

**CITY PLANNING COMMISSION AGENDA**

**ITEM NO:**

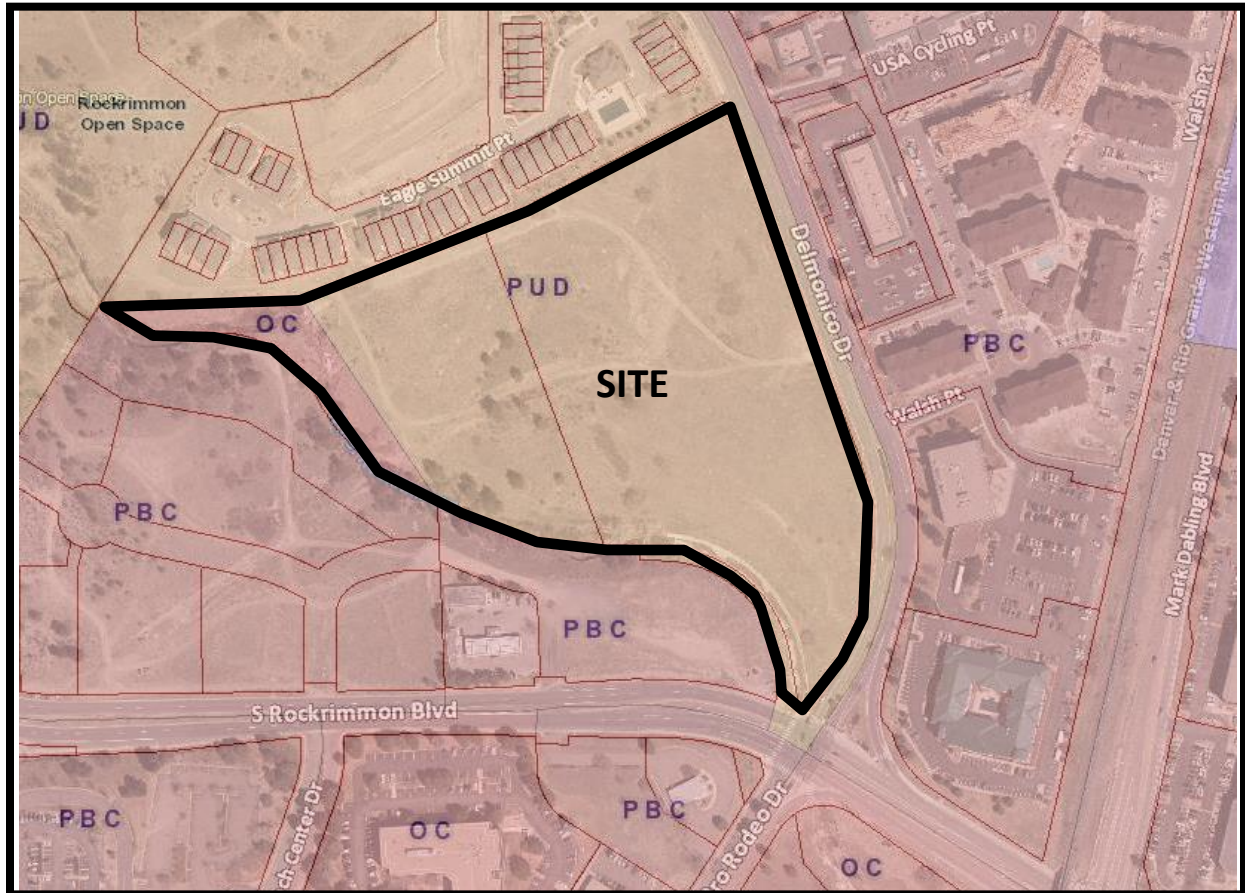
**STAFF: RACHEL TEIXEIRA**

**FILE NO(S):**

**CPC PUZ 15-00092 – QUASI-JUDICIAL**

**CPC PUD 15-00093 – QUASI-JUDICIAL**

**PROJECT: WILDGRASS**  
**APPLICANT: N.E.S., INC.**  
**OWNER: PARK 5<sup>TH</sup> AVENUE DEVELOPMENT COMPANY LLC.**



**PROJECT SUMMARY:**

1. **Project Description:** This project includes concurrent applications for a zone change and a development plan for a 14.44-acre site located at the northwest corner of Delmonico Drive and South Rockrimmon Boulevard.

