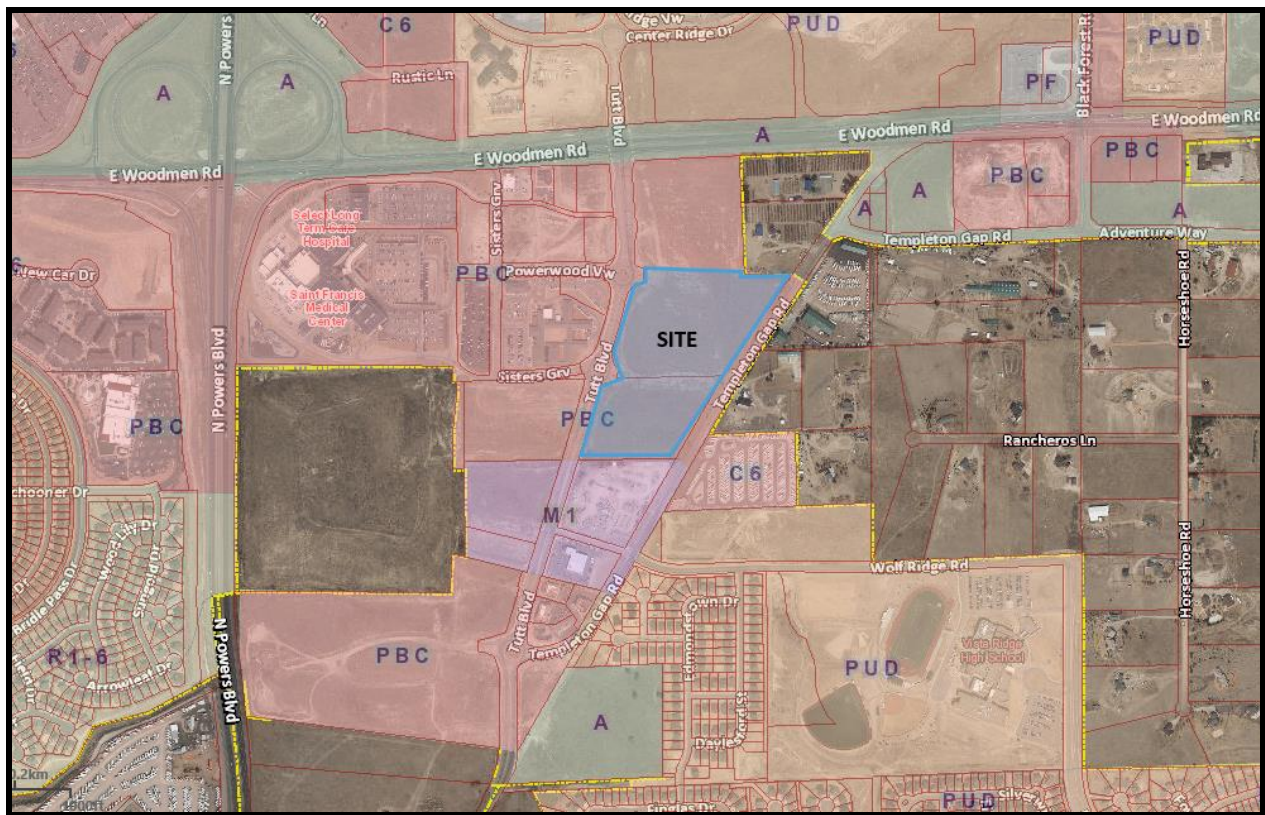


CITY PLANNING COMMISSION AGENDA
April 30, 2020

STAFF: MEGGAN HERINGTON

FILE NO(S):
CPC CU 19-00165 – QUASI-JUDICIAL

PROJECT: ASCENT BY WATERMARK AT GREENBRIAR
OWNER: CHRICOWHITT, LLP
DEVELOPER: WATERMARK RESIDENTIAL
CONSULTANT: NES, INC.



PROJECT SUMMARY:

1. **Project Description:** The project is a conditional use development plan for 20.39 acres to be developed as a multi-family residential development (herein referred to as “Ascent by Watermark”) in the PBC (Planned Business Center) zoned district. The Ascent by Watermark is a 360-unit multi-family residential apartment project with a clubhouse, fitness center and ancillary site improvements (**FIGURE 1**).

The property is located southeast of the intersection of Woodmen Road and Tutt Boulevard (East of Powers Blvd). A vacant parcel bounds the site to the north, Tutt Boulevard on the west, Templeton Gap Road on the east and a landscape storage and sales yard to the south. The 20.39-acre property is currently vacant and zoned PBC (Planned Business Center).

An application for a final subdivision plat is concurrently being reviewed administratively.

2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the application with one condition.

BACKGROUND:

1. Site Address: The project site is not current addressed as it consists of unplatted and undeveloped parcels.
2. Existing Zoning/Land Use: The subject property is currently PBC/AO (Planned Business Center with an Airport Overlay), and is vacant.
3. Surrounding Zoning/Land Use:
North: PBC/AO (Planned Business Center and with Airport Overlay) and is vacant adjacent to Woodmen Road.
East: Unincorporated El Paso County and is a mix of existing county uses including large-lot residential and storage uses.
South: M1/AO (Industrial with Airport Overlay) and is developed as a landscape and stone business with office.
West: PBC/AO (Planned Business Center with Airport Overlay) and developed as a medical campus with offices and St. Francis Hospital.
4. Annexation: The subject properties were annexed into the City per the Greenbriar Annexations Number 1 and Number 2 in 2003.
5. Master Plan/Designated Master Plan Land Use: Amendments to the Greenbriar/Powerwood Master Plan and Concept Plan were approved in July of 2019 to change the use of this parcel from commercial to multi-family residential.
6. Subdivision: The property is unplatted
7. Zoning Enforcement Action: None
8. Physical Characteristics: The site is currently vacant with little significant vegetation.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners with 1,000 feet of the site, which included the mailing of postcards to 95 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 as well. Public comments received by staff are **FIGURE 3**. Neighbors that submitted comments have concern for additional traffic in the area and the over-building of the east side of the city. Traffic and technical review is discussed in the following sections of the report.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, City Parks & Recreation, CONO, Police and E-911, Real Estate Services, and Colorado Springs Airport. The project site lies outside of the two-mile notice buffer, so no military installations were notified.

