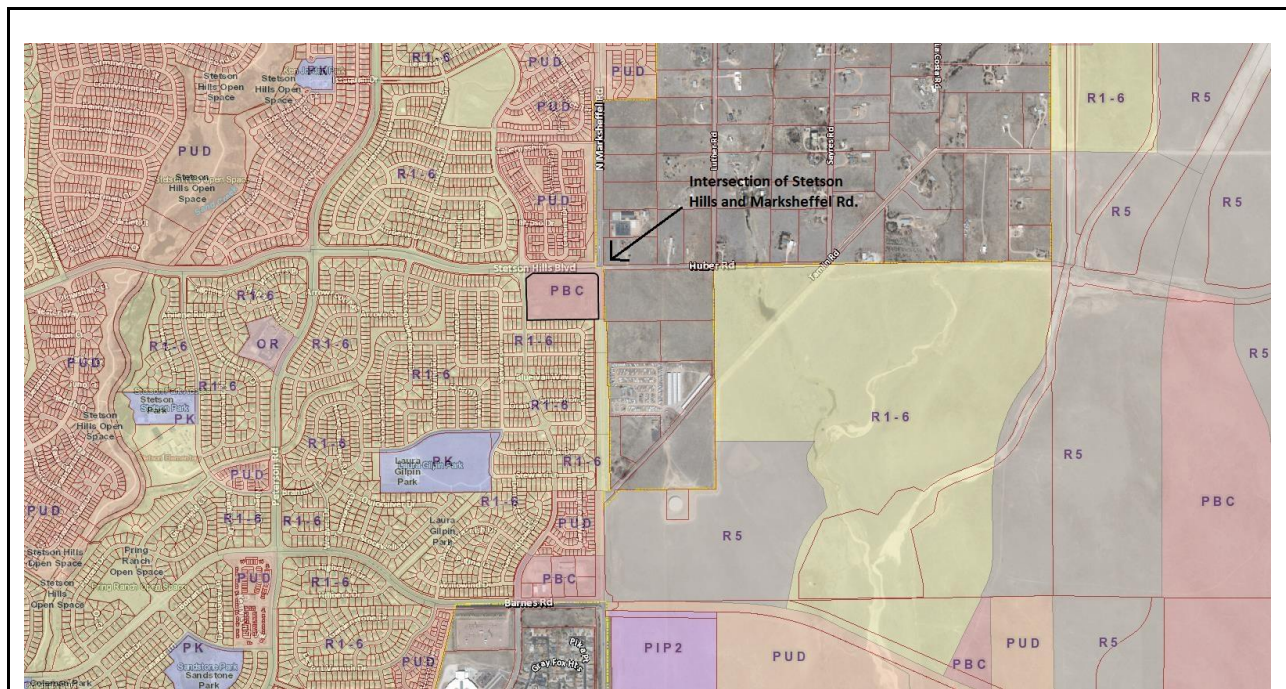


CITY PLANNING COMMISSION AGENDA

STAFF: MICHAEL MCCONNELL

FILE NO(S):
CPC CU 18-00001 – QUASI-JUDICIAL

PROJECT: EASTSIDE LANDING
APPLICANT: JOHN OLSON – ALTITUDE LAND CONSULTANTS
OWNER: ROCKWOOD HOMES LLC



PROJECT SUMMARY:

1. **Project Description:** This project is a conditional use that proposes a three (3) phase townhome project with 100 total units (9.76 dwelling units per acre) accessed from both Stetson Hills Boulevard and Antelope Ridge Drive. The parcel is 10.24 acres in size and is zoned PBC/AO (Planned Business Center with Airport Overlay). The townhomes proposed will have a maximum height of 20-feet and will feature three and four unit blocks.
2. **Applicant's Project Statement:** (FIGURE 1)
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the applications. (FIGURE 2)

BACKGROUND:

1. **Site Address:** The site is not currently addressed.
2. **Existing Zoning/Land Use:** Vacant

3. Surrounding Zoning/Land Use:

North: PUD/AO (Planned Unit Development with Airport Overlay) Single-Family Detached (35' maximum height limit and 5.27 gross dwelling units per acre).

South: R1-6/AO (Single-Family Residential with Airport Overlay) Single-Family Detached with 4.7 dwelling units per acres with a 30' maximum height.

