

# Mark Dabling Cottages

CPC ZC 21-00029 and CPC CP 21-00030

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Planning Supervisor



# Applications



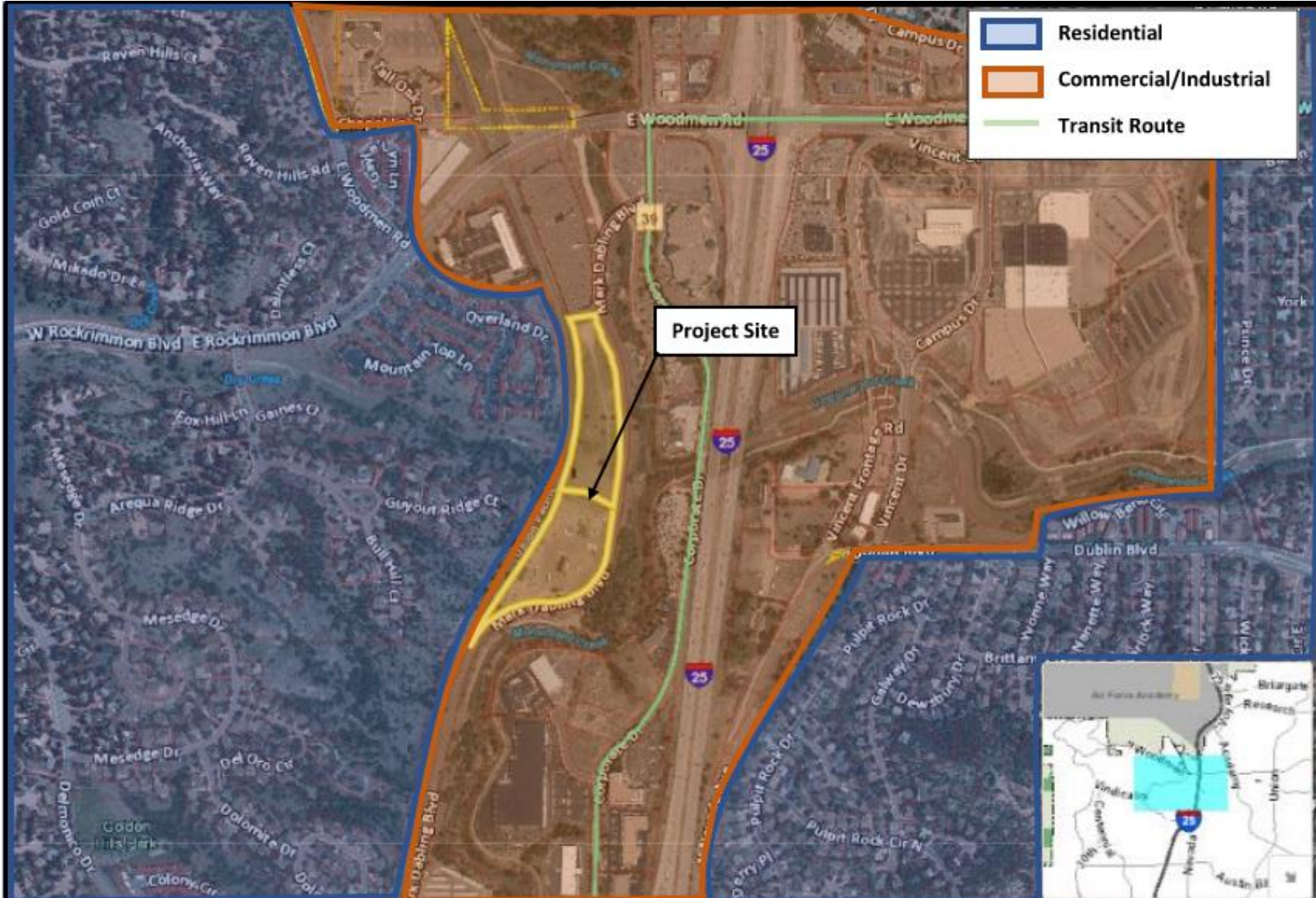
## **CPC ZC 21-00029**

A Zone Change request for 12.78 acres of land associated with the Mark Dabling Cottages project, rezoning it from PIP-2/cr/SS/HS (Planned Industrial Park with Conditions of Record and Streamside and Hillside Overlays) to R-5/SS/HS (Multi-Family Residential with Streamside and Hillside Overlays). (Quasi-Judicial)

