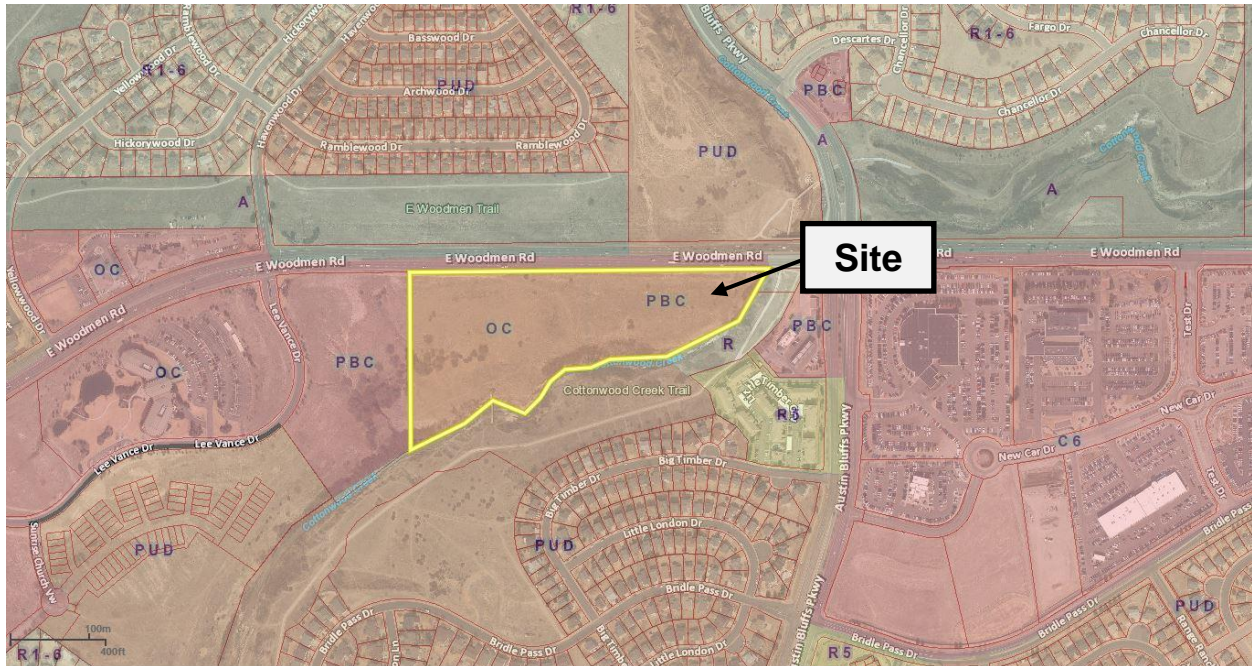


**CITY PLANNING COMMISSION AGENDA**  
**August 15, 2019**

**STAFF: TASHA BRACKIN**

**FILE NO(S):**  
**CPC PUZ 19-00061 – QUASI-JUDICIAL**  
**CPC CP 08-00142-A7MN19 – QUASI-JUDICIAL**  
**CPC PUD 19-00063 – QUASI-JUDICIAL**

**PROJECT:** TRAILSIDE AT COTTONWOOD CREEK  
**OWNER:** 4305 EAST WOODMEN STORAGE LLC  
**APPLICANT:** N.E.S. INC. / SPRINGS LAND VENTURES INVESTMENTS LLC



**PROJECT SUMMARY:**

1. **Project Description:** The project includes concurrent applications for a PUD zone change, major concept plan amendment, PUD development plan, and Final Plat for 15.67 acres of land. The project is herein referred to as “Trailside at Cottonwood Creek”. The property associated with this project is located generally at the southwest corner of Woodmen Road and Austin Bluffs Parkway. The property is within a developed commercial and residential area.

The proposed rezone will change the current zoning for the subject property from OC/AO/SS (Office Complex with Airport Overlay and Streamside Overlay) and PBC/AO/SS (Planned Business Center with Airport Overlay and Streamside Overlay) to PUD for small-lot residential development with a maximum density of 3.6 dwelling units per acre and 35-foot maximum

building height. An amendment to the Cook Communications Concept Plan is proposed, to change the designation of the property from commercial and medical office to single-family residential with open space. The proposed Development Plan illustrates the details of the proposal. Staff is also administratively reviewing the subdivision plat for this site.