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

1. Review Criteria / Design & Development Issues:

Conditional Use Development Plan

The conditional use development plan for the Ascent by Watermark is for construction of a multi-family residential apartment complex. **(FIGURE 1)** More specifically, the plans illustrate the envisioned site design and layout for the 360-unit residential complex within eleven buildings, and a mix of one-, two- and three bedroom units. The project includes a clubhouse, fitness center, leasing office, and a swimming pool in the courtyard of these amenity buildings. A dog park is located east of Building 5, generally in the northeast corner of the site. There is a maintenance garage with dog wash station west of Building 9. City planning encourages 200 square feet of open space per bedroom; the development provides 541 square feet of open space per bedroom.

Residential development in the PBC Zone must meet the R-5 standards of the Zoning Code, including minimum building setbacks of 20-foot front, 5-foot side, and 25-foot rear, maximum lot coverage of 40%, and maximum building height of 45-feet.

A traffic report was prepared for the Master/Concept Plan amendment approved in July 2019. This report was prepared in order to assess the change in use of this parcel from commercial to multi-family residential and the impact on surrounding roadways. At the request of City Traffic Engineering Division of the Public Works Department, land is preserved for a potential future connection of Powerwood View to Templeton Gap Road if deemed needed in the future. This future connection is not needed to support the traffic generated by this project.

City Traffic Engineering did require a Traffic Technical Memorandum be submitted with the conditional use development plan evaluating the specific needs and impacts based on 360 proposed units.

The two access points to the development intersect with Tutt Boulevard at existing roundabouts. Medians are provided to transition from the roundabouts. The north access road from the public right-of-way shares an access easement with the north adjacent property, a vacant commercial lot. A private drive off the shared drive provides access into the project site. A series of looped driveways circulate through the site in order to provide access to all portions of the buildings for residents and emergency access. All the driveways within the site will be marked as fire lanes and meet the turning radius required by CSFD.

Templeton Gad Road will be widened in the future as part of a City road-widening project. Future curb, gutter and five-foot detached sidewalk will also be constructed by the City at a later date with all improvement costs remitted by the developer. This note has been added to the plans and the project engineer with work with City Engineering to calculate that fee.

Tutt Boulevard is being considered for Transit Routes paralleling Powers Boulevard to service the new development east and north of the Powers Corridor. Since the old T-Gap road right-of-way that was designated as the future rapid transit corridor in the 2035 Long Range Transit Plan has been redeveloped and CDOT does not want fixed route bus service on Powers Boulevard, Tutt Boulevard will serve as a major transit corridor for rapid transit and fixed route in the future.

The City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT") has reviewed the conditional use development plan and accompanying drainage report. SWENT has accepted the analysis and recommendations set forth in the drainage report. Detention is provided in the existing pond west of Tutt Boulevard, south of the site in series with the sub-regional pond Tuscany Plaza Detention Pond. Water Quality will also be provided in the Tuscany Plaza Detention Pond located to the west of Tutt Boulevard, adjacent to Powers Boulevard.

The Final Drainage Report has not been approved, but all of the City's comments have been addressed and the report will be approved with its next submittal. A condition of approval is added requiring final submittal and finalization of the drainage report.

Staff finds that the proposed plan is consistent with the purpose for a conditional use, as set forth in City Code Section 7.5.704, and a development plan, as set forth in City Code Section 7.5.502.

2. Conformance with the City Comprehensive Plan

Staff has evaluated the proposed applications for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified on the Plan's Vision map within an identified Newer Development Neighborhood and is proximate to a segment of Woodmen Road, which is a New/Developing corridor. Additionally, both adjacent segments of Woodmen Road and Powers Boulevard are identified as corridors contributing to the strong connections of the City. Per the Vibrant Neighborhoods Framework map, the project site is part of an area identified as a Newer Developing Neighborhood. With the development of the Ascent by Watermark project, the City is adding residential units near vital employment and office areas creating the opportunity for a live/work environment (**FIGURE 4**). The ultimate goal of PlanCOS is to create a supportive mix of uses, which is accomplished in this general area with the addition of the Ascent by Watermark project. Development projects within the applicant has accomplished this by enhancing pedestrian and vehicular connections.

City planning staff finds the Ascent by Watermark project to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan

The project site is part of the Greenbriar/Powerwood Master Plan is currently identified as allowing multi-family uses. City planning staff finds that the Ascent by Watermark is in conformance with the Greenbriar/Powerwood Master Plan.

STAFF RECOMMENDATION:

CPC CU 19-00165 – CONDITIONAL USE DEVELOPMENT PLAN

Approve the conditional use development plan for the Ascent by Watermark apartments, based upon the findings that the request meets the review criteria for granting a conditional use, as set forth in City Code Section 7.5.704, and a development plan, as set forth in City Code Section 7.5.502(E).