## **CPC ZC 21-00030**

A Concept Plan for the Mark Dabling Cottages project establishing the envisioned development parameters for a multi-family residential development. (Quasi-Judicial)

# Context Map



# General Information



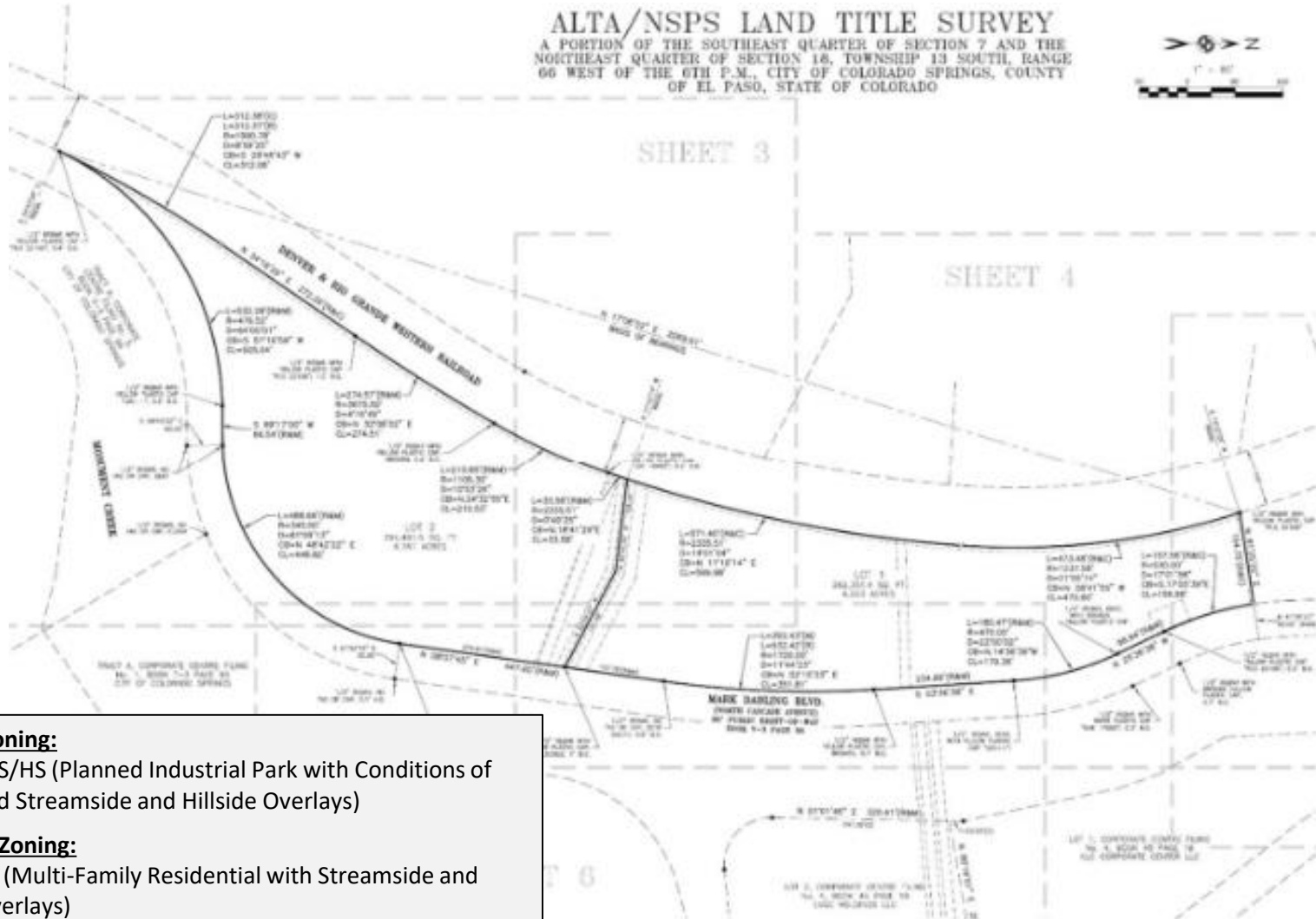
## Site Details:

- Zoned PIP-2/cr/SS/HS (Planned Industrial Park with Conditions of Record and Streamside and Hillside Overlays)
- The project site is part of the Rockrimmon Master Plan (Implemented)
- The project site is vacant and slopes down to the east towards Monument Creek

