

CITY PLANNING COMMISSION AGENDA

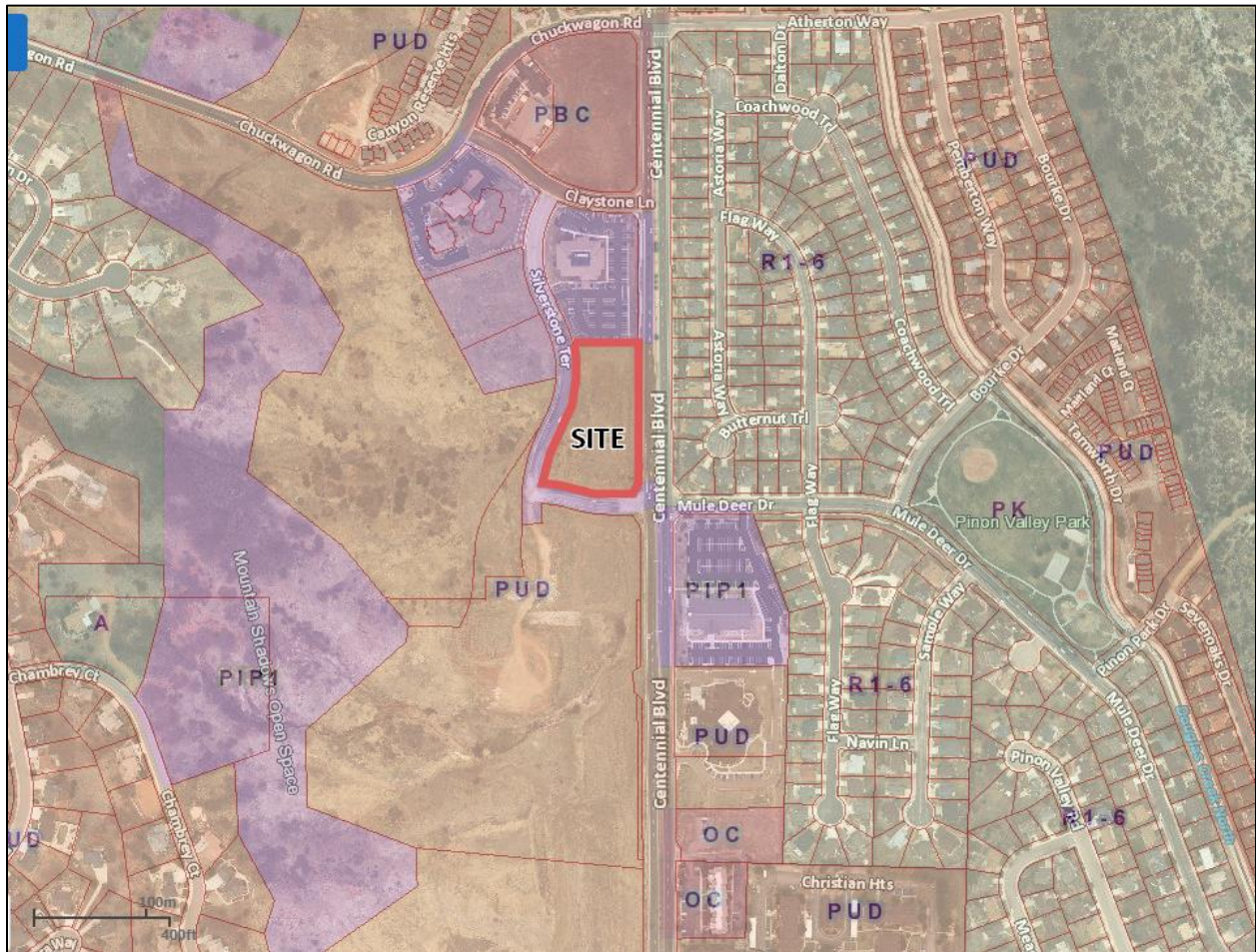
STAFF: MIKE SCHULTZ

FILE NO(S):
CPC PUZ 18-00066 - QUASI-JUDICIAL
CPC PUD 06-00067-A3MJ18 - QUASI-JUDICIAL

PROJECT: TUSCAN FOOTHILLS VILLAGE NUMBER 2

APPLICANT: THOMAS & THOMAS

OWNER: MICHAEL HAUSMAN REVOCABLE TRUST



PROJECT SUMMARY

1. **Project Description:** This project includes concurrent applications for a change of zone for 2.33 acres from PUD/HS (Planned Unit Development with Hillside Overlay; proposed for neighborhood office and commercial uses) to PUD/HS (Planned Unit Development with Hillside Overlay; multi-family residential, maximum building height of 37'-2", maximum density of 17.17 dwelling units per acres (40 total)). The development plan illustrates four (4) ten (10) unit buildings and off-street parking. The property is located northwest of Centennial Boulevard and Mule Deer Drive.
2. **Applicant's Project Statement:** (Refer to **FIGURE 1**)
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the change of zone to PUD/HS and accompanying Tuscan Foothills Village Development Plan (**FIGURE 2**).

