

Centennial North

CPC MPA 00-00103-A4MN22, CPC PUZ 21-00143, CPC PUD 21-00144

City Council

October 11, 2022

Gabe Sevigny, Planning Supervisor



SITE LOCATION



BACKGROUND

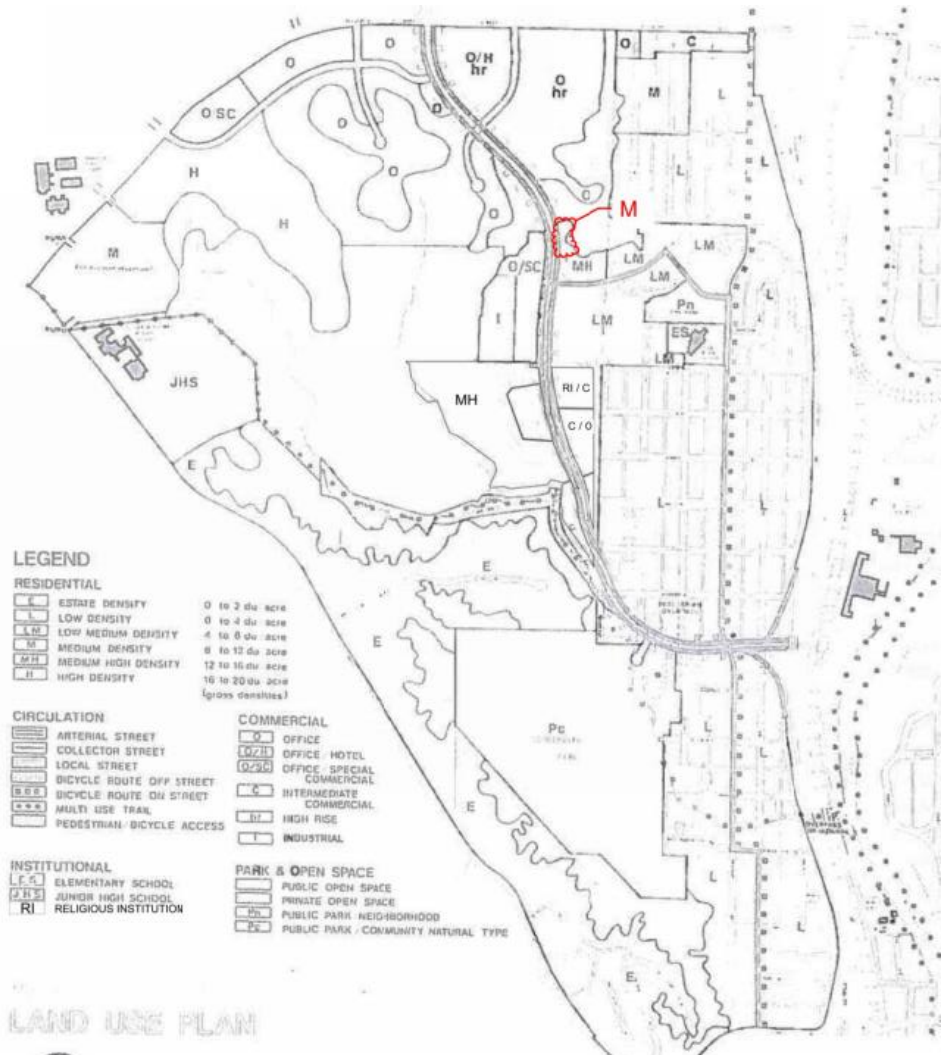


The 5.8-acre site is located approximately 420 feet north of the Centennial Blvd and Mesa Valley Road intersection. The proposed site is within the Mesa Springs Community Plan that was initially approved in 1986, which identified this area to be Medium High Residential (12-16 du/ac). The current zoning is PUD (Planned unit Development), and during initial research of the proposal, staff determined dimensional and use standards were never established for this site. Staff determined a zone change would be required to establish the dimensional and use standards. As the applicant proposed a density lower than what the master plan identified, staff also determined a minor amendment to the master plan would be required for the reduction in density. Lastly, as the site is identified with the Hillside Overlay, staff determined that Hillside Overlay requirements would be applied to this proposal.