## Public Notification and Involvement:

- Public notice was mailed to 234 property owners, on four occasions: internal review and prior a neighborhood and the Planning Commission and City Council hearings
- The site was also posted on the four occasions above
- City Planning staff received comments in-favor and opposed to the project. Concerns raised in opposition: traffic, emergency evacuation, geologic hazards, and the site's proximity to railroad line

# Zone Change Exhibit



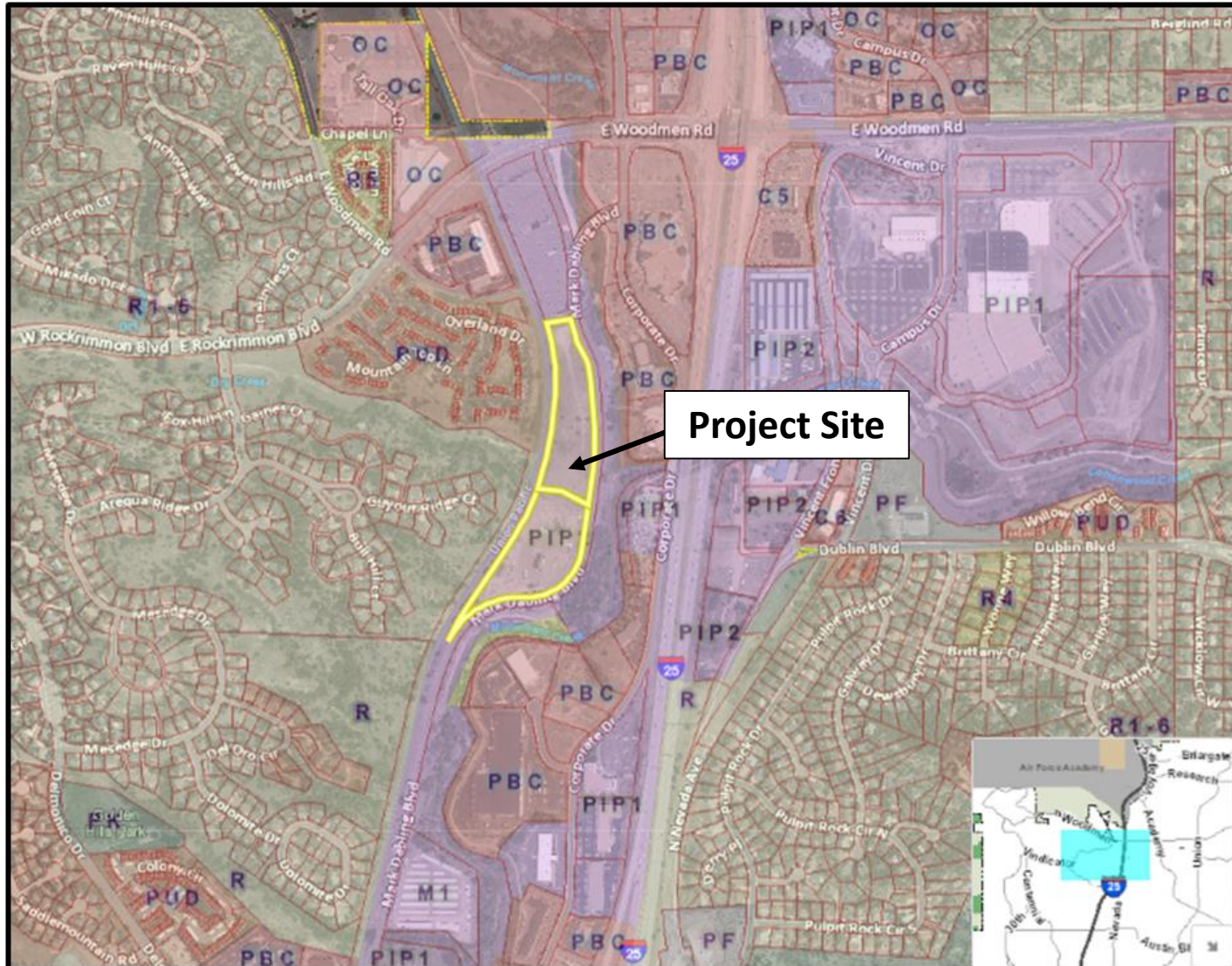
**Current Zoning:**

PIP-2/cr/SS/HS (Planned Industrial Park with Conditions of Record and Streamside and Hillside Overlays)