BACKGROUND

1. **Site Address:** The site is located at the northwest corner of Centennial Boulevard and Mule Deer Drive.
2. **Existing Zoning/Land Use:** PUD/HS (Planned Unit Development with hillside overlay – allowing a mixed use of commercial, office and recreational use with a maximum building height of 45 feet).
3. **Surrounding Zoning/Land Use:**
 - North: PIP-1/HS (Planned Industrial Park with Hillside Overlay Zone)/Office
 - South: PUD/HS/Two-Family Residential (attached single-family) (under construction)
 - East: PIP-1/HS/CR (Planned Industrial Park with Hillside Overlay and Conditions of Record, included maximum building height of 35 feet and use restrictions)
 - West: PUD/HS (Planned Unit Development with Hillside Overlay – part of Tuscan Foothills Village, future residential)
4. **Comprehensive Plan/Designated 2020 Land Use:** General Residential
5. **Annexation:** Flying W Addition #1 (March 1971)
6. **Master Plan/Designated Master Plan Land Use:** Mountain Shadows/Residential/Mixed Use
7. **Subdivision:** Unplatted (Note: Property will need to be platted prior to issuance of a building permit)
8. **Zoning Enforcement Action:** None
9. **Physical Characteristics:** The site is relatively flat, but does slope from Silverstone Drive to the west toward Centennial Boulevard. A portion of the site takes on off-site drainage from the north involving the adjacent property, which was part of the original drainage report.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public process included posting the site and sending postcards to 195 property owners within a 1000-foot buffer of the subject property including the Canyon Reserve at Mountain Shadows Homeowners Association (HOA) and the Pinon Ranch HOA.

Public Comments

Staff had initially received three (3) comments (**FIGURE 3**) from surrounding property owners; the resident concerns were over lost commercial in the neighborhood and overall objection to any type of development. One resident dropped their concerns over the proposal after Staff explained the change of use from the original proposal along with future dedicated open space.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Besides Land Use Review comments, the review agencies had no comments on the proposed applications. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Police and City Fire.

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

1. Review Criteria / Design & Development

a. Background

The property was part of the original Tuscan Foothills Village Planned Unit Development (PUD) approved in 2008 (and reapproved as a minor amendment in 2012) (**FIGURE 4**); the plans called for approximately 30,000 square feet of neighborhood commercial/office/recreation center use on the subject site. Because the PUD did not take into consideration this building type (multi-family residential) and additional dwelling units (40 units), the applicant was required to seek a change of zone from the PUD-commercial use to a new PUD for multi-family residential.

The property immediately to the south of the site (southwest corner of Centennial Boulevard and Mule Deer Drive) was part of the same Tuscan Foothills Village Development Plan; that portion of the development did meet the original building types (two-family residential) and density allowance (a maximum 135 units, a recent administrative approval of a development plan amendment allowed 50 dwelling units, which the site is currently under construction).

The development entity involved with the development of the property immediately to the south is also part of the development of the subject property. Additional future development to the west of Silverstone Drive is likely, following similar land use and density allowances currently permitted within the approved Planned Unit Development; although future amendment to the Tuscan Foothills Village development (one, two and three-unit buildings and not to exceed 135 dwelling units) will again be reviewed administratively.

b. Change of Zone

The proposal includes a change of zone to the of 2.33 acres from PUD/HS (Planned Unit Development with Hillside Overlay – mixed office/commercial/recreation uses with a maximum building height of 45 feet) to PUD/HS (Planned Unit Development with Hillside Overlay – multi-family residential, 17.17 dwelling units per acre with a maximum building height of 37 feet 2 inches). The development plan illustrates four (4) 10-unit multi-family buildings at the northwest corner of Centennial Boulevard and Mule Deer Drive.

Overall the four (4) proposed residential buildings will have less impact to the surrounding neighborhood in terms of bulk and scale (height) as well to likely have less overall traffic generation from the proposed use compared to the 30,000 square feet of mixed office, commercial and recreation use. While a traffic study was not requested for this project, trip generation for multi-family projects is generally 7 to 8 trips per day multiplied by 40 units would equate to approximately 320 trips. A combination of commercial (potentially restaurant), retail, office and recreation uses would likely be far exceed the trip generation of the proposed residential use.

There is an existing vacant commercial property at Chuckwagon Road and Centennial Boulevard that could serve the neighborhood for future retail needs.

c. Development Plan

The project consists of four (4) identical 10 unit buildings for a total of 40 units. The bedroom count is comprised of both one (1) bedroom (six units in each building) and two (2) bedroom (four units in each building). The project is required to have 64 off-street parking stalls; 65 parking stalls are provided, 16 garage stalls are included along with six (6) ADA (Americans with Disabilities Act) parking stalls.