Minor Master Plan Amendment



The minor amendment to the Mesa Springs Community Plan is to reduce the density from Medium High Residential (12-16 dwelling units per acre) to Medium Residential (6-12 dwelling units per acre). This reduction in density supports the over-all development in the area as there are higher densities to the northwest, west, and southwest to the more single-family residential to the east.

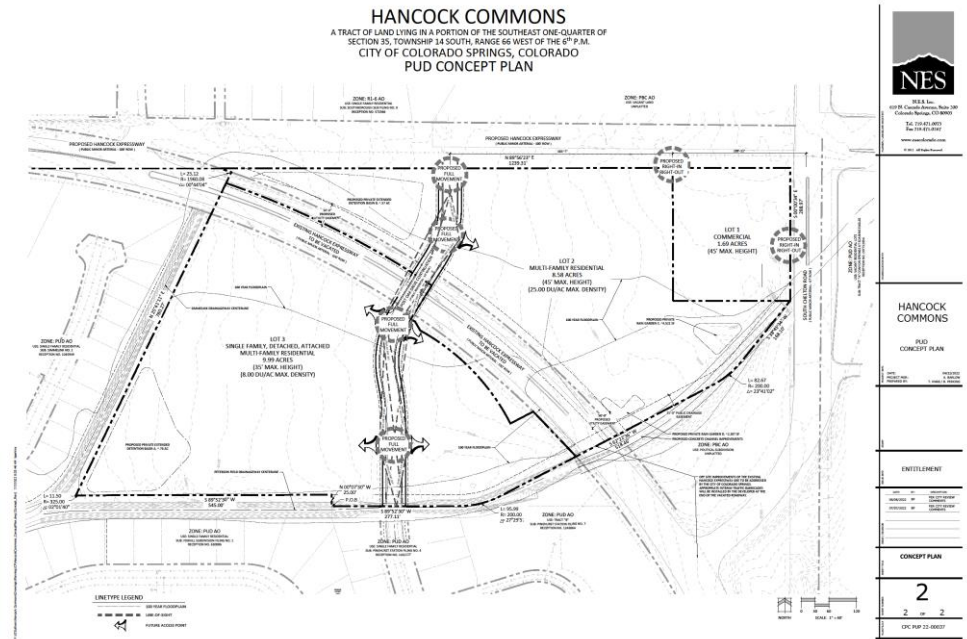


PUD Zone Change



Any change of zone application must be evaluated using the review criteria in Section 7.5.603.B. of City Code. Specifically, the request must not be detrimental to public interest, health, safety, convenience or general welfare; the proposal must be consistent with the City's Comprehensive Plan; and the request must be consistent with the approved master plan for the area. Staff finds that the first 2 criteria are met, and the above master plan amendment must be approved in order for the third criteria to be met.

