

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 is not platted so no address has been assigned at this time.
2. Existing Zoning/Land Use: The property is zoned PIP-1 (Planned Industrial Park) and is vacant.
3. Surrounding Zoning/Land Use: North: PUD (Planned Unit Development) and is developed as multi-family.
East: PUD (Planned Unit Development) and is developed as multi-family.
South: PIP-1 (Planned Industrial Park) and is industrially developed.
West: PIP-1 (Planned Industrial Park) and is industrially developed.
4. PlanCOS Vision: According to the PlanCOS Vision Map (see **"PlanCOS Vision Map" attachment**), the project site is identified as a Newer or Developing Neighborhood.
5. Annexation: The Project site was annexed in 1981 as part of the Ford Parcel Number 1 annexation.
6. Master Plan/Designated Master Plan Land Use: The project site is not part of a master planned area.
7. Subdivision: The property is unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project site is currently undeveloped.

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 57 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 did not receive any public comments during the public notice periods(s).

Policy UP-4.B: Within unique centers, incorporate density and mixed uses along with high standards of design, attention to the public realm, and design for multimodal access including transit. Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city. Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment. 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 Engineering, City Traffic, City Fire, City SWENT, City Parks, Council of Neighborhood Organizations (CONO), District 20, Police, and E-911. All comments received from the review agencies have been addressed. As an infill project, City Planning staff notes that the following review agency provided project specific comments:

- School District 20 – The School District 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. PUD Zone Change

The Applicant submitted a PUD zone change request to rezone the project site from PIP-1 (Planned Industrial Park) to Planned Unit Development: Multi-family residential, 46.5 dwelling units per acres, and a maximum building height of 50 feet. **(see “PUD Zone Change” attachment)** The applicant has proposed a maximum building height (50 feet) and residential density (46.5 du/ac) that will govern the future build-out of the project area. Building setbacks for this site are consistent with the R-5 multifamily zone and are established per the concurrent PUD Concept Plan, described below.

The proposed high density residential use on this parcel will transition the industrial land uses from the west, south, and east, and to the multifamily land uses to the north-east and the approved uses which are within the approved Victory Ridge Concept Plan. The proposed project meets the applicable City Code standards for a zone change request. City Planning staff finds the application to be consistent with the purpose for a PUD zone change request as set forth in City Code Section 7.3.601 and purpose for a zone change request, as set forth in City Code Section 7.5.601.

ii. PUD Concept Plan

The Applicant submitted a PUD Concept Plan for the Saxon Multifamily project **(see “PUD Concept Plan” attachment)** envisions the site as a multi-family residential infill development with ancillary improvements. Access to the site is provided from a proposed Right In/Right out along Federal Drive and a full movement access drive along the existing asphalt access drive which runs along the eastern property boundary. Parking will be provided along the looped private drive connecting traffic from Federal Drive around the multifamily and to the access drive along the eastern perimeter of the site. Open Space and recreational opportunities for this site are provided by the interior courtyard and proposed dog park.

Future design standards are established per the subject PUD concept plan. Setbacks are consistent the with setbacks of the R-5 (multi-family) zone district. A front setback of 20'-0", side setback of 5'-0". A 15'-0" rear building setback is proposed as part of the PUD concept plan. A 10'-0" landscape setback is proposed along Federal Drive with a 15'-0" landscape buffer within the western, southern, and eastern boundaries.

As an infill development, the Applicant's proposal is a good fit for the surrounding area. City Planning staff finds that this development will act as a transitional buffer from the industrial land uses to the south and west and the residential land uses directly northeast of the site. The above discussed development parameters and envisioned supportive land uses reinforce why this project is a good infill development and how it will be compatible with the surrounding neighborhood. City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for establishing PUD concept plan, as set forth in City Code Section 7.3.601, and a concept plan, as set forth in City Code Section 7.5.501.

b. Traffic

The City's Traffic Engineering Division of Public Works (herein referenced as "Traffic") has reviewed the proposed PUD concept plan and accompanying Traffic Impact Study has determined that the analysis adequately analyzes the traffic generation potential of the proposed use and impacts to the adjacent roadways. Based on the Traffic's review of the proposed analysis, it was found that no negative impacts to traffic operations, based on the development of the site, were found.

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 a Newer or Developing Neighborhood on the Vibrant Neighborhoods Framework map, which places an emphasis on incorporating high density and a mix of housing types on remaining parcels. (see "**PlanCOS Vision Map**" attachment) In addition, the Saxon multifamily development project is consistent with the PlanCOS emphasis on infill and adaption to market needs and demands.

The Project is consistent with the following policies and strategies of the Vibrant Neighborhoods and Unique Place Frameworks:

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.

Strategy VN-2.A-4: Allow for zoning residential bonuses that result in the provision of additional attainable housing, such as increased heights or densities.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability Strategy

VN-3.C.1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking distance of residential areas.

Policy UP-4.B: Within unique centers, incorporate density and mixed uses along with high standards of design, attention to the public realm, and design for multimodal access including transit.

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

UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.

Staff has determined that the proposed project supports several policies as noted above. The focus on developing within the City boundaries is both strategic infill development and responsible development maximizing the existing infrastructure investments within the City boundary. The property is conveniently situated adjacent to commercial and residential development which supports the focus of newer developing areas to incorporate different uses and densities. Development to permit multi-family residential also satisfies the City's objective to support development of a variety of housing types to meet the varying needs of current and future residents in the City. On balance with this perspective, City Planning staff has determined that the project's land use, location and site design meet 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 not part of a master planned area. However, City Planning staff finds that the Saxon multi-family development project to be complimentary and supportive of the long-range vision for the area. (see "**Context Map**" attachment) Through staff's review of the proposed

concept plan amendment and the review criteria for authorizing 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), the overall area impacts of the project were analyzed.

STAFF RECOMMENDATION:

CPC PUDZ 22-0006

Recommend approval to City Council the zone change for 5.5-acres associated with the Saxon multi-family project from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Multi-family residential, 46.5 dwelling units per acres), based upon the findings that 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.

CPC PUDC-22-0007

Recommend approval to City Council a PUD Concept Plan for the Saxon multifamily project, based upon the findings that the plan 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).