



Quick Facts

Applicant

N.E.S. Inc.

Property Owner

Crest at Woodmen Retail LLC

Developer

Crest at Woodmen Retail LLC

Address / Location

6855 Campus Drive, South of Woodmen Road and East of Campus Drive

TSN(s)

6308303025, 6308303026, 6308303027, 6308303028, 6308303029, 6308303030

Site Area

47.72 acres

Proposed Land Use

Commercial, Industrial, and Residential

Applicable Code

UDC (Unified Development Code)

Project Summary

This application is for a zone change to allow a portion of the building façade of future replated Lot 2, Looart Subdivision Filing No. 9 to have a varied height ranging from 45-feet to a maximum of 65-feet. The accompanying Land Use Plan modification reflects to request change to height and the reconfirmation of Lot 1 and Lot 2, and elimination of Lot 3, Looart Subdivision Filing No. 8.

File Number	Application Type	Decision Type
PUDZ-24-0001	Zoning Map Amendment (Zone Change)	Quasi-Judicial
LUPL-24-0008	Land Use Plan Modification	Quasi-Judicial

Zoning and Overlays

Current: PDZ/AF-O/SS-O (Planned Development Zone: commercial, industrial, and residential Uses; maximum building height of 45-feet, 25-30 dwelling units per acre (Lot 6 only), and maximum building square footage of 677,257 square feet (Lots 1-6) with United States Air Force Academy Overlay and Streamside Overlay)

Proposed: PDZ/AF-O (Planned Development Zone: Commercial Uses; maximum building height of 65-feet, and maximum building square footage of 150,000 (Lot 2) with United States Air Force Academy Overlay)

Background

Prior Land Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	North Hills Ranch Addition	August 10, 1976
Subdivision	Looart Subdivision Filing No. 8	September 15, 2021
Master Plan	None	N/A
Prior Enforcement Action	None	N/A

Site History

The site was annexed in 1976, and an initial development plan was approved in 1978, allowing for the large structure on Lot 1 that was used as a printing press and office for a greeting card company. This development plan received two minor amendments in the 1970's and 80's before a more comprehensive development plan was approved in 2004 that, along with its numerous amendments in the 2000's and 2010's, allowed for the development of the many parcels around the original structure. In 2020, the property was rezoned to PUD (Planned Unit Development), which allowed for commercial, industrial, and residential use types (Ord. 20-52). The Crest at Woodmen concept plan was also established at that time. Since that time, lot lines have been created and adjusted through platting and a concept plan amendment. The portion of the property subject to this rezoning (Lot 2) is home to a building constructed in 2006, which contains a gym and other office uses. A final plat to create the lot that is the subject of this zone change request (Looart Subdivision Filing No. 9) has been approved administratively by the Planning Department, but has not yet been recorded.

