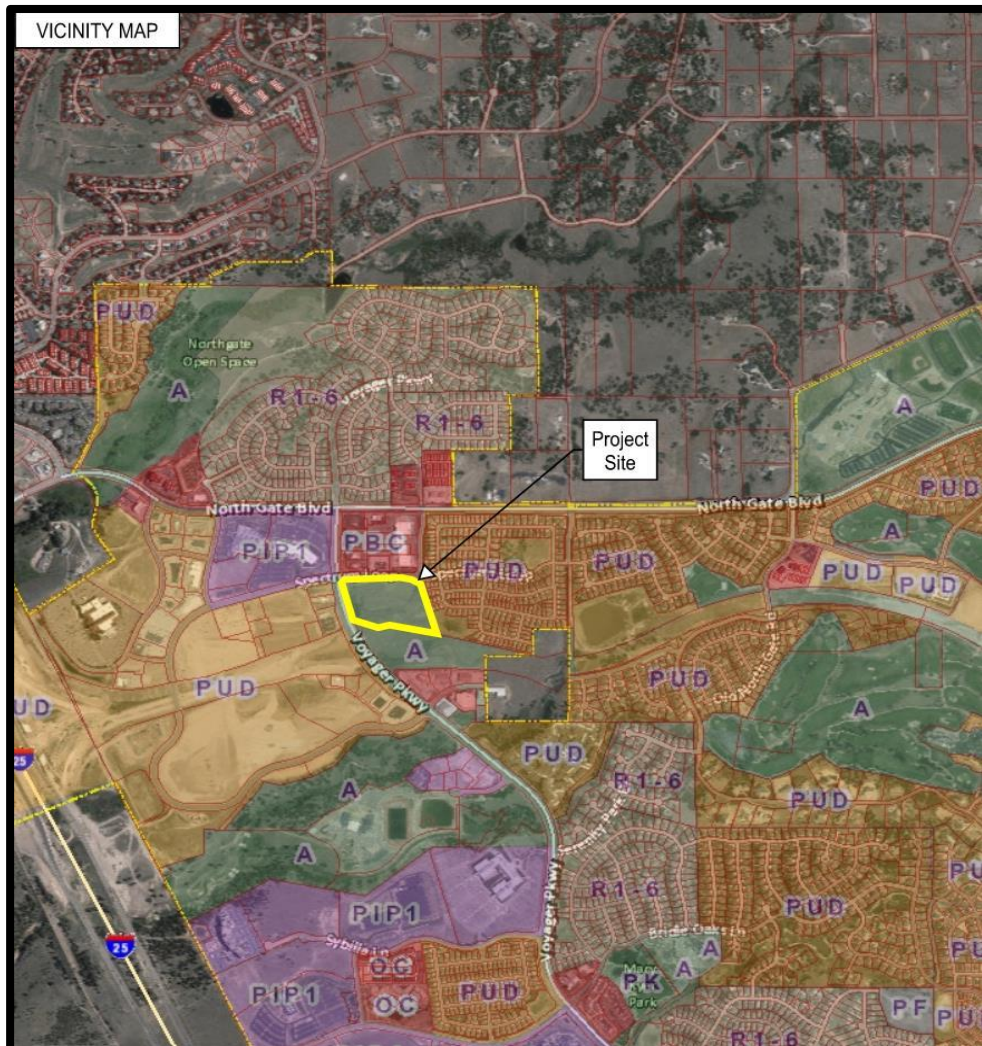


CITY PLANNING COMMISSION AGENDA
August 10, 2022

STAFF: WILLIAM GRAY

FILE NOs:
CPC PUZ 22-00057 - QUASI-JUDICIAL
CPC PUP 22-00058 - QUASI-JUDICIAL

PROJECT: SPECTRUM LOOP MULTI-FAMILY
OWNER: CHAPTER TWO INVESTEMENTS, LLC
DEVELOPER: MORGAN GROUP
CONSULTANT: NES, INC



PROJECT SUMMARY:

1. **Project Description:** The Spectrum Loop Multi-Family project includes applications for the approval of a zone change and a PUD Concept Plan located at the southeast corner of the Voyager Parkway and Spectrum Loop intersection. The zone change will allow 11.925 acres to be rezoned from A (Agricultural) to PUD (Planned Unit Development: Residential, 35 dwelling units per acre, and 40 feet to 60 feet maximum building height) (**see “Zone Change” attachment**). The concept plan graphically represents a proposed multi-family development on the site (**see “Concept 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 with conditions of approval.