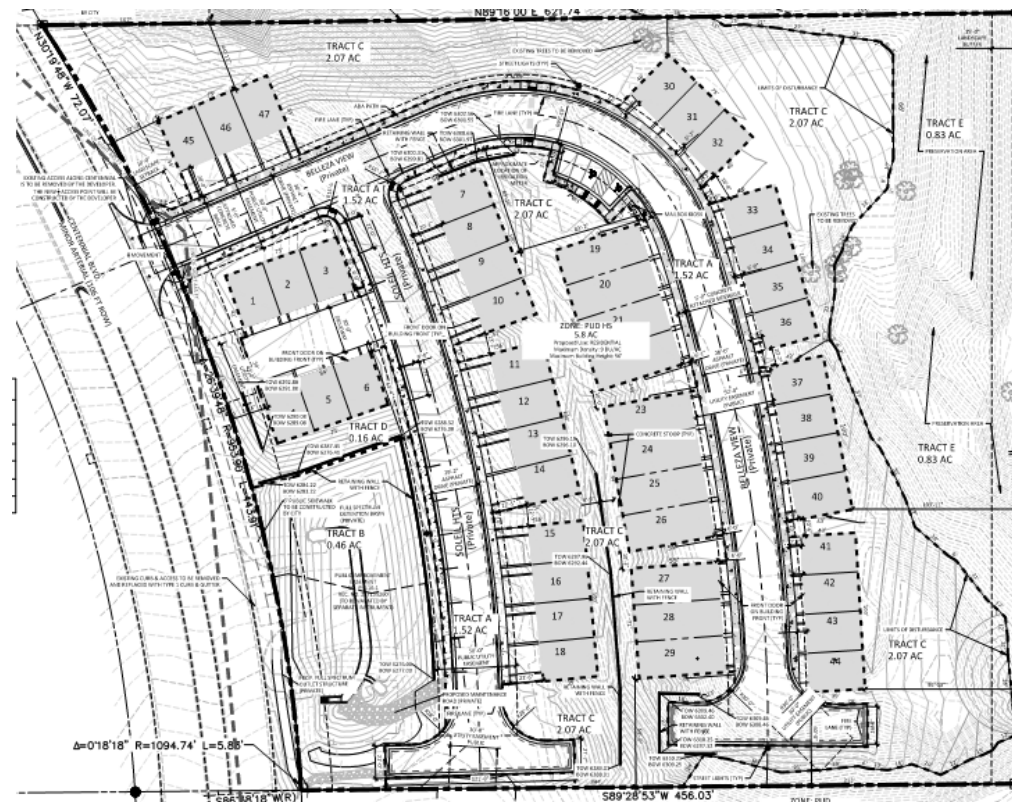
This project includes a zone change request from PUD/HS (Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development; Multi-Family Residential max. 9 du/ac. Max, 50 ft bldg.. ht. with Hillside Overlay). The project consists of 47 townhome unit type development, with a maximum building height of 50 feet from existing grade. The area along Centennial Boulevard is developing as multi-family residential with an area approximately a quarter of a mile to the south that was recently approved to rezone to a PBC/CR (Planned Business Center with Conditions of Record) zone district to provide neighborhood level commercial uses, an area to the southwest for Olson Plumbing, and a Veterans Affairs Clinic a quarter of a mile north of the proposed site. Further north to West Fillmore Street there are more commercial uses



PUD Development Plan



The applicant has provided a PUD development plan consistent with City Code Section 7.3.608. The development plan identifies the proposed development details, including 47 townhome units, private open space, and associated improvements. If the minor amendment to the Mesa Springs Community Plan is approved, the proposal would be consistent with the master plan and the Zoning Code. The proposal is compatible with the surrounding area, and has adequate traffic circulation, public facilities, privacy, pedestrian circulation, landscaping, and open space. For the reasons stated above, staff finds that the proposed PUD development plan amendment meets the review criteria for development plans as set forth in City Code Section 7.5.502(E) and for PUD development plans as set forth in City Code Section 7.3.606.



Neighbor Concerns



- Connection to Tomahawk
 - The initial PUD development plan proposed a connection south to Tomahawk Hill Heights; however, the HOA opposed the connection and, as a private street, city staff cannot require the connection to be made. The total unit count is under the threshold for two (2) separate access points. The applicant revised the proposal to only include one (1) access point on Centennial Blvd. The access point is proposed to be a 3-quarter turn allowing for right-in/right-out access, and an auxiliary turn lane on the south bound lane of Centennial.
- Geological Hazards
 - All agencies are satisfied with the submitted Geologic Hazard Investigation, and the report was approved to assist in determining best buildable areas on the site. There were notes required to be added to the PUD development plan:
 - i. The property is subject to the Findings Summary and Conclusion of a Geologic Hazard Report prepared by Entech Engineering, dated August 19, 2022, which identified the following specific geologic hazards on the property (Artificial Fill, Expansive Soils & Bedrock, Unstable Slopes). A copy of said report has been placed within File CPC PUD 21-00144 or within the Subdivision File of the City of Colorado Springs Planning and Development team. Contact the Planning and Development team, 30 South Nevada Avenue, Colorado Springs, CO, if you would like to review said report.
 - ii. Perform an evaluation of for a shallow foundation system for all structures when the subsurface soils investigation reports are issued for each individual lot.
 - iii. Due to proximity of structures on the easter boundary to steep slopes, drilled pier foundation will be required for these lots.
 - iv. Specific geologic hazard reports may be required for development of lots at the time of building permit, Entech to verify at time of individual lot development.
 - v. Coordinate the design of retaining walls with building design and evaluate for global stability.
- Building Height/Hillside Overlay
 - Per the Hillside Manual Design Guidelines: Cuts are preferable to fills as they are more stable and have generally less impact on surrounding vegetation and off-site views. Due to steep terrain in certain areas, best option was to allow cuts to lower the highest part of the hill. All height within the hillside overlay is measured from the existing building grade rather than the average finished grade to limit visual impacts and disturbance. Only units 1-6 and 45-47 along Centennial Boulevard proposed fill with additional height allowance to keep grade consistent with the rest of the site and allow for road and utility placements. A 20' landscape buffer along Centennial Blvd minimizes visual impacts and open spaces are proposed to preserve steep sloped areas in the eastern portion of the property.