Applicable Code

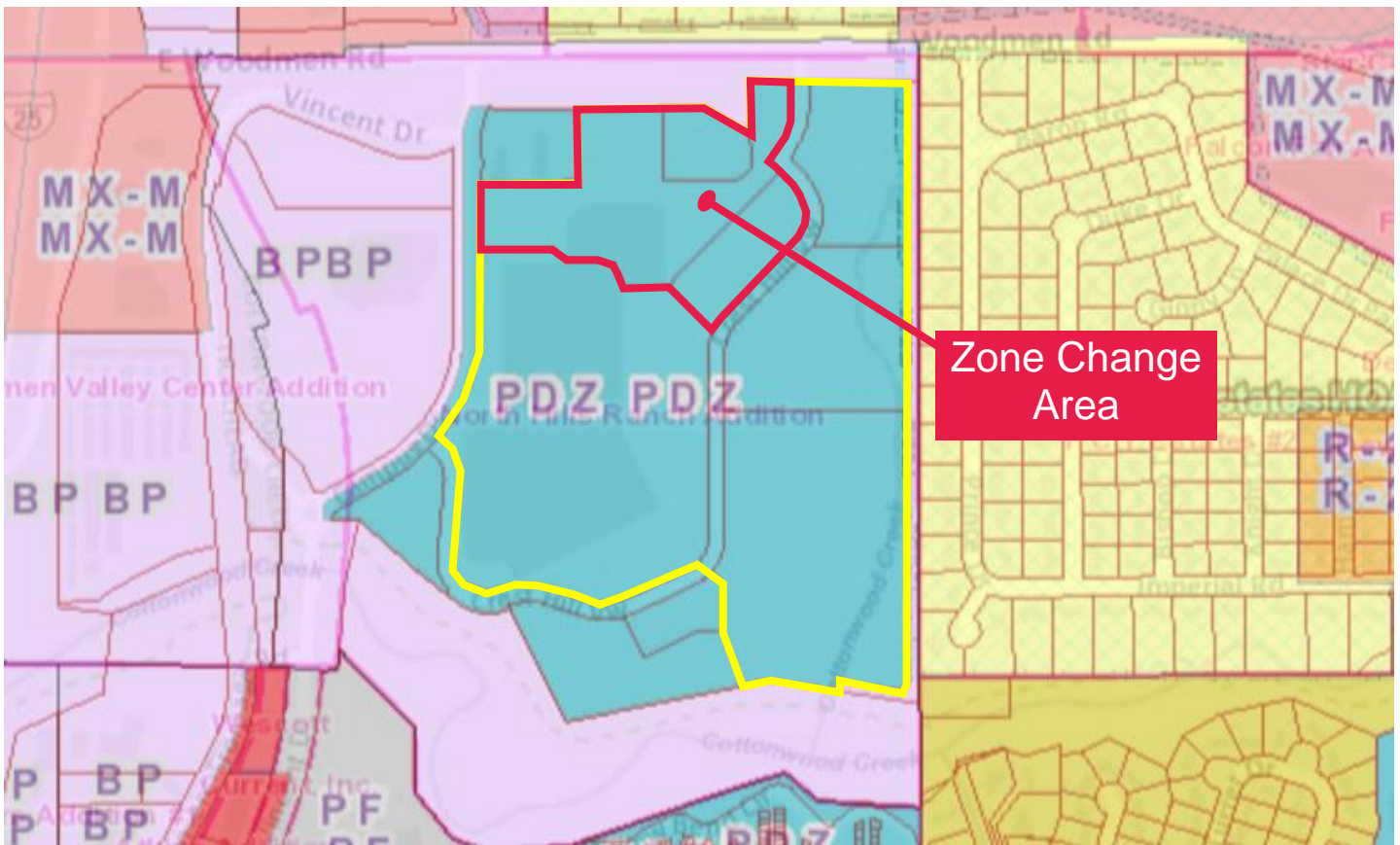
The subject application(s) were submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the applicant is not permitted to elect which Code they prefer their application(s) be reviewed under. The subject application(s) must be reviewed under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	BP (Business Park), R-E (Residential Estates), and MX-N (Mixed-Use Neighborhood Scale)	E Woodmen Road, single-family detached residential, fast-food restaurant, mortuary	Properties to the north are much higher in elevation than the subject property.
West	BP (Business Park)	Office	None
South	BP (Business Park), PDZ (Planned Development Zone), and PF (Public Facilities)	Cottonwood Creek; Condominiums; warehouse	None
East	R-E (Residential Estates)	Single-family residential	None

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Internal Review/Prior to City Planning Commission Hearing; affidavit of posting provided to staff
Postcard Mailing Radius	1000'
Number of Postcards Mailed	160
Number of Comments Received	One email received

Public Engagement

One citizen comment was received. The interested party was against the façade height change, but did not provide reasoning (refer to Attachment 5-Public Comment).