BACKGROUND:

1. **Site Address:** The project site is not addressed. It is located at the southeast corner of the Voyager Parkway and Spectrum Loop intersection.
2. **Existing Zoning/Land Use:** The subject property is zoned A (Agricultural) and is vacant.
3. **Surrounding Zoning/Land Use:**
 - North: PBC (Planned Business Center) and is commercially developed.
 - South: A (Agricultural) and is undeveloped. The land is State Department of Transportation right-of-way and is planned to be developed as the extension of Powers Boulevard.
 - East: PUD (Planned Unit Development) and is developed residentially.
 - West: PUD (Planned Unit Development) and is commercially developed.
4. **PlanCOS Vision:** According to the PlanCOS Vision Map (**see “PlanCOS Vision Map” attachment**), the project site is identified as a Newer Developing Neighborhood, located adjacent to intercity and priority city corridor (Powers Boulevard), and Polaris Pointe Regional Employment Activity Center.
5. **Annexation:** The subject property was annexed into the City under Northgate Annexation Plat (Ordinance No. 85-191, October 11, 1985).
6. **Master Plan/Designated Master Plan Land Use:** The project site is part of the Northgate Master Plan (Privately Initiated and Implemented). The master plan designates the land use for this site as Office/Industrial Uses.
7. **Subdivision:** The property is un-platted.
8. **Zoning Enforcement Action:** None
9. **Physical Characteristics:** The property is a vacant, undeveloped parcel, with a grass landscape at the southeast corner of the Voyager Parkway and Spectrum Loop intersection. The site generally slopes downward from the northeast to the southwest with slopes ranging from 2% to 30%.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 205 property owners on two (2) occasions; during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. City Planning staff received seven (7) written comments for the project. All comments received were generally opposed to the project citing concerns over traffic, density, building height, park space, and schools, emergency evacuation (**see “Public Comment” attachment**). The Applicant provided a response letter to address the public comment (**see “Public Comment Response” attachment**).

Staff input is outlined in the following sections of this report. Staff sent the conditional use development application plan to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Fire Department, City Engineering, Stormwater Enterprise, and City Traffic Engineering. City Planning staff notes that the following review agencies provided project specific comments:

- City Traffic - The City's Traffic Engineering Division required an update to the submitted Traffic Impact Analysis (TIA) using existing city signal time for all the signalized intersections. The update was completed by the Applicant's Traffic Engineer. City Traffic Engineering, after recommended changes were made, agrees with the finding and recommendations in the TIA. In addition, with any future development west bound left turn lanes will be added on Spectrum Loop for the two (2) access points and the developer will be required to remit \$75,000 for the traffic signal at the intersection of Voyager Parkway and Spectrum Loop.
- City Fire – The City's Fire Department (CSFD) had no comments on the proposed project.
- City Engineering – The City Engineering Development Review (EDR) had no comments on the proposed project.
- SWENT -Stormwater Enterprise (SWENT) had no major review comments for this project. They did provide informational comments related to future development application. An amended Master Development Drainage Plan is required to be completed. In addition, site disturbance with any future project will be greater than one (1).
- CSU – Colorado Springs Utilities (CSU) had no comments on the proposed project.

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

1. Review Criteria / Design & Development Issues:

a. Zone Change Request to PUD

The Applicant is proposing to change the zoning from A (Agricultural) to PUD (Planned Unit Development). The requested PUD zoning is for residential uses at a density of 35 units per acres. Also, proposed with the zone change request are subzones that establish maximum building height for delineated area across the property from east to west. The proposed building heights range from 40 feet to 60 feet (**see "Zone Change" attachment**).

The PUD zone is intended to encompass all residential use types (to include single-family detached, single family attached, multi-family dwellings and all other residential use types) to allow a mix of uses to match the intended purpose of PUD (Planned Unit Development) zoning. The broader residential use types afford flexibility for future land development and decisions. The proposed uses are compatible with the surrounding mix of zones and uses, which consists of regional commercial, office, single-family and multi-family. To guide the application of the Applicant's proposed maximum building height range, which ranges from 40-60 feet, is clarified by the subzones incorporated into the zoning of this property to better address compatibility. Compatibility can also be influenced or effected by intensity of uses, and bulk and mass of buildings. This is particularly important where this property adjoins the single-family residential neighborhood to the east. It is not so important for the surrounding zoning to the west and north as these districts permit maximum building heights of 45' to 120'. Per City Code Section 7.3.601(A), PUD zone districts are intended to promote development with "*...a variety of mutually supportive and integrated residential and nonresidential land uses*", which this project does through a subzone mechanism to ensure there is a transition from the lower density single family residential on the east and the higher density commercial to the west and north of the site (**see "Context Map" attachment**). Therefore, the transition of height subzones was proposed by the Applicant. This height transition is accomplished by limiting maximum building height to 40-feet in the easterly portion of the development, 45-feet in the southwest area of the site, and 60-feet across the remainder of the development (**see "Zone Change" attachment**).

To conclude, the proposed uses, maximum density and building height subzones are what contribute to making the requested zone change fit with surrounding zoning and land uses. The mix of uses are what primarily allows the application to comply with the adopted Comprehensive Plan of the City.

b. PUD Concept Plan

The Applicant's proposal is for a PUD Concept Plan for a multi-family development on 11.9-acres of land with a maximum density of 35-acres and three (3) maximum building height subzones. Residential uses are not being limited within the project. Other dimensional standards that are being applied through the concept plan for this project are building and landscape setbacks (**see "Concept Plan" attachment**). For example, the building and landscape setback on the east boundary is 15 feet. This, along with the building height limits being created will help to minimize impact, especially on the east side of the development where existing development is less intense. The layout of the concept plan also considers site topography, which works in concert with the height transitions as the grade falls from east to west.