2. Applicant's Project Statement: (Refer to FIGURE 1)
3. Planning and Development Team's Recommendation: City Planning staff recommends approval of the applications as proposed with technical modifications listed in the proposed motions. The technical modifications relate to correcting graphic notations for consistency with the legal description on the zone change exhibit; and filling in blank spaces within notes on the Development Plan cover page that make reference to the approved Geologic Hazard Report and the project and ordinance numbers

#### **BACKGROUND:**

1. Site Address: Not platted/no address.
2. Existing Zoning/Land Use: OC/AO/SS (Office Complex with Airport Overlay and Streamside Overlay) and PBC/AO/SS (Planned Business Center with Airport Overlay and Streamside Overlay); currently vacant.
3. Surrounding Zoning/Land Use: North: PUD/AO/SS (Planned Unit Development for Public Assembly and Commercial with Airport Overlay and Streamside Overlay), vacant; and A/AO (Agricultural, with Airport Overlay), Woodmen Trail and open space, on the north side of Woodmen Road.  
  
East: PBC/AO (Planned Business Center with Airport Overlay), Gas Station; and R-5/CR/AO/SS (Multi-Family Residential with Conditions of Record and Airport and Streamside Overlays), Apartments.  
  
South: PUD/R/AO/SS (Planned Unit Development for Single-Family Residential with Airport Overlay and Streamside Overlay), developed with Cottonwood Creek Trail and Single-Family Residential.  
  
West: PBC/AO/SS (Planned Business Center with Airport Overlay and Streamside Overlay), mini-storage under construction.
4. Annexation: Pring Ranch Addition Number Five, 1980.
5. Master Plan/Designated Master Plan Land Use: Norwood Master Plan, Research and Development; Master Plan is considered implemented.
6. Subdivision: The property is currently unplatted.
7. Zoning Enforcement Action: None
8. Physical Characteristics: The project site is steeply sloping generally from north to southeast toward Cottonwood Creek; vegetation consists mostly of native grasses and cacti, with some deciduous trees, shrubs, and cattails in areas with moist soil near the creek and in seepage areas.

#### **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 the mailing of postcards to 291 property owners on three occasions: during the internal review stage, prior to the neighborhood meeting, and prior to the Planning Commission hearing. The site was also posted during the three occasions noted above. During the internal review notification, City Planning staff received comments from six residents in opposition to the project. Copies of the emails

opposing the project are attached (**FIGURE 2**). Only one neighbor attended the neighborhood meeting that was held on June 13, 2019.

Staff's analysis of the proposed applications is outlined in the following sections of this report. In terms of internal and external agency reviews, staff sent the applications to the standard agencies and service providers, who had no objections to the proposed applications, with the exception of Academy School District 20. The comment from the school district is attached (**FIGURE 3**). The school district comment opposes the conversion of non-residential use to residential use due to the generation of school-aged residents that was not contemplated by the district in prior enrollment projections. The district email goes on to acknowledge that the number of student generated by this development will be relatively small. The district statement concludes with a request for fees in lieu of land if the development is approved. In a follow-up telephone message, the district representative noted that this is a standard comment placed on zone change requests such as this one, to relay the fact that zone changes cause challenges for the school district in terms of long-range planning efforts.

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

#### **1. Review Criteria / Design & Development Issues:**

##### **a) Zone Change**

The proposed zone change (**FIGURE 4**) will cause the property's zone designation to go from OC/AO/SS (Office Complex with Airport Overlay and Streamside Overlay) and PBC/AO/SS (Planned Business Center with Airport Overlay and Streamside Overlay) to PUD/AO/SS for residential development with a maximum density of 3.6 dwelling units per acre and 35-foot maximum building height; with the Airport and Streamside Overlays retained. The property is located in an area that is undergoing development and where a demand for residential uses currently exists, and a development with similar density and height is currently under construction approximately 600 feet to the west. One technical modification is required to Zone Exhibit B, to provide a missing graphic for the "point of commencing" and the callouts to the "point of beginning", to match the legal description. Staff finds that the proposed Zone Change meets the review criteria as set forth in City Code Section 7.3.603 and the findings established under Section 7.5.603B which are attached to this staff report in their entirety.

##### **b) Concept Plan Amendment**

The concept plan amendment (**FIGURE 5**) to the Cook Communications Concept Plan is proposed to change the designation of the property from commercial and medical office to single-family residential and open space. The land use designation is complementary to surrounding land uses due to the higher density residential providing a transition between the Woodmen Road corridor and the less dense single-family homes to the south. The proposed residential product will be similar to the residential product currently under construction approximately 600 feet to the west, which offers a similar small-lot residential product. Staff finds that the proposed plan meets the review criteria for concept plans as set forth in City Code Section 7.5.510.E and attached to this staff report in their entirety.