**Proposed Zoning:**

R-5/SS/HS (Multi-Family Residential with Streamside and Hillside Overlays)

# City Zoning Map

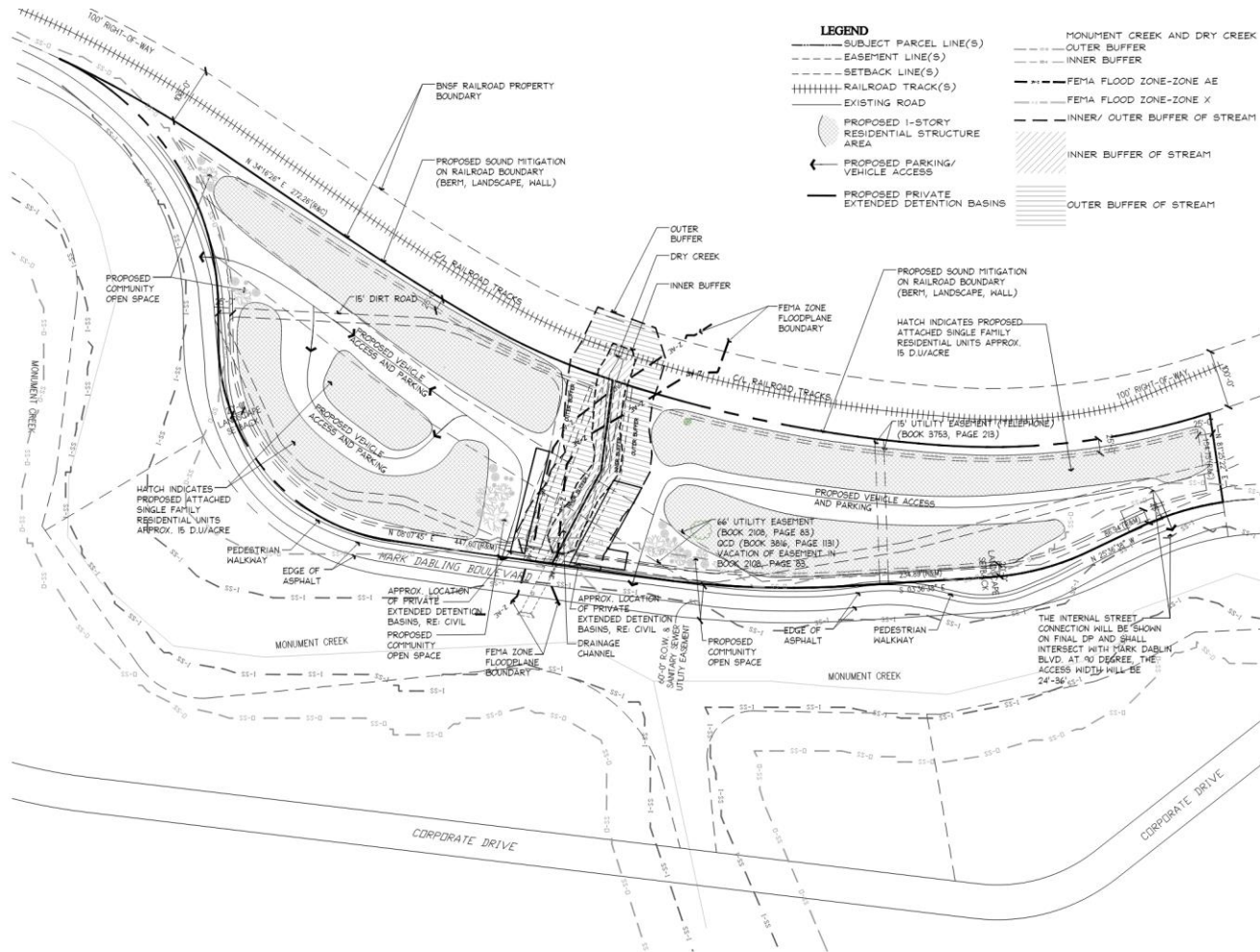


# Development Standard Comparison



Standard	R1-6000	PUD	R-5	Proposed
Max. Bldg. Height	30 feet	35 feet	45 feet	20 feet
Building Setbacks				
Front	25 feet	15 feet (Public ROWs)	20 feet	25 feet
Side	5 feet	12 feet (separation)	5 feet	25 feet
Rear	25 feet	20 feet	25 feet	25 feet
Max. Lot Coverage	30%-45%	n/a	40%	23%

