

CITY PLANNING COMMISSION AGENDA
NOVEMBER 9, 2022

STAFF: KATELYNN WINTZ

FILE NO(S):
MAPN-22-0005 – LEGISLATIVE
COPN-22-0009 – QUASI-JUDICIAL

PROJECT: MOHAWK COMMERCIAL CENTER
OWNER: DCL CONCEPTS, LLC
DEVELOPER: ALLIANCE RESIDENTIAL REALTY
CONSULTANT: NES, INC. – ANDREA BARLOW



PROJECT SUMMARY:

1. Project Description: The project includes concurrent applications for a major master plan amendment and major concept plan amendment for 28.5-acres of land at the southwest intersection of Mohawk Road and Woodmen Road. The project site is currently zoned PBC/AO (Planned Business Center with Airport Overlay). The major master plan amendment proposes reconfiguration of the identified land uses to add residential land use to the planned area and maintain areas of commercial and recreational use. The major concept plan amendment illustrates the envisioned commercial and residential development with a proposed private drive to provide circulation throughout the site as well as connections to adjacent developments.
2. Applicant's Project Statement: (See "**Project Statement**" attachment)
3. Planning and Development's Recommendation: Planning staff recommends approval of the applications to City Council.

BACKGROUND:

1. Site Address: The property is not addressed as it remains unplatted. The property is generally located at the southwest corner of Mohawk Road and Woodmen Road, just north of the Pride Soccer fields.
2. Existing Zoning/Land Use: The property is zoned PBC/AO (Planned Business Center with Airport Overlay) and is mostly undeveloped. There are two practice fields and a dirt access road along the southern edge of the parcel.
3. Surrounding Zoning/Land Use:
North: The property is zoned RR-5, CAD-O (Rural Residential, 5 acres with airport overlay) and is residentially developed
South: The property immediately south is zoned PBC/AO (Planned Business Center with airport overlay) and is developed with the Pride Soccer Fields. South of that the property is zoned PUD/AO (Planned Unit Development with airport overlay) and is developed with single family residential.
East: The property is zoned PBC/AO (Planned Business Center with airport overlay) and is current vacant but proposes a mix of commercial and residential use types per the approved Concept Plan documents.
West: The property is zoned PBC/AO (Planned Business Center with airport overlay) and is undeveloped but approved to construct a mix of commercial and residential use types.
4. PlanCOS Vision: According the PlanCOS Vision Map (see "**PlanCOS Vision Map**" attachment), the project site is identified as a Newer Developing Neighborhood.
5. Annexation: The property was annexed under the DCL-Pride Annexation (July 22, 2008; Ordinance No. 08-119)
6. Master Plan/Designated Master Plan Land Use: The property is part of the Mohawk Commercial Center Master Plan. Portions of the property are identified as commercial land use and the remaining property is identified for the benefit of the soccer fields.
7. Subdivision: The property is currently unplatted.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site has minor site improvements including portions of soccer playing fields and access roads but is mostly undeveloped and over lot graded.

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 mailing of postcards to 216 property owners, on two occasions: during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. No public comments were received in support or opposition to the application throughout the review process.

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 SWENT, City Fire, and City Police. All comments received from the review agencies have been addressed.

- Parks Department – The Parks Department determined that the development as proposed will trigger the PLDO ordinance and the developer will be obligated to pay fees in lieu of land dedication for any future residential development.
- District 49 – The school district 49 determined that the development as proposed will obligate fees in lieu of land dedication for any future residential development.

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

1. Review Criteria / Design & Development Issues:

a. Major Master Plan Amendment

The proposed major master plan amendment requests to modify the existing land use classifications to include residential development while maintaining areas of commercial land use and supporting the existing recreation land use in the master planned area. Master Plans are generalized guides for development and as noted in City Code Section 7.5.403.C, at times it may become necessary to amend the plans as conditions change. While the proposed plan amendment adds residential opportunities to this area, residential is not an uncommon use type along the Woodmen Road corridor. To both the east and west of the site, master plan amendments, concept plans and supporting development plan applications have been approved to support residential land use and development. The master plan proposes a density range of 12-24.99 dwelling units per acre and reduces the commercial acreage to 9.6-acres from approximately 60-acres. The original master plan did not set a land use classification for the existing Pride Soccer fields, however, with the amendment the land use is identified as Recreational Commercial and maintains 26.9-acres of land area.

b. Major Concept Plan Amendment

The major concept plan amendment divides the subject property into four lots and identifies proposed future access points from Woodmen Road, Mohawk Road & the development to the west. Lot 1 contains the existing Pride Soccer facility. This lot also envisions the opportunity to develop two new soccer fields and improved parking areas to expand the current operation. Immediately east of the proposed Lot 1 is the full movement access from Mohawk Road. This access point is proposed to be a private drive to access the existing and future development on the project site. This access is aligned with the future Straight Way being developed by the property owners on the east side of Mohawk Road. Per Traffic Engineering the developer is responsible to construct a portion of, or the complete section of, Mohawk Road.