##### **c) PUD Development Plan**

The proposed Trailside at Cottonwood Creek (**FIGURE 6**) development plan will establish a single-family detached residential neighborhood on small (average 3,075 square-foot) lots. The development includes 56 lots with a gross density of 3.57 units per acre, and a net density of 8.79 units per acre. This higher-density detached single-family residential will serve as an appropriate transition between the existing single-family residential development to the south (on the opposite side of Cottonwood Creek) and the developed Woodmen Road corridor; and is considered complementary to commercial uses existing within the Woodmen Road corridor. This Development Plan accompanies the proposed establishment of a PUD zone as required by City Code Section 7.3.603; any site seeking a PUD zone change must be accompanied by a supporting concept or development plan.

The plan sets the specific dimensional requirements and illustrates the envisioned layout for the development. The 56 homes on smaller lots will allow greater affordability, with access to commercial facilities, schools, and a hospital within a mile of the site (see **FIGURE 7: Area Context Map**,). All lots are oriented around a single private street with a loop turn-around, and each unit will back to open space. The homes are designed to accommodate the natural slope of the site, with tuck-under two-car garages on the north side of the street, and a walk-out rear yard area for homes on the south side of the street. Most of the homes also have a 20-foot deep two-car driveway, while ten homes have only a driveway apron at the garage door. The product is slightly taller than (5 feet) but compatible with the typical maximum building height (allowable 30-feet) as established by code for residential development. Spacing of homes will provide six-foot side yards between each of the units, similar to the recently developed Midtown Collection by Classic Homes under construction a few hundred feet to the west of this property.

Access as illustrated on the development plan stems from Woodmen Road with a private gated entry that includes two parking spaces adjacent to the mail collection area for use when entering the neighborhood. No parking will be allowed along the private street, nor is parking allowed on Woodmen Road. Guest parking will be provided on site as this is a small lot PUD residential development. Twenty-two spaces for guest parking are illustrated for the 56 homes, in addition to the two-car garages and driveways provided. While the guest parking count is fewer than typically recommended for a small-lot PUD development (22 spaces are provided, where 38 are recommended by the unofficial guidelines), the neighborhood will be managed by a Homeowners Association (HOA) which will enact covenants that require garages to be available for parking, thereby ensuring that the driveways are available for guests.

Open space for use by the residents and their guests will be incorporated by a 4.8-acre tract surrounding the development, containing trails and landscaping. There is an existing utility access road between the proposed homes and the creek that will connect to the development via single-track trails, and will serve as a trail for use by residents. The residents will have access to the Cottonwood Creek Trail via an existing bridge that crosses the creek a short distance to the west. A pocket park within the private street will also serve the homes. Landscaping will be installed in the open space areas to provide buffers and transitions between the development and the open space.

A private, full-spectrum detention and water quality pond is proposed at the east end of the property. Connections will be made to existing public facilities within and adjacent to the site.

Two technical modifications are proposed to be included as part of the project approval, for minor corrections to the development plan, involving filling in blanks on the cover page with project numbers and ordinance numbers, and correcting the notes referencing the approved Geologic Hazard Report,

Staff finds that the proposed plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502E.