East: A/AO (Agricultural with Airport Overlay) Vacant

West: R1-6/AO (Single-Family Residential with Airport Overlay) Single-Family Detached (30' maximum height and 4.7 gross dwelling units per acres).

4. Comprehensive Plan/Designated 2020 Land Use: Community Activity Center

5. Annexation: The subject property was annexed into the City in October 1989 per the Bridlespur Addition.

6. Master Plan/Designated Master Plan Land Use: The property is part of the Eastview Master Plan.

7. Subdivision: Unplatted

8. Zoning Enforcement Action: None

9. Physical Characteristics: Relatively flat with a steep slope along Marksheffel Road.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to property owners within 1,000 feet of the external property lines of this parcel. This resulted in 408 postcards being sent out while a poster was placed on site viewable from the public right-of-way. This process will be repeated before the City Planning Commission public hearing.

Three (3) comments were received by staff expressing concern regarding the project. As a result, City Staff, the applicant and the three (3) homeowners met on April 3, 2018 to discuss the issues. The homeowners that attended were mainly concerned with parking and traffic, though park quality and school overcrowding was also discussed. Another concern from one resident is the need for commercial spaces near the neighborhood; the homeowner purchased their home with the intention of living near a neighborhood commercial center and is opposed to townhomes. At the meeting it was explained that, generally speaking, townhome projects of this type will have less trips generated than a commercial center. Additionally, Eastside Landing will provide a greater amount of off-street parking than a newly constructed single family residential land use would.

The applications were sent to the standard internal and external agencies for review and comment. Initial commenting agencies included Land Use Review, City Landscape Architect, Engineering Development Review, Water Resources Engineering, Colorado Springs Fire Department, Colorado Springs Utilities, City Streets Administrator and the City Surveyor. As of the drafting of this report there were outstanding comments from Engineering Development Review, Colorado Springs Fire Department and Water Resources Engineering; Staff recommendation regarding approval of this item include addressing the remaining items and are outlined at the end of this memo.

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

1. Review Criteria / Design & Development Issues:

1. Application Summary

i. Conditional Use Development Plan

The conditional use will change the originally intended use from a commercial oriented center to a 100 unit townhome development with four (4) triplex and 22 fourplex buildings. Vehicular access to this site will occur from both Stetson Hills Boulevard with a right-in-right out and Antelope Ridge Drive with a signed intersection at Autumn Knoll Drive. Both proposed intersections will be fully ADA

compliant and will feature sidewalks along the west side of Antelope Ridge Drive and the south side of Stetson Hills Boulevard.

The layout of the development is centered on Kokina Grove, a private street with access to Antelope Ridge Drive. Four (4) internal streets will provide access to each unit. The units are grouped into four (4) triplex and 22-fourplex buildings that are just under twenty (20) feet in height. Both the frontages along Stetson Hills and Marksheffel sit between five (5) and fifteen (15) feet below the Right of Way grade with the greatest being along the entire Marksheffel Road frontage at fifteen (15) feet below. No screening is proposed along these frontages though all frontages will meet the landscape requirements. There is an existing six (6) foot privacy fence that will remain between the single family residential homes to the south and this development.

The building facades will be facing in an East-West orientation and all units will front on an access street. The sides that are facing the single family homes to the south will not have windows and will have adequate vegetative screening ensuring privacy.

As part of this Conditional Use Development Plan the developer is required to escrow \$75,000 towards a future signal at Antelope Ridge and Stetson Hills Boulevard. This signal will be installed as traffic counts warrant it, per City Traffic Engineering. Also future improvements along Marksheffel Road will be installed as part of a future PPRTA project, which proposes widening the road to a four (4) lane cross section; the developer has set aside an additional twenty-nine (29) feet for these future improvements.

Drainage

The entire development will surface flow into the water quality pond located in the southwest corner of the property. The drainage report has been reviewed by Water Resources Engineering who is waiting for a signed copy to be submitted before it can be finalized.

Recently, concerns have been raised regarding rezoning of commercial and industrial property for residential development which could have economic impacts to the City's tax revenues; particularly when replacing the intended land use with single-family detached residential land uses. When determining the ultimate best use for this specific property, consideration should be given to the fact that it has been commercially zoned since November 2004 per city ordinance 04-272 (**FIGURE 3**), and has remained undeveloped despite an approved concept plan (CPC CP 04-00239) and an approved development plan (AR DP 12-00241) for a gas station and convenience store. Additionally, City Code allows for multi-family residential land uses within commercial zone districts, in this case a PBC zone district, through the review and approval of a conditional use. Staff has reviewed the conditional use and development plan review criteria and is of the opinion the project meets the respective review criteria.