Lot 2 is proposed as the reserved area of commercial development. While the area on the master plan equals 9.6-acres, the concept plan shows a slightly reduced area at 6.9-acres to accommodate a 2.9-acre future tract of land reserved for detention purposes. There is a proposed private drive to the north that will connect to a north/south access road shared with the property to the west of the site.

Lots 3 and 4 are the areas of land adjacent to the Woodmen Road right of way which are proposed for residential development. Lot 3 is the western portion of the site is approximately 10.8-acres, identified for multi-family residential development with a maximum density range of 18.99 dwelling units per acre. On the northwest side of Lot 3 there is a proposed right in right out access along Woodmen Road that will be a shared access with the development to the west. Lot 4 is approximately 16.6-acres identified for multi-family residential development with a maximum density of 24.99 dwelling units per acre. Lots 3 and 4 are separated by an access point along Woodmen Road.

The proposed densities of the residential lots are in line with the proposed master plan amendment. Per the project statement the applicant intends to develop this site with two different multi-family residential product types where each are developed for rent on one common lot. Residential use is conditionally permitted in the zone district and any project submitted for residential use will require a Conditional Use Development Plan. All residential development in the PBC zone district shall comply with the R5 (Multi-Family) design standards which establish maximum building heights, lot area requirements and setbacks.

The project site is encumbered by a 300-foot wide public utility easement that includes overhead power lines along the southern portion of the site. Per the plans, this area will contain site elements like parking and detention facilities which are permitted in the easement area. The project does have a few minor outstanding comments that are proposed as technical modifications to the plans and one condition of approval. First, Traffic Engineering requests additional information about the proposed access point between lots 3 and 4 along Woodmen Road in relation to the shared access to the west. Second, the project site does include an open channel which is shown on lot 4. Per Stormwater Enterprise (SWENT) comments, this channel should be shown and labeled throughout the plan and will require a callout for a public drainage easement (to be recorded by separate instrument) on the plan. Per SWENT, a Master Development Drainage Plan (MDDP) is required to be accepted and approved prior to concept plan approval. The MDDP must also address and specify any necessary channel improvements. If the MDDP confirms channel improvements are required a note must be added to the Concept Plan. The revisions requested above are minor and will not fundamentally alter the proposed site design or proposed uses.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed project for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to the PlanCOS Vision Map, the project site is identified as a Newer Developing Neighborhood (**see "PlanCOS Vision Map" attachment**). The project fits within the emerging neighborhood typology as defined in Chapter 2, Vibrant Neighborhoods, and this typology encourages a variety of housing types from low to medium density and ensure that careful attention is paid to the amenities the development may offer to enhance the neighborhood's livability. Chapter 2 also identifies in Goal VN-2 to:

"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."

Provision of newly constructed residential units is a direct response to the market needs for housing in the City, and the allowance of a PUD zone district that allows for customizable design standards benefits this goal by allowing for a variety of housing types and density mixes.

The project aligns with PlanCOS Chapter 4 Goal TE-4, which states:

"Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing

infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.”

Policy TE-4.A encourages prioritization of development within the existing City boundaries and built environment (not in the periphery) and is further supported by Strategy TE.4-A-3 which supports greenfield development that includes mixed-use, higher density clusters, and quality design.

The proposed commercial zoning and future commercial development is supportive of the Thriving Economy Typology 4: Life and Style. This typology aims to meet the daily needs of residents with varied and easily accessible options. The key importance of this typology is ensuring that it is dispersed throughout the City and encourage “connected and accessible retail”. Maintaining some portion of the commercial function of the proposed development will remain a supportive community amenity for current and future residents.

3. Conformance with the Area’s Master Plan:

As discussed above, this proposal will amend the Mohawk Commercial Center master plan by changing the envisions land use designations for 28.5-acres of land. This request will transition the land use designation from commercial and recreation to include residential use and reallocate acreage for each of the referenced land uses. Staff finds that while most of the available commercial area will be converted to support residential development, commercial land use opportunities are maintained on this site which remains consistent with the vision of the master plan to provide commercial opportunities along the Woodmen Road corridor while expanding diversity of housing choice in the master planned area. Staff finds the proposal to be consistent with, and in substantial compliance with, the Mohawk Commercial Center Master Plan, as amended.

STAFF RECOMMENDATION:

MAPN-22-0005

Recommend approval to City Council the major master plan amendment to the Mohawk Commercial Center master plan, based upon the findings that the request meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408.

COPN-22-0009

Recommend approval to the City Council the Mohawk Commercial Center concept plan based upon the findings the proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) with the following condition of approval and technical modifications:

- Condition of approval:
 - Master Development Drainage Plan (MDDP) is required to be accepted and approved by SWENT prior to concept plan approval.
- Technical modifications:
 - Satisfy Traffic Engineering’s request for additional information on the separation between the two proposed access points along Woodmen Road.
 - Identify the open channel on the plans and indicate that a future public drainage easement is required.