# Concept Plan





# Concept Plan: Land Suitability Analysis



## PROJECT INFORMATION

CITY FILE NUMBER: CPC 07-210000  
 CURRENT ZONING: PP-2 PLANNED INDUSTRIAL PARK-2/  
 OR (CONDITIONS OF RECORD)  
 S3 (STREAMSIDE OVERLAY)  
 H6 (BILLBOARD OVERLAY)  
 PER ORDINANCE NO. 20-06 EXISTING CONDITIONS  
 OF RECORD FOR THE PP-2 SITE:  
 1. COMMERCIAL LAUNDRIES; MEAT  
 PACKING AND PROCESSING; TRUCK  
 TRACTOR, TRAILER, BUS STORAGE  
 YARDS OR MOTOR FLEET TERMINALS  
 AND MANUFACTURES NOT BE  
 PERMITTED AS ALLOWED USES.  
 2. OUTSIDE STORAGE NOT BE  
 ALLOWED AS AN ACCESSORY USE.

PROPOSED ZONING: R4 RESIDENTIAL  
 S3 (STREAMSIDE OVERLAY)  
 H6 (BILLBOARD OVERLAY)

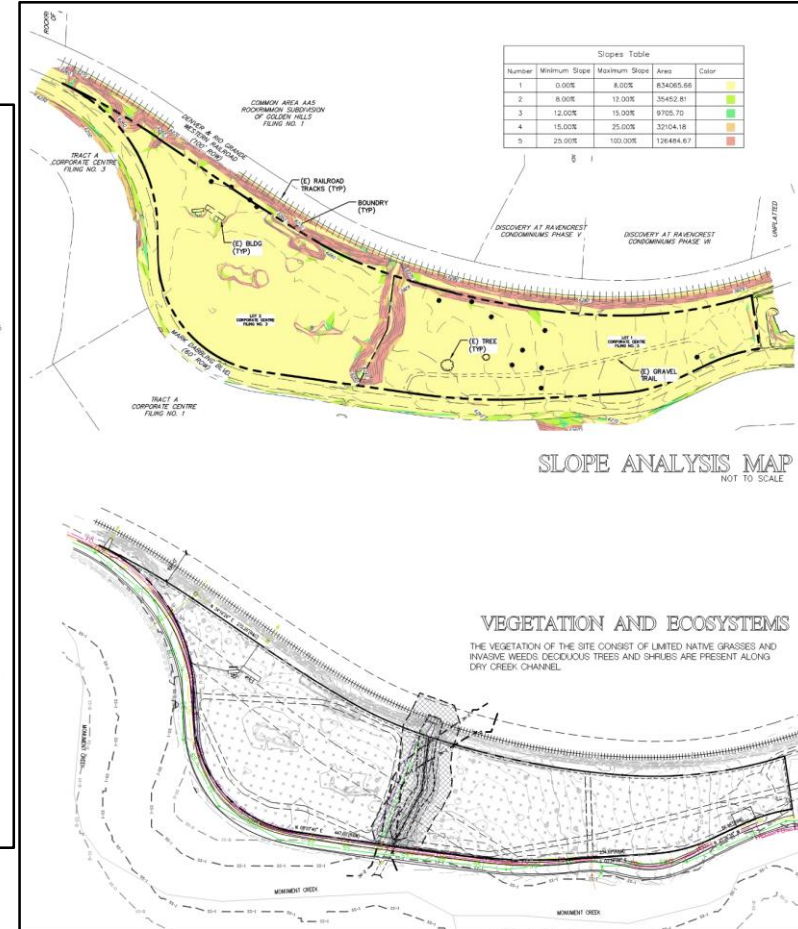
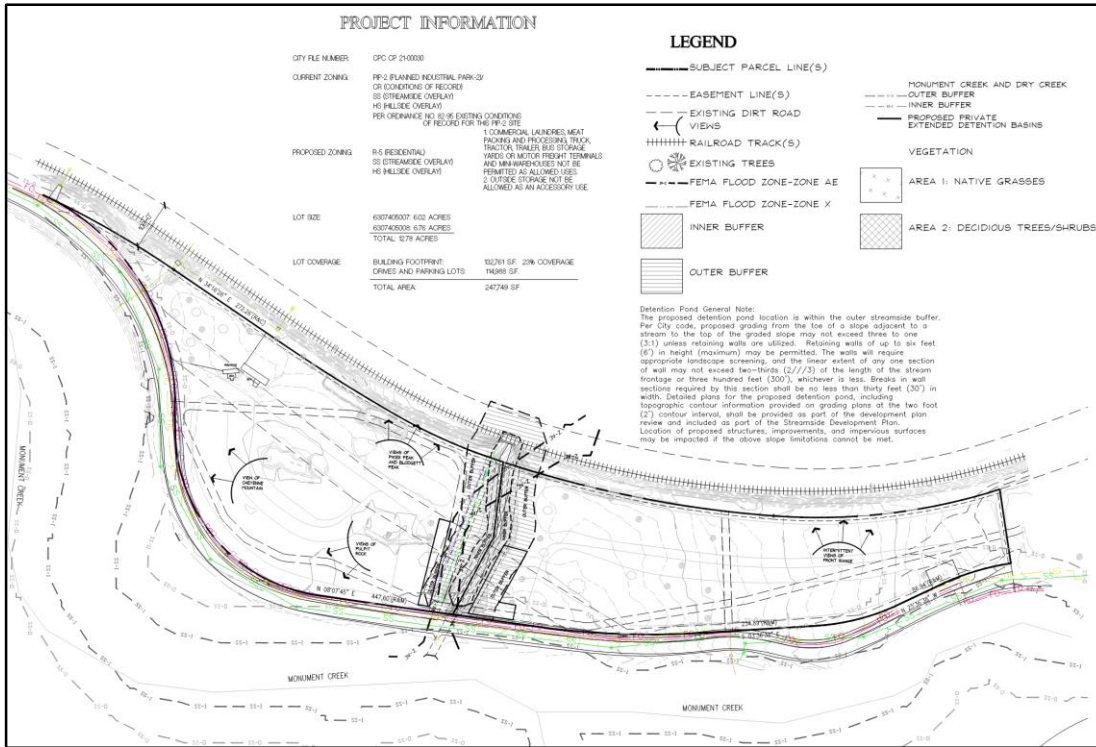
LOT SIZE: 6507.46007' 452 ACRES  
 6507.46007' 526 ACRES  
 TOTAL: 1278 ACRES