Timeline of Review

Initial Submittal Date	May 21, 2024
Number of Review Cycles	Four
Item(s) Ready for Agenda	October 16, 2024

Agency Review

Traffic Impact Study

Traffic Engineering provided the following comments:

- 1- The proposed modification to the land use plan does not meet the threshold of peak hour trip generation per the Traffic Engineering Criteria Manual to require a Traffic Impact Study (TIS). Therefore, a TIS is not required for this site.
- 2- The land use plan shows no changes to existing access points. All existing access points meet the City Traffic Criteria Manual guidelines.

School District 20

Academy District 20 provided the following comments:

1. The District is able to serve each student who is a resident of District 20.
2. The District has requested fees in lieu of land dedication per the existing City Code for all residential units within this development.

No additional residential units are proposed with this zone change request. All required school fees were collected with the multi-family development currently under construction on Lot 6.

Parks

Parks had no comment on the LUP Modification to revise building height of commercial lots.

Fire

CSFD has no issues with the proposed amendment. CSFD did note that due to the proposed heights, an aerial apparatus road will be required.

Colorado Springs Utilities

No comments received.

United States Air Force Academy

Due to the site's proximity to Davis airfield and proposed height increase from 45 feet to 65 feet, an FAA review is required prior to construction. The Land Use Plan contains a note acknowledging that the property may be impacted by USAFA sensory effects.

Zone Change

Summary of Application

The applicant is requesting a zone change to increase the allowed height from 45 feet to 65 feet for the portion of this Planned Development Zone that faces north to E Woodmen Road (refer to Attachment 2-Zoning Exhibit and Attachment 3-Legal Description). This change in allowed height would be limited to façade parapets in the area shown as Lot 2 on the Land Use Plan, which is in the process of being platted into one lot (future Lot 2, Filing No. 9). In this area, up to 40% of the façade parapet lineal footage would be allowed to be up to 65' high, up to 67% of the lineal footage would be allowed to be up to 55' high, and the entirety of the lineal footage would be allowed to be up to 45' high (refer to Attachment 1-Project Statement). This height increase would only apply to the north side of the building on the newly

platted Lot 2, Filing 9 and would only apply to parapets that are six feet or less in depth. The applicant is requesting this change because the subject property is at a much lower grade than the adjacent E Woodmen Road, limiting visibility for tenants. No other change to the PDZ is requested, and Ordinance 20-52, which established the PDZ zoning will continue to be in effect for Lots 1, 4, 5 and 6. The currently allowed uses and density would still apply.

Application Review Criteria

UDC Section 7.5.704.D

An application for an amendment to the zoning map shall be subject the following criteria for approval:

- 1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).*
- 2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*
- 3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*
- 4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*
- 5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*
- 6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in in Subsection 7.5.514C.3 (Land Use Plan Criteria).*
- 7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.*
- 8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*
- 9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*
- 10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).*

Staff finds that the proposed zone change has met the review criteria listed above.

Compliance with Relevant Guiding Plans and Overlays

The subject area is not within the SS-O (Streamside Overlay) along Cottonwood Creek, although the southern portion of the original PDZ (Planned Development Zone) area is mapped for SS-O (Streamside Overlay). The site is in the AF-O (United States Air Force Academy Overlay). The USAFA reviewer is requiring Federal Aviation Administration review prior to construction to ensure that the increased height will not impact the nearby Davis Airfield.

Summary of Application

The applicant is requesting a modification to the Land Use Plan that is consistent with the requested zone change. The area to be platted as Lot 2, Looart Subdivision Filing No. 9 is shown on the Land Use Plan with a 65' allowed maximum height, as described in the zone change section above. This same area is now one contiguous lot on the land use plan, rather than being separated into three separate lots as it was in the previous concept plan (Refer to Attachment 4-Land Use Plan).