The proposal is compatible with the surrounding area, and has adequate traffic circulation, public facilities, privacy, pedestrian circulation, landscaping, and open space. For the reasons stated above, staff finds that the proposed PUD development plan amendment meets the review criteria for development plans as set forth in City Code Section 7.5.502(E) and for PUD development plans as set forth in City Code Section 7.3.606.

Staff has evaluated the proposed applications for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"). According to PlanCOS, the project site is identified on the plan's Vision map as Changing Neighborhood. According to the Areas of Change map the project site is identified in a moderate area of change and according to the Vibrant Neighborhoods Framework map the project site is identified within a Changing Neighborhood. PlanCOS identifies policies related to the proposed use variance. Several themes support the proposal and are discussed below.

Changing Neighborhoods recommends for an increase in connectivity between commercial and neighborhoods and creating community centers. Specific policies of PlanCOS that are supported are listed below:

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

Strategy UP-2.A-1: 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.

Policy UP-4.A: Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.

Strategy UP-4.A-3: In conjunction with committed transit improvements, create and adopt new transit-oriented development and mixed use-supportive base zoning or overlays to support the continued development and redevelopment of key corridors and centers.

Policy TE-4.A: Prioritize development within the existing City boundaries and built environment (not in the periphery).

Strategy TE-4.A-4: Support greenfield development that includes mixed-use, higher-density clusters, and quality design

Goal UP-4: Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.

Goal UP-5: Develop and support unique places and centers as models of resilience and sustainability.

Strategy TE-1. C-2: Support and leverage projects and initiatives with mixed uses, transit supported and walkable attributes to attract and retain a skilled workforce and business investment.

Planning Commission



This item was heard before City Planning Commission on September 14, 2022, as part of the Consent Agenda; the item passed with a unanimous vote of 9-0-0 to approve the consent items.



RECOMMENDATION

CPC MPA 00-00103-A4MN22

Approve a minor amendment to the Mesa Springs Community Plan for a reduction in density from Medium-High Density Residential (12-16 du/ac) to Medium Density Residential (6-12 du/ac), based upon the finding that the master plan amendment complies with the review criteria in City Code Section 7.5.408.

CPC PUZ 21-00143

An ordinance amending the zoning map of the City of Colorado Springs relating to 5.8143 acres located approximately 420 feet north of the Centennial Blvd and Mesa Valley Road intersection on the East side of Centennial Blvd from PUD/HA (Planned Unit Development with Hillside Overlay) to PUD/HS (Planned Unit Development; Multi-Family Residential max. 9 du/ac. Max, 50 ft bldg. ht. with Hillside Overlay) zone district based upon the findings that the PUD zone change request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

CPC PUD 21-00144

Approve a PUD Development Plan for 47 townhomes units based upon the findings the proposal meets the review criteria for development plans as set forth in City Code Section 7.5.502(E) and criteria for PUD development plans set forth in City Code Section 7.3.606, with one (1) Condition of Approval:

Condition of Approval

- a. Applicant will receive approval from SWENT for the Final Drainage Report