LOT COVERAGE: BUILDING FOOTPRINT: 13278 SF 20% COVERAGE  
 DRIVES AND PARKING LOTS: 14388 SF  
 TOTAL AREA: 24749 SF

## LEGEND

- SUBJECT PARCEL LINE(S)
- EASEMENT LINE(S)
- EXISTING DIRT ROAD
- ← VIEWS
- |||||| RAILROAD TRACK(S)
- ☼ EXISTING TREES
- FEMA FLOOD ZONE-ZONE AE
- FEMA FLOOD ZONE-ZONE X
- ▨ INNER BUFFER
- ▩ OUTER BUFFER
- MONUMENT CREEK AND DRY CREEK
- OUTER BUFFER
- INNER BUFFER
- PROPOSED PRIVATE EXTENDED DETENTION BASINS
- VEGETATION
- AREA 1: NATIVE GRASSES
- ▨ AREA 2: DECIDUOUS TREES/SHRUBS

**Detention Pond General Note:**  
 The proposed detention pond location is within the outer streamside buffer. Per City code, proposed grading from the toe of a slope adjacent to a stream to the top of the graded slope may not exceed three to one (3:1) unless retaining walls are utilized. Retaining walls of up to six feet (6') in height (maximum) may be permitted. The walls will require appropriate landscape screening, and the linear extent of any one section of wall may not exceed two-thirds (2/3) of the length of the stream frontage or three hundred feet (300'), whichever is less. Breaks in wall sections required by this section shall be no less than thirty feet (30') in width. Detailed plans for the proposed detention pond, including topographic contour information provided on grading plans of the two foot (2') contour interval, shall be provided as part of the development plan review and included as part of the Streamside Development Plan. Location of proposed structures, improvements, and impervious surfaces may be impacted if the above slope simulations cannot be met.