The applicant is requesting to rezone the site from OC/CR/PUD/HS/SS (Office Complex with Conditions of Record and Planned Unit Development with Hillside and Streamside Overlays) to PUD/SS (Planned Unit Development with Streamside Overlay). The development plan reflects proposed 76 lots (38 residential duplex buildings totaling 78 attached single family units located on the individual lots) and three public roads. **(FIGURE 1)**

The subdivision plat application will be submitted and administratively reviewed separately after the zone change and development plan approvals.

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Staff recommends approval of the applications.

#### **BACKGROUND:**

1. Site Address: To be determined.
2. Existing Zoning/Land Use: OC/CR/PUD/HS/SS (Office Complex with Conditions of Record and Planned Unit Development with Hillside and Streamside Overlays)/vacant.
3. Surrounding Zoning/Land Use:
  - North: PUD/HS/Multi-Family Residential (Eaglepointe)
  - South: PBC/CR/HS/SS/Vacant
  - East: PBC/Offices/Motel/Storage/Apartment Building
  - West: PUD/HS/SS/Open space/Multi-Family Residential (Creekside at Rockrimmon student housing).
4. Comprehensive Plan/Designated 2020 Land Use: General Residential
5. Annexation: Golden Cycle Addition #1, April 1966
6. Master Plan: Rockrimmon Master Plan (Implemented)/Multi-Family
7. Subdivision: This is an unplatted parcel. A subdivision plat will be submitted and reviewed administratively.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The vacant, 14.44-acre site has no existing vegetation. The topography is relatively flat except for along the southern and western property lines. The property slopes towards the creek and detention pond areas.

#### **STAKEHOLDER PROCESS AND INVOLVEMENT:**

Standard public notification and posting process was used during the internal review. Staff noticed 202 property owners within a 1,000 foot buffer distance. City planning staff received no written correspondence either in support or opposed to the project.

The property will be posted and mailing notification sent prior to the February 18<sup>th</sup> City Planning Commission meeting.

The two applications were sent to the standard internal and external agencies for review and comment. Review agencies for this project included Colorado Springs Utilities, Traffic Engineering, City Engineering, Fire Prevention, Enumerations, Floodplain, Real Estate Services, and Colorado Geological Survey (CGS). All review comments have been addressed except for comments from the Landscape Architect which are minor informational modifications to the development plan.

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

1. Review Criteria / Design & Development Issues:

The applicant proposes to develop the Wildgrass site with the zone change and development plan applications. The project is to build 76 single-family attached (duplex) units with dedicated open space and drainage area.

The zone change request rezones 14.4-acres of the current PUD (Planned Unit Development – Condominium Apartment; 35-foot maximum building height; 20 dwelling units/acre) to PUD (Planned Unit Development – Single-Family Attached (Duplex); 35-foot maximum building height; 12 dwelling units/acre). Note that a sliver of the property has an OC/CR (Office Complex with Conditions of Record) zone designation which needs to be corrected **(FIGURE 3)**. The zone change modifies the current PUD/HS/SS (Planned Unit Development with Hillside and Streamside Overlays: Condominium Apartment; 35-foot maximum building height; 20 dwelling units/acre) zone to PUD/SS (Planned Unit Development with Streamside Overlay: Single-Family Attached (Duplex); 35-foot maximum building height; 12 dwelling units/acre) zone. The change of zoning also eliminates the

Hillside Overlay for this relatively flat property. The zone change proposal reduces the number of residential units and the intensity of the development from the original 1980 zone change ordinance.

The site plan illustrates the proposed single family attached (duplexes) with the layout of Wildgrass site incorporating three, internal public streets and two access points off of Delmonico Drive.

The site includes 38 duplex structures. The development standards for Wildgrass include the following setbacks; 20 foot front (driveway access), 15 foot front (no driveway access), 5 foot side and 15 foot rear (Lots 1-16 and Lots 33-76). The rear setbacks for the remaining lots (17-32) are to be determined by the Streamside Overlay review requirements. The maximum building height remains at 35 feet. There is no lot coverage for the site. The setbacks determine the building footprint for the lots.

