

CITY PLANNING COMMISSION AGENDA
MAY 19, 2022

STAFF: KATELYNN WINTZ

FILE NO(S):
CPC CU 22-00033 – QUASI-JUDICIAL

PROJECT: AVANTERRA
OWNER: RADIANT CHURCH – ASSEMBLY OF GOD
DEVELOPER: CONTINENTAL 613 FUND LLC
CONSULTANT: NES, INC.



PROJECT SUMMARY:

1. Project Description:
2. Applicant's Project Statement: (see "Project Statement" attachment)
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications.

BACKGROUND

1. Site Address: None
2. Existing Zoning/Land Use: The property is currently zoned PBC/AO (Planned Business Center with Airport Overlay) and vacant.
3. Surrounding Zoning/Land Use:
North: PUD (Planned Unit Development) as Multi-family Residential
South: El Paso County A-5 (Agricultural) as religious institution
East: PBC (Planned Business Center) as commercial convenient services
West: A (Agricultural) as City of Colorado Springs property for future right-of-way
4. Annexation: Woodmen Heights No. 4
5. Master Plan/Designated Master Plan Land Use: Woodmen Heights Master Plan with current designation of Community Commercial / Office (amendment as part of the proposed application)
6. Subdivision: Property is not platted
7. Zoning Enforcement Action: None
8. Physical Characteristics: The proposed area is vacant land with primarily native vegetation with no areas of major slope.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to the surrounding property owners within 1,000 feet of the site, which included mailing postcards to 30 property owners on two occasions; during the initial review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. Staff received a handful of public comments citing concerns around traffic impacts, density & crime.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Academy School District 49, Police and E-911. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. Staff has determined that this application is outside the two-mile buffer for USAFA notification. All comments received from the review agencies are addressed.

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

1. Review Criteria / Design & Development Issues:
 - a. Background
The proposed site is located within the Woodmen Heights Master Plan that was originally established with annexation of this property, and several others in the area, in early 2000. The property is located south of Woodmen Road and west of Black Forest Road. Within this area development has historically established commercial use along Woodmen Road to include sites of higher residential density which fits the proposed land use direction with

these applications. In addition, being an area generating high levels of residential service the proposed project as a single-unit horizontal multi-family residential operated as rentable units (horizontal multi-family as sometimes referred) which will offer additional residential options in this area. This is a very active area of City development and will most likely see the elimination of remaining vacant parcels over the next 5 years if the current pace of development continues.

b. Conditional Use Development Plan

The proposed is a multi-family residential development consisting of 123 residential units (**see “Conditional Use Development Plan” attachment**). This style of development is a for rent product with a mix of building types including single unit with a garage, like a single-family detached unit, 2 units attached with garages and three attached units all developed on one common lot. The development also includes on site amenities like a clubhouse, pool, and a dog park. The site development is comprised of private streets with 5-foot sidewalks throughout the development and includes dedicated on-street parking as well as ADA parking. Many units also include the use of the attached garages and dedicated driveway spaces. The final landscape plan shows the robust planting schedule for the development and includes a paved & landscape trail connecting the site to the existing sidewalks to Woodmen Road. The landscaping plan also shows a bolstered planting schematic along Templeton Gap Road which would buffer the existing residential development in the County from this proposed use. There are two proposed full movement access points along Templeton Gap Road that would allow residents the opportunity to connect to Woodmen Road via Black Forest Road or south toward Tutt Boulevard. A traffic report was provided and accepted by the City Traffic Engineer which found that there would be minimal impacts to the existing roadway network.

City Planning staff finds the application to be consistent with the purpose of the Conditional Uses and Development Plan criteria.

c. Park Land Dedication and Open Space

The associated development is proposed for future residential uses and thus triggers the City Park Land Dedication Ordinance (PLDO). The proposed development is small in nature and does not include a park site that could be counted towards any dedication. Therefore, the PLDO fees will be collected for residential units established. The Parks and Recreation Department has reviewed this application and supports the collection of fees in lieu of land dedication.

2. Conformance with the City Comprehensive Plan:

The current Comprehensive Plan, PlanCOS, identifies policies related to the establishment of zoning and planning for the land use pattern to be created. Several themes support the proposed development with positive connections between a mix of residential that will foster economic and community growth. The proposed development allows for logical residential growth within an identified Vibrant Neighborhood Framework from PlanCOS. This typology encourages incorporated higher density housing types along larger roadways with supported neighborhood amenities.

The new growth opportunity will be a benefit to the city as logical establishment for residential growth. It is the finding of the Planning and Community Development Department that the proposed master plan amendment along with associated zoning, and concept plan substantially conform to the PlanCOS goals and objectives.

PlanCOS Chapter 2, Vibrant Neighborhoods, 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.”

Overall, staff finds that the project is consistent with the goals and policies of PlanCOS.

3. Conformance with the Area's Master Plan:

The Woodmen Heights Master Plan was established in 2004 concurrent with when the property was annexed into the City. The master plan was recently amended to consider residential use types as the primary future land use for this site. The proposed conditional use development plan is consistent with the Woodmen Heights Master Plan, as amended.

STAFF RECOMMENDATION:

CPC CU 22-00033 – Conditional Use Development Plan

Approve the conditional use development plan based upon the findings that the request complies with the findings for authorizing a conditional use, as set forth in City Code Section 7.5.704, and the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E).