The four (4) buildings are identical to each other, consisting of three (3) story buildings with a building height of 37 feet – 2 inches to the tallest portion of the building which involves the stairwell portion of the building; otherwise a majority of the structure is at 34 feet – 3 inches. This building height will be less than the permitted building height of 45 feet that was allowed for the propose spires and 35 feet for the main portion of the proposed building for the site.

Access to the property will be from two access drives off of the public street named Silverstone Terrace. There will be no direct vehicular access to either Centennial Boulevard or Mule Deer Drive. On-street parking along Silverstone Terrance will provide additional parking for both residents and guests. The development plan also demonstrates ADA pedestrian access from the public street to each of the four (4) buildings as illustrated on Sheet 2 of the development plan (**FIGURE 2**).

An on-site stormwater capture facility is proposed in the southeast portion of the site. This facility is designed to accept additional stormwater flows from the property immediately to the north. Water Resources Engineering has no major issues or comments in regards to the proposed design or drainage report.

d. Park Land

As part of the City's review of the overall development of the Tuscan Foothills Village, including the subject development of 40 apartment units, 50 attached single-family units to the south along with any future development west of Silverstone Drive, the developer, with concurrence of the City Parks & Recreation Department, has agreed to dedicate 16.67 acres of open space with additional open space to be dedicated as part of future development.

The additional open space is located between the development west of Silverstone Drive and existing City owned Mountain Shadows Open Space that sits atop the bluff west of the site (**FIGURE 5**). The developer and Colorado Springs Parks and Recreation will continue to coordinate the dedication of additional open space when development adjacent to the proposed dedicated open space occurs.

e. Geologic Hazard Study

The applicant submitted a geologic hazard report for the proposed development and it has been accepted pending approval of the change of zone and development plan (along with the administrative review of the final plat). The Colorado Geologic Survey has reviewed and accepted the report from CTL Thompson (**FIGURE 7**).

The report did not identify any significant geologic hazards associated with the property to preclude it from being developed. The report did note soil stockpiles and

uncontrolled fill near Silverstone Terrace; the report recommends the fill be removed and replaced prior to development. There are also some 3-to-1 slopes along the east portion of the site (adjacent Centennial Boulevard), the report indicates “there was no evidence of slope instability in the existing cut slopes”. The development plan indicates a short retaining wall running parallel to the sidewalk that will help stabilize the slope.

It should be noted that the subject property was part of an overall grading and erosion control plan for the development of this area; so it is likely the undocumented fill has already been resolved).

The report also identified the presence of granite materials often associated with the production of radon gas; however common mitigation procedures can be used to effectively reduce buildup of radon gas. This issue is common along the foothill sections of the City where the presence of granite is common.

2. Conformance with the City Comprehensive Plan

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City’s infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Strategy N 301a: Identify Non-Residential Land Uses that Support Neighborhoods

Identify the type, scale and nature of non-residential uses that contribute to the efficient functioning and attractiveness of neighborhoods.

Infill Supplement: 1 – Neighborhoods: As addressed throughout this chapter, Infill and redevelopment sites often have more complexity and challenges based on the established and mature nature of the surrounding neighborhoods.

3. Conformance with the Area’s Master Plan:

This particular site is situated within the Mountain Shadows neighborhood along Centennial Boulevard with commercial/industrial development to the north, residential and civic use to the south and east of the site. The master plan originally identified the site for research & development and office use; the master plan was later amended in 2006 to identify the mixed use aspects of the original Tuscan Foothills Village development. Although commercial and office uses are no longer proposed for the site, the proposed use of high density residential is permitted under the list of master plan uses.

Staff notes that there is a vacant 2.9 acre commercially zoned property located just north of the subject property, southwest of Centennial Boulevard and Chuckwagon Road. This site could serve as a neighborhood oriented retail site for this portion of the Mountain Shadows neighborhood.

Because high density residential, 12 – 24.99 dwelling units per acre, is permitted within Community Activity Center and Commercial Center (**FIGURE 6**), an amendment to the Mountain Shadows Master Plan was not required.

STAFF RECOMMENDATION

CPC PUZ 18-00066 – PLANNED UNIT DEVELOPMENT ZONE CHANGE

Recommend approval to City Council the zone change of 2.33 from PUD/HS to PUD/HS (Planned Unit Development: multi-family residential, 17.17 dwelling units per acre, maximum building height of 37 feet 2 inches) with Hillside Overlay, based on the finding that the zone change request complies with the three review criteria for granting a zone change in City Code Section 7.5.603(B) and the review criteria in City Code Section 7.3.603 for establishment of a PUD zone.

CPC PUD 06-00067-A3MJ18 – MAJOR AMENDMENT TO DEVELOPMENT PLAN

Recommend approval to City Council the Tuscan Foothills Village Filing Number 2 development Plan illustrating four (4) 10-unit multi-family buildings located at the northwest corner of Centennial Boulevard and Mule Deer Drive based upon the findings that the PUD development plan meets the review criteria for granting a PUD development plan as set forth in City Code Section 7.3.606 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).