

AIRPORT SPECTRUM ANNEXATION

CPC A 17-00074; CPC PUZ 17-00146; CPC PUP 17-00147

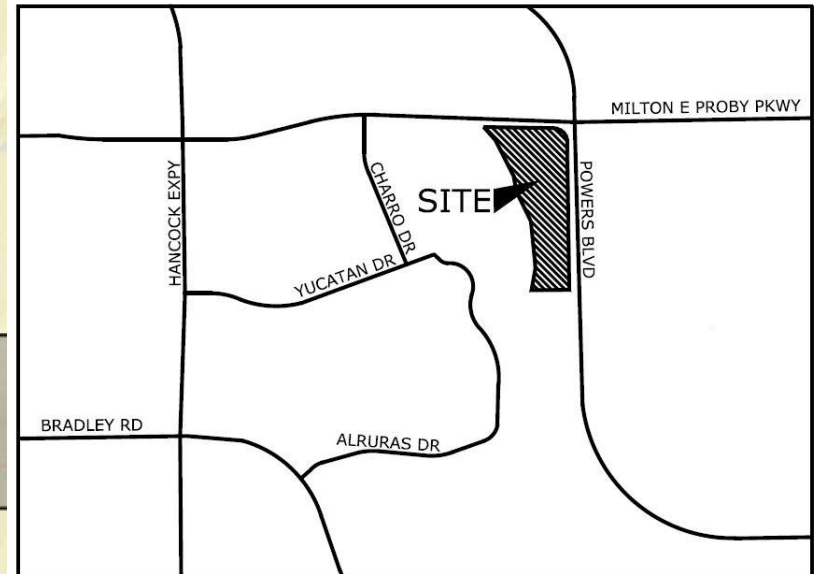
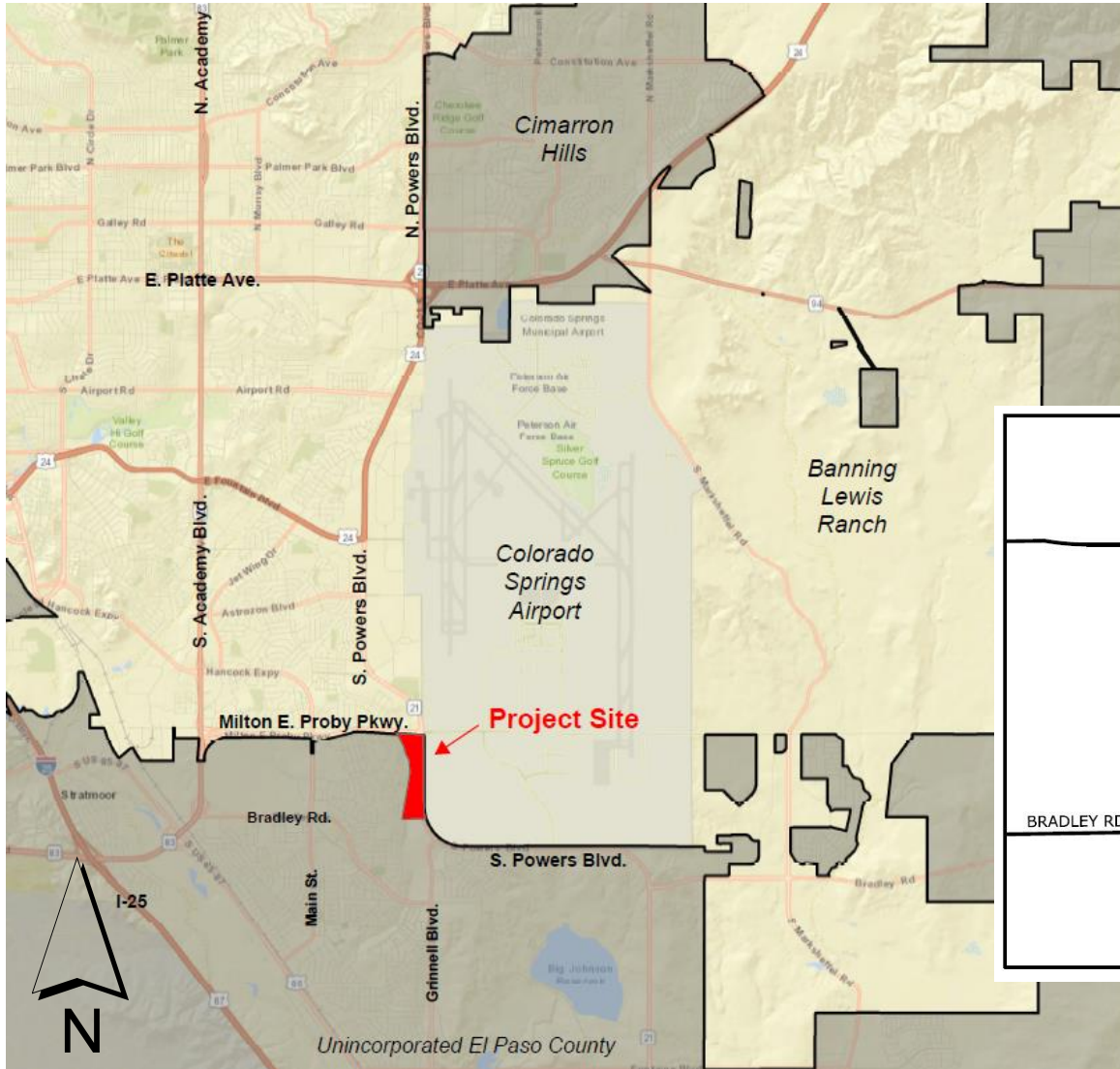
City Council