Concrete Masonry Unit (CMU) block wall fencing is installed for lots backing to Delmonico Drive. Split rail fence is provided at open space areas adjacent to Delmonico Drive and residential areas facing the streamside and northern lots. There is a dedicated 24,392 square foot open space area centrally located and a detention pond in the southeast corner of the site. The open space and detention pond are owned and maintained by the Wildgrass HOA.

The development plan also illustrates the air shaft, located near Lot 15, within the southeastern corner of the property. Mitigation measures have been noted under Note #5 to represent potential subsidence hazards near the air shaft and also provide for mitigation measures for the property.

The site includes a future urban trail (within Tract C) along the southern edge of the property which is part of the Parks Master Plan and deeded to the City for utility, drainage and trail purposes.

Staff finds that the zone change review criteria found in City Code Section 7.3.603 and the PUD Development Plan review criteria found in City Code Sections 7.5.502.E and 7.3.606 have been met.

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 N 2: Enhance Neighborhoods

Preserve and enhance existing and established neighborhoods and support developing and redeveloping neighborhoods. While neighborhoods change over time, there are certain fundamental characteristics of most neighborhoods, such as natural features and landscaping, building and street patterns, historic and cultural features, parks, open space and schools, which need to be preserved in order to maintain their character. At the same time, there are new and developing residential areas that need to be supported so that they emerge as well-functioning neighborhoods.

Policy N 201: Protect Established and Stable Neighborhoods

Protect the character of established and stable neighborhoods through neighborhood planning, assistance to neighborhood organizations, and supportive regulatory actions.

Objective LU 5: Develop Cohesive Residential Areas: Neighborhoods are the fundamental building block for developing and redeveloping residential areas of the city. Likewise, residential areas provide a structure for bringing together individual neighborhoods to support and benefit from schools, community activity centers, commercial centers, community parks, recreation centers, employment centers, open space networks, and the city's transportation system. Residential areas also form the basis for broader residential land use designations on the citywide land use map. Those designations distinguish general types of residential areas by their average densities, environmental features,

diversity of housing types, and mix of uses. Residential areas of the city should be developed, redeveloped and revitalized as cohesive sets of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the Wider Subarea and Citywide Pattern: Plan, design, develop, and redevelop residential areas to integrate several neighborhoods into the citywide pattern of activity centers, street networks, environmental constraints, parks and open space, school locations and other public facilities and services.

Strategy LU 501a: Link Neighborhood Layout and Design to a Larger Residential Area: In master plans and in community planning areas, layout and design individual neighborhoods to form a coherent residential area.

Staff finds that the project is in conformance with the City of Colorado Springs Comprehensive Plan. It includes the residential use as designated by the general residential comprehensive plan designation.

3. Conformance with the Area's Master Plan:

This development is part of the Rockrimmon Master Plan. This master plan is already implemented and does not have to be amended to reflect the proposed, less intense single-family attached (duplex) development.

**STAFF RECOMMENDATION(S):**

**ITEM NO. CPC PUZ 15-00092 – PUD ZONE CHANGE**

**Approve** the zone change from OC/CR/HS/SS, PUD/HS/SS (Office Complex with Conditions of Record and Planned Unit Development; both with Hillside and Streamside Overlays) to PUD/SS (Planned Unit Development – Single-Family Attached (Duplex); 35-foot maximum building height; 12 dwelling units/acre with Streamside Overlay), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603.

**ITEM NO. CPC PUD 15-00093 – PUD DEVELOPMENT PLAN**

**Approve** the Wildgrass Development Plan based upon the finding that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E, subject to the following technical and/or informational plan modifications:

Technical and Informational Modifications to the PUD Development Plan:

1. Call out the four (4) cottonwood trees within the required streamside vegetation on Sheet 10 of 11.
2. Provide the final information for Tract C in the 'Tract Table' noting the Ownership and Maintenance on Sheet C of 11.
3. Remove the text "FINAL LANDSCAPE PLAN" from the Streamside Overlay Sheet 10 of 11.