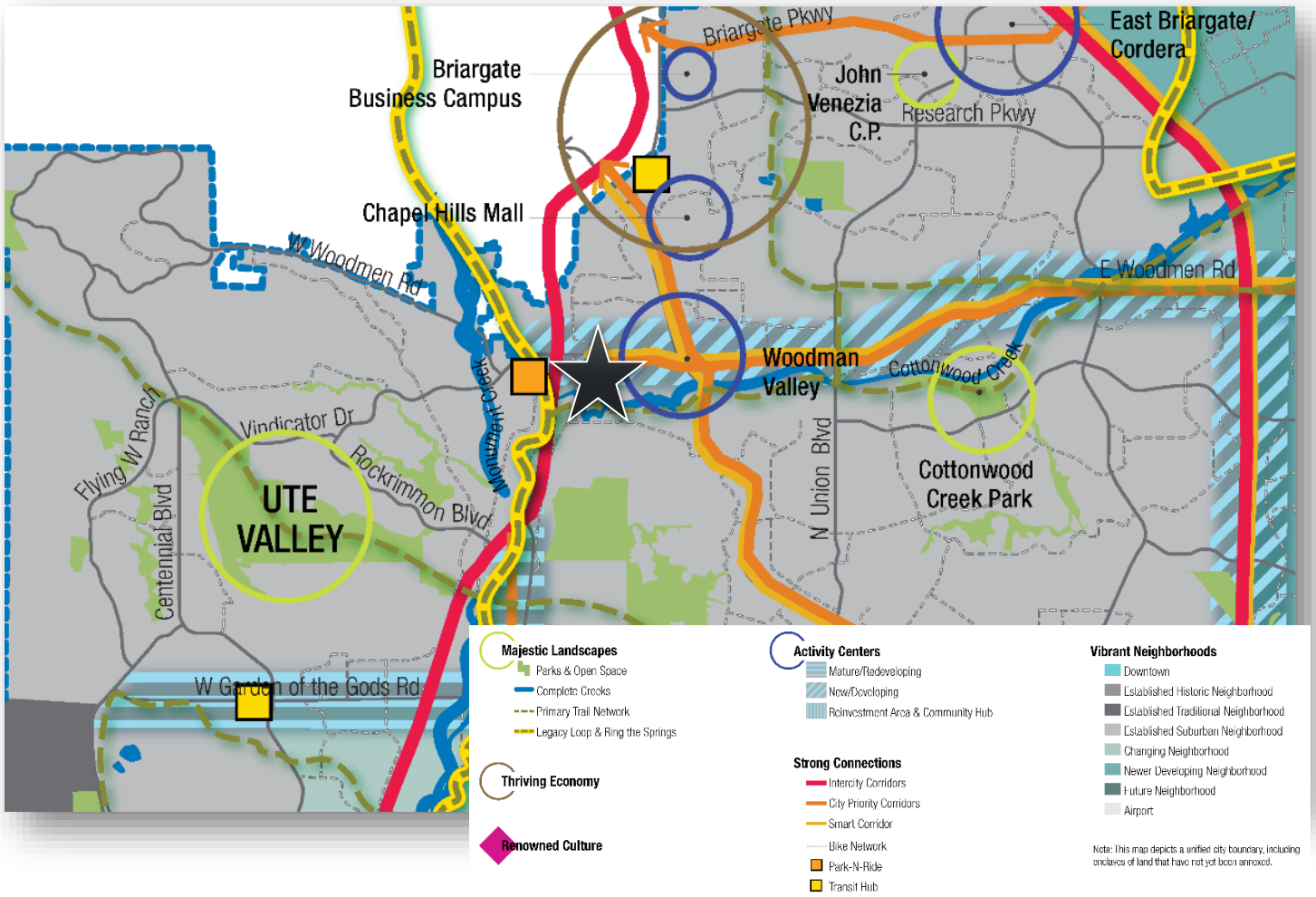
Application Review Criteria

UDC Section 7.5.514.C.3

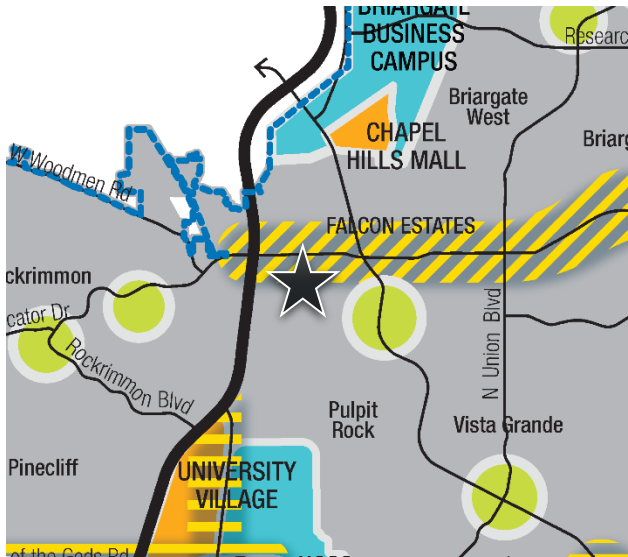
A Major Modification of a Land Use Plan may be approved if the applicable decision-making body determines that the request:

- a. *Complies with the provisions of this UDC and all applicable City regulations;*
- b. *Is consistent with any conditions in the approval or permit proposed to be modified, unless the decision-making body that imposed that condition modifies that condition*
- c. *Does not create more adverse impacts on surrounding properties than the development approval or permit proposed to be modified; and*
- d. *Is consistent with the Colorado Springs Comprehensive Plan, other plans adopted by City Council, and the intent of the zone district in which the property is located.*

Staff finds that the proposed major modification of the land use plan has met the review criteria listed above.



The proposed zone map amendment application has 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” along a “Smart Corridor”. The proposed zone change is along E Woodmen Road, which is a New/Developing Activity Center, as well as a Priority and Smart Corridor. By promoting continued infill in a heavily trafficked portion of the city, this project would help accomplish the goals of PlanCOS.