Access to the proposed new development is from two (2) access points from Spectrum Loop that are aligned with the accesses to the retail center to the north. All of the proposed street and intersection improvements have been designed to substantially comply with the City Traffic Criteria Manual and promote safety, convenience and ease of traffic flow and pedestrian movement both on- and off-site.

The City's Traffic Engineering Division of Public Works (herein referenced as "Traffic") has reviewed the PUD concept plan and accompanying Traffic Impact Analysis (TIA); prepared by Kimley-Horn and Associates, Inc. Traffic has accepted the analysis and recommendations set forth in the TIA prepared by the applicant's consultant. Traffic is requiring that new, westbound left-in turn lanes be added at both access points to the development on Spectrum Loop. These improvements will be implemented at time of development plan. In addition, the city will address the signal phases changes that recommended in the TIA for the signal at the Voyager Parkway and Spectrum Loop intersection.

No parkland or school lands are planned for the site. Both City Parks and School District requested fees in lieu of land dedication. The property is close to undeveloped Greyhawk Park and adjacent to the Skyline urban trail along the western boundary of the property, adjacent to Voyager Parkway.

Overall, the development is also located proximate to places of employment, schools, parks, groceries, services, and entertainment. All are characteristics that make it a good fit for residential development as proposed. These are similar reasons as to why the Northgate neighborhood is a desirable place to live within the city. This site is a good fit for multi-family development (**see "Context Map" attachment**).

City Planning staff finds that the proposed project addresses the applicable review criteria set forth in City Code for a zone change request and PUD Concept Plan. Staff notes that all future development of the project site will require the review and approval of PUD development plan and final subdivision plat applications.

2. Conformance with the City Comprehensive Plan:

City Planning staff has evaluated the proposed application for conformance with the City's current comprehensive plan ("PlanCOS"), adopted in January 2019. According to PlanCOS Vision Map (**see "PlanCOS Vision Map" attachment**) and Vibrant Neighborhood Framework Map, the project site is identified as a 'Newer Developing Neighborhood'. PlanCOS recommends the incorporation of higher density and mix of housing types on remaining parcels and the creation of additional trails and pedestrian connections and connecting neighborhoods to major trail systems.

The Spectrum Loop Multi-Family project is consistent with three (3) PlanCOS vision themes, as follows:

- Vibrant Neighborhood - Housing for All

GOAL VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

Policy VN-2.A: Promote neighborhoods that incorporate common desire neighborhood elements.

Strategy VN-2.A-3: Support land use decision and projects that provide a variety of housing types and sizes, service a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Policy VN-3.F: Enhance mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions.

Strategy VN-3.F-1: Increase transportation recreation choices for all neighborhoods by improving or adding bike lanes, sidewalks, off-street neighborhood trails, and greenways that connects to larger system trails...

- Unique Place Typologies and Framework

The site is in a Regional Employee and Activity Center (Polaris Pointe). These centers typically include a mix of supporting uses, such as higher density residential, office, service, medical and civic use. Recommendations for these areas include expanding diversity of land uses, connection to sidewalks and trails, increased connectivity to region and surrounding neighborhoods, and design buildings and site to appropriate scale.

- Unique Places – Embrace Creative Infill, Adaptation, and Land Use Change

GOAL UP-2: Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

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

City planning staff finds the project in question and its associated applications to be substantially in conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The project site is part of the Northgate master planned area ("Northgate Master Plan"). Northgate Master Plan totals approximately 1,500-acres and consists of a mix of commercial, industrial, research and development, office, multi-family, and single-family residential and park land uses (see "**Context Map**" attachment). The project site is identified as office/industrial in the master plan. While this land use may be complimentary and supportive to portions of the land use pattern for the area, it may not work well with the adjacent single family residential. The proposed project better diversifies land uses and is a better fit to Plan COS. The master plan is considered implemented pursuant to City Code as it is more than 85% built out. Through staff's review of this project, it has been found to be in general conformance with the long-range vision of the Northgate Master Plan as it is consistent with the mix of uses that the plan initially laid out for this area and a better with the land developed and developing land patterns and uses of today.

STAFF RECOMMENDATION:

CPC PUZ 22-00057

Recommend approval to City Council the zone change for the Spectrum Loop Multi-Family project changing 11.925 acres from A (Agriculture) to PUD (Planned Unit Development: Residential, 35 dwelling units per

acre, and 40 feet to 60 feet maximum building height), based upon the findings that the request meets the review criteria for granting a Zone Change as set forth in City Code Section 7.5.603(B).

CPC PUP 22-00058

Recommend approval of the PUD Concept Plan for the Spectrum Loop Multi-Family project, based upon the findings that the request 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).