCOS suggests, *"New development should focus on safe connections into and within these neighborhoods"*.

A "Big Idea" from Chapter 4, entitled "Embrace Sustainability", has Goal TE-4 that states:

"Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas."

A policy for this goal further reinforces that development should *"Prioritize development within the existing City boundaries and built environment (not in the periphery)."*

Adaptive and responsive land use change is one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project's land use, location and site design meets the overall intent of this idea. For the reasons provided in this overall staff report, City Planning staff finds that this infill development proposal 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 Springs Ranch master planned area and is identified as a commercial land use. The Springs Ranch Master Plan has been deemed "Implemented". 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. Furthermore, City Code Section 7.5.603(B)(3) states, *"Master plans that*

have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.” City Planning staff finds that the Villas at Pony Tracks project to be complimentary and supportive of the long-range vision for the Springs Ranch Master Plan. **(see “Context Map” attachment)** Through staff’s review of the conditional use development plan and the review criteria for authorizing a conditional use, as set forth in City Code Section 7.5.704, the overall area impacts of the project were analyzed.

STAFF RECOMMENDATION:

CPC CU 20-00075 – Conditional Use Development Plan

Approve the conditional use development for Villas at Pony Tracks, based upon the findings that the request meets the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E), and the findings for authorizing a conditional use, as set forth in City Code Section 7.5.704.