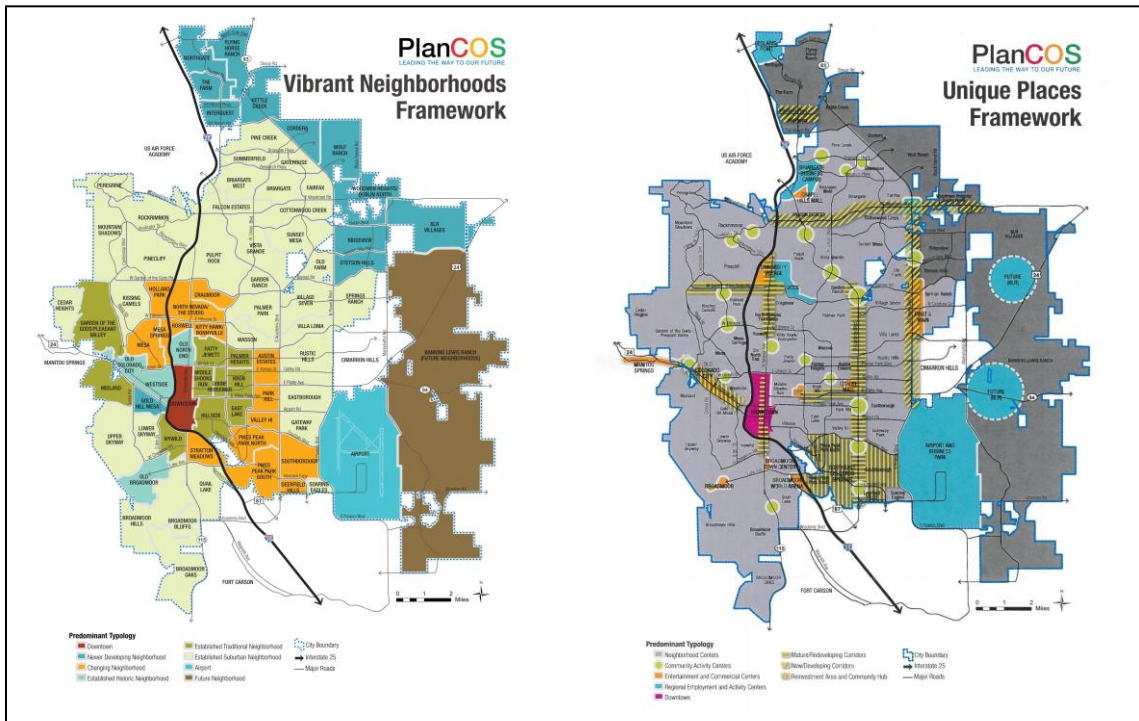
2. Comprehensive Plan Conformance:

The proposed applications appear to be complementary to the envisioned comprehensive land use pattern for the Woodmen Road Corridor as it relates to several themes in PlanCOS. The Vibrant Neighborhoods chapter of PlanCOS calls out the associated area for development as an Established Traditional Neighborhood. The Plan identifies the goals to enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. Additionally, PlanCOS notes that most Established Neighborhoods should expect some degree of infill. The proposed development will further the PlanCOS policies regarding infill

and investment in mature and developed areas by providing an additional housing choice in the area and establishing higher-density housing in proximity to open space, major thoroughfares, and activity centers.

From the Unique Places chapter of PlanCOS, the project site and larger Woodmen Road corridor are identified as a New/Developing Corridor under the urban place typologies. This topology encompasses major arterial streets with developed properties and patterns involving automobile-dominated development. A recommendation of this typology is to integrate and connect pedestrian, bicycle, and transit facilities along the corridor with attention to streetscape design. To this end, the proposed development accommodates access to the Cottonwood Trail from the development, and will be poised for connection to transit service when it becomes available.

Staff finds the Trailside at Cottonwood Creek development in substantial compliance with PlanCOS.



a) Master Plan Conformance:

There is no master plan amendment required with this request. The Norwood Master Plan designated this property for Research and Development; however, the Master Plan is considered implemented due to it being substantially built out. City Code Section 7.5.402.B dictates the difference between a master plan being operative and implemented. Paragraph two of this section states that an “Implemented” master plan is a “master plan that is eighty five percent (85%) or more built out”. Master Plans that are designated as Implemented are not required to be amended when land use changes are requested.

**STAFF RECOMMENDATION:**

**CPC PUZ 19-00061 – CHANGE OF ZONING TO PUD**

Recommend approval to City Council the zone change of 15.67 acres from OC/AO/SS (Office complex with Airport Overlay and Streamside Overlay) and PBC/AO/SS (Planned Business Center with Airport Overlay and Streamside Overlay) to PUD/AO/SS (Planned Unit Development with Airport Overlay and Streamside Overlay), with one technical modification correcting graphic notations for consistency with the legal description, based upon the findings that the change of zone request complies with the review criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603 and the zone change criteria as set forth in Section 7.5.603.B.

**CPC CP 08-00142-A7MN19 – CONCEPT PLAN AMENDMENT**

Recommend approval to City Council the Concept Plan Amendment, based upon the findings that the amended concept plan meets the review criteria for granting approval of a concept plan as set forth in City Code Section 7.5.501.E.

**CPC PUD 19-00063 – PUD DEVELOPMENT PLAN**

Recommend approval to City Council the development plan for Trailside at Cottonwood Creek, with technical modifications to fill in blank spaces within notes on the cover page relating to the approved Geologic Hazard Report and the project and ordinance numbers, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502E.