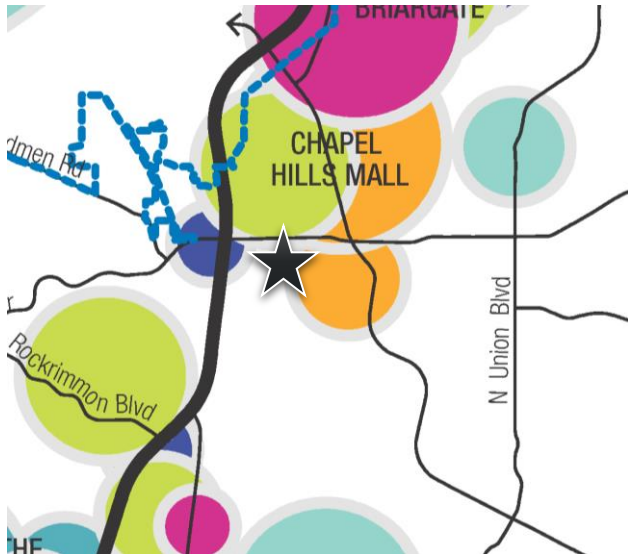


Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

Unique Places

The proposed project would contribute to continued growth and infill along the Woodmen Road New/Developing Corridor. In addition, the subject property is adjacent to an Entertainment and Commercial Center and a Regional Employment and Activity Center. This development directly contributes to Strategies UP-2.A-1 and -4, “Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions,” and, “Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.”



Predominant Typology

- Cornerstone Institutions
- Spinoffs and Startups
- The Experience Economy
- Life and Style
- Industry Icons
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

Thriving Economy

This project is directly adjacent to multiple Life and Style typologies. This typology promotes a mixture of uses, which this development proposes. The subject property is also across the street from a Spinoffs and Startups typology. PlanCOS recommends clustering businesses, which an increased height limit to attract tenants would help accomplish.

Statement of Compliance

PUDZ-24-0001

After evaluation of the zoning map amendment, the application meets the review criteria.

LUPL-24-0008

After evaluation of the land use plan modification, the application meets the review criteria.