Within 1 mile of the site there is approximately twenty-two (22) acres of commercial land available for development. Of that amount half is currently vacant with another 17 acres of commercial properties available as Barnes Road is extended. Furthermore, the commercial center on the northwest corner of Barnes Road and Marksheffel Road remains less than half built-out despite being rezoned in 2000 from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay). Another commercial node that is currently being developed is around the intersection of Dublin Boulevard and

Marksheffel Road which has multiple approved entitlements. Because of these existing developing commercial nodes as well as other more regionally oriented commercial centers in the immediate area there remains ample commercial and industrial land along the Marksheffel Road corridor to warrant this conditional use for a relatively dense townhome development.

2. Conformance with the City Comprehensive Plan: The comprehensive plan designation for this property is as a Community Activity Center which is defined as an “Activity Center fulfilling the day to day needs of the surrounding neighborhoods and residential area.”

Community Activity Center: Activity centers that serve the day to day needs of the surrounding neighborhoods and residential area. These are typically anchored by a grocery store, with supporting establishments including, but not limited to, variety, drug, and hardware stores; and personal service establishments, such as medical offices, beauty shops and restaurants.

The Comprehensive Plan designates a primary use for each property within the City via the 2020 Land Use Map. Accompanying that map is the 2020 Land Use Map/Master Plan Matrix which shows a variety of allowed secondary uses with each designation. **(FIGURE 4)**

The primary use designation based on the 2020 Land Use Map is Community Activity Center. Residential uses that fall into the 8-25+ dwelling units (DU's) per acre range are also an allowed use within the Community Activity Center designation through a conditional use approval. This development, at 9.76 dwelling units per acre, falls into that acceptable range and is an allowed use based on the Comprehensive Plan.

1. Strategy LU 502d: Plan Residential Areas to Conserve Natural Features
By encouraging a mixture of housing options including those with higher densities the City of Colorado Springs can achieve multiple goals including that of preserving our natural landscapes and features.
2. Objective LU6: Meet the Housing Needs of All Segments of the Community
This development proposal will provide housing for a diverse group of residents. As more and more people move to Colorado Springs for its high quality of life and natural beauty homes for young people and the elderly are becoming increasingly out of reach due to price. By developing a mixture of housing types this will not only lower the prices for everybody but most especially for those segments of the population that have the hardest time securing affordable housing options.
3. Objective LU3: Develop a mix of interdependent, Compatible, and Mutually Supportive Land Uses
By encouraging a mixture of housing options that stress higher density developments the City of Colorado Springs can not only drive a greater degree of commercial and industrial activity but also deploy City resources in a more efficient and cost effective manner. This will shorten automobile trips and create a safer and more vibrant community for neighborhood residents.

Conformance with the Area's Master Plan: As the only remaining parcel to be developed within the confines of the Eastview Master Plan it is considered implemented. While operative the master plan called for this parcel to have commercial land uses though it is the opinion of staff that this, higher density residential land use is appropriate for the reasons stated above.

STAFF RECOMMENDATION:

CPC CU 18-00001- CONDITIONAL USE

Approve the Conditional Use for a townhome development within the PBC/AO (Planned Business Center with Airport Overlay) zone district based upon the findings that the Conditional Use complies with the three (3) review criteria set forth in code section 7.5.704.

Conditions of Approval:

1. Please Label Tract A and Tract B on the Site Plan, similar to how they are being shown on the Final Plat. In addition, include a note for each stating the usage and who will be owning and maintaining (also shown on Final Plat).
2. Fix the overlapping text on Lot 25 on the Site Plan
3. Sheet DP-2.0 Add arrows to indicate the locations of public utility easement.
4. Trees and shrubs should not be planted below the EURV or the 2-year water surface, whichever is higher. In this case, elevation 4722.
5. Provide note indicating maintenance responsibility for the private pond.
6. Modify the alley note on Sheet DP-3 to reflect that Arden Grove will have fire lane markings along the west side and all other alleys will be marked on both sides to include signs at the entrance to the alley (pointing down the alley), and then 200-ft down the alley (pointing back to the entrance). The 200-ft fire lane length limit will meet code requirements to allow no requirements for an approved FD turnaround.