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	8.00%	834265.66	Light Green
2	8.00%	12.00%	35452.81	Yellow
3	12.00%	15.00%	9705.70	Orange
4	15.00%	25.00%	32104.18	Red
5	25.00%	100.00%	126484.67	Dark Red

SLOPE ANALYSIS MAP  
NOT TO SCALE

VEGETATION AND ECOSYSTEMS  
 THE VEGETATION OF THE SITE CONSIST OF LIMITED NATIVE GRASSES AND INVASIVE WEEDS. DECIDUOUS TREES AND SHRUBS ARE PRESENT ALONG DRY CREEK CHANNEL.

# Project Specific Comments



## ➤ **Colorado Geological Survey**

Accepted the proposed concept plan and accompanying geological hazard report. Known and analyzed hazards included: historic subsurface mining and flood hazard zones (Dry Creek and Monument Creek).

## ➤ **Burlington Northern Santa Fe Railroad**

Provided general comments/notes for the plan (access and construction).

## ➤ **Academy District 20**

Raised concerns about the development of additional residential units, as D20's long-range planning had not accounted for additional residential units in this area. While D20 opposes the project, the district requested fees in lieu of land dedication for the anticipated residential units.

## ➤ **Traffic Engineering Division**

Accepted the Traffic Impact Study, which analyzed roadway capacity and intersection movements near the site.

# PlanCOS Conformance



## Ch. 3 – Unique Places

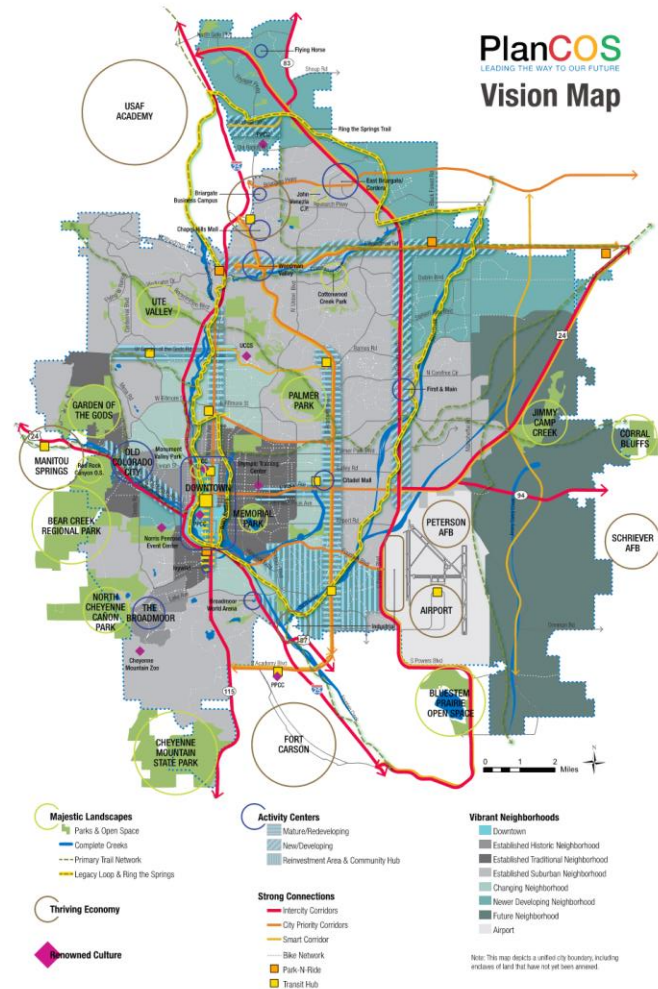
- “Embrace Creative Infill, Adaptation, and Land Use Change”, has Goal UP-2 that states:

“Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.”

## Ch. 4 – Thriving Economy

- “Embrace Sustainability” big idea, has Goal TE-4 stating:

“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”



# Recommendations



## **CPC ZC 21-00029 – Zone Change from PIP-2/cr/SS/HS to R-5/SS/HS**

Approve the zone change for 12.78 acres of land from Planned Industrial Park with Conditions of Record and Streamside and Hillside Overlays (PIP-2/cr/SS/HS) to Multi-Family Residential with Streamside and Hillside Overlays (R-5/SS/HS), based upon the findings that the review criteria for a change of zone, as set forth in City Code Section 7.5.603.

## **CPC CP 21-00030 – Concept Plan**

Approved the Concept Plan for the Mark Dabling Cottages project, based upon the findings that the amended plan meets the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).