September 11, 2018

Catherine Carleo, Principal Planner



SITE LOCATION



APPLICATIONS



Concurrent Applications

Annexation:

- Total annexation 78.95 acres
- Includes Power Boulevard along property boundary

Zone Change:

- Proposed PUD (Planned Unit Development) to establish **Community Commercial**
 - Allowable uses within
 - PBC (Planned Business Center)
 - OC (Office Commercial)
 - Overlays: Airport Overlay and Streamside Overlay

Concept Plan:

- Developable area of 29 acres
- Dedicated Open Space of 20 acres

BACKGROUND



Existing Conditions

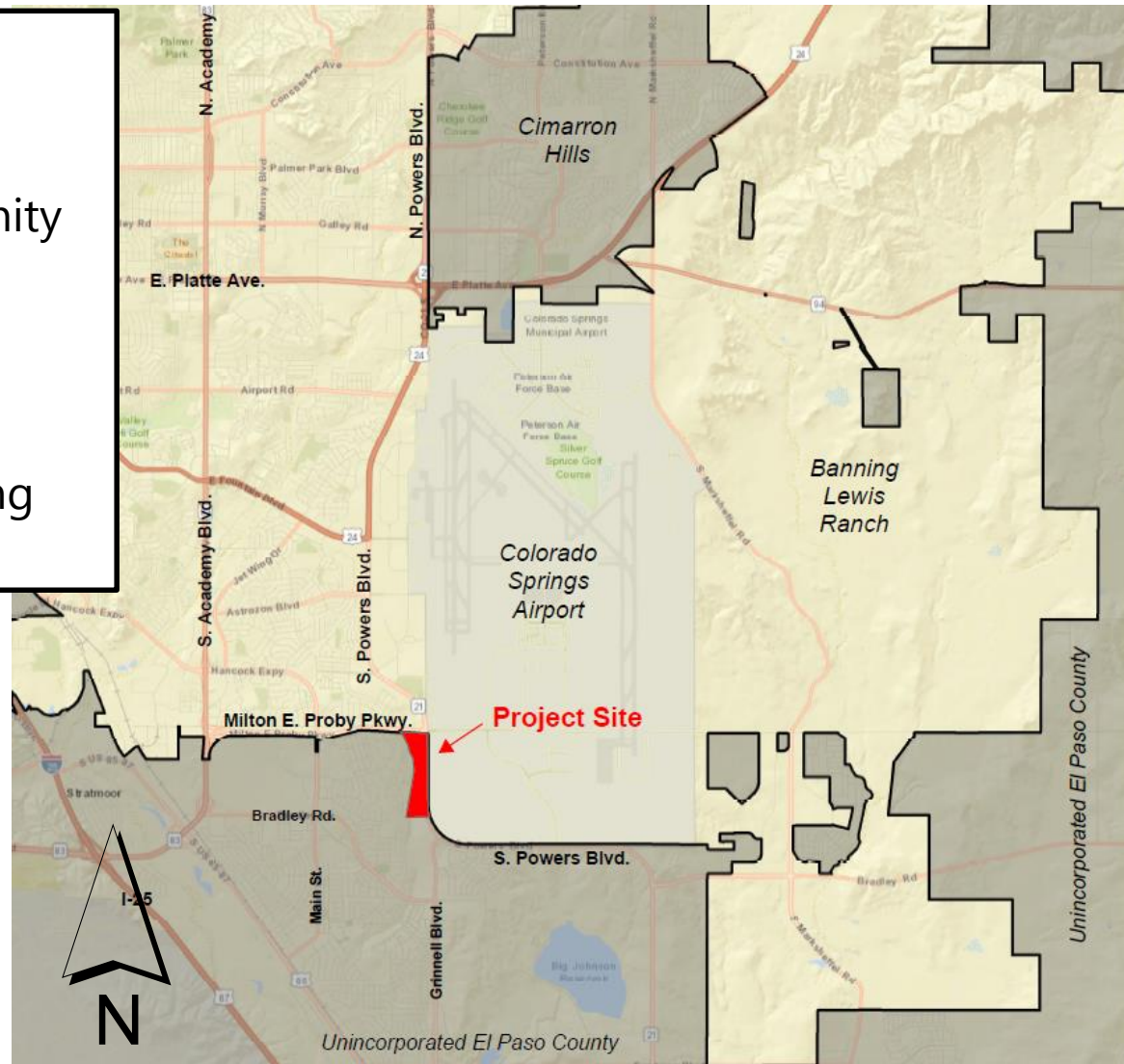
Vacant

Existing county zoning:

- CC – Commercial Community
- CR – Commercial Regional

Physical Characteristics:

- Windmill Gulch Channel
- Significant vegetation along the channel



ANNEXATION

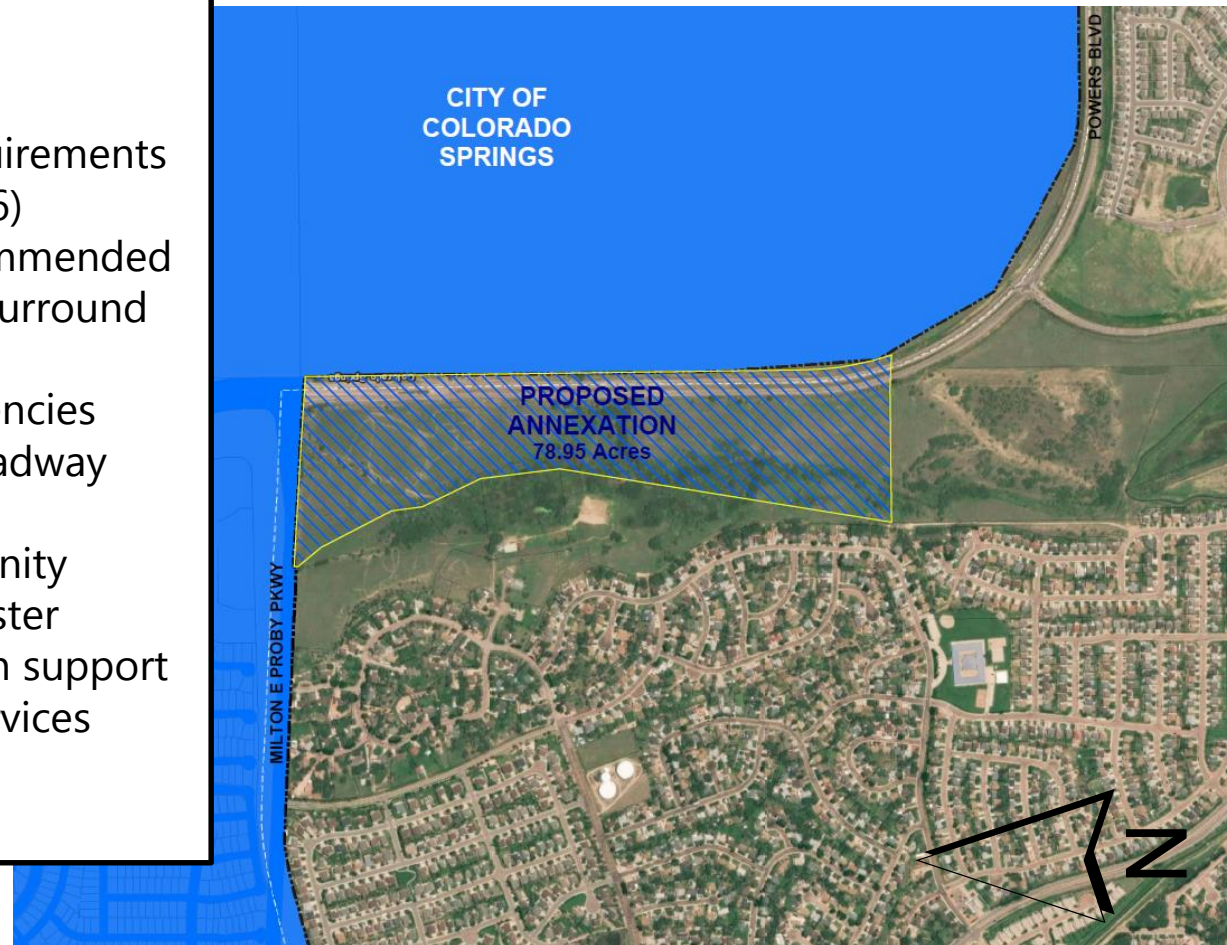


Annexation of 78.95 acres

Petition accepted by City Council on August 22, 2017

Annexation Policy

- Meets contiguity CRS requirements
- City Annexation Plan (2006)
 - Eligible but not recommended
- Urban level services now surround the area.
 - City public safety agencies
 - Infrastructure and roadway being maintained
- Economic growth opportunity
 - Establishment can foster commercial growth in support of the City airport services



FISCAL IMPACT



Fiscal Impact Analysis

Analysis of costs related to City infrastructure and service levels

- 10-year horizon
- No identifiable marginal costs for providing services
 - City maintained surrounding infrastructure and roadways
 - Area currently serviced by public safety
- Some agencies reported marginal increase in operations annually
- Positive cumulative cash flow over 10-year analyzed timeframe
- Logical extension of city boundary

ZONE CHANGE



Planned Unit Development (PUD)

Community Commercial
Uses allowed in PBC and OC
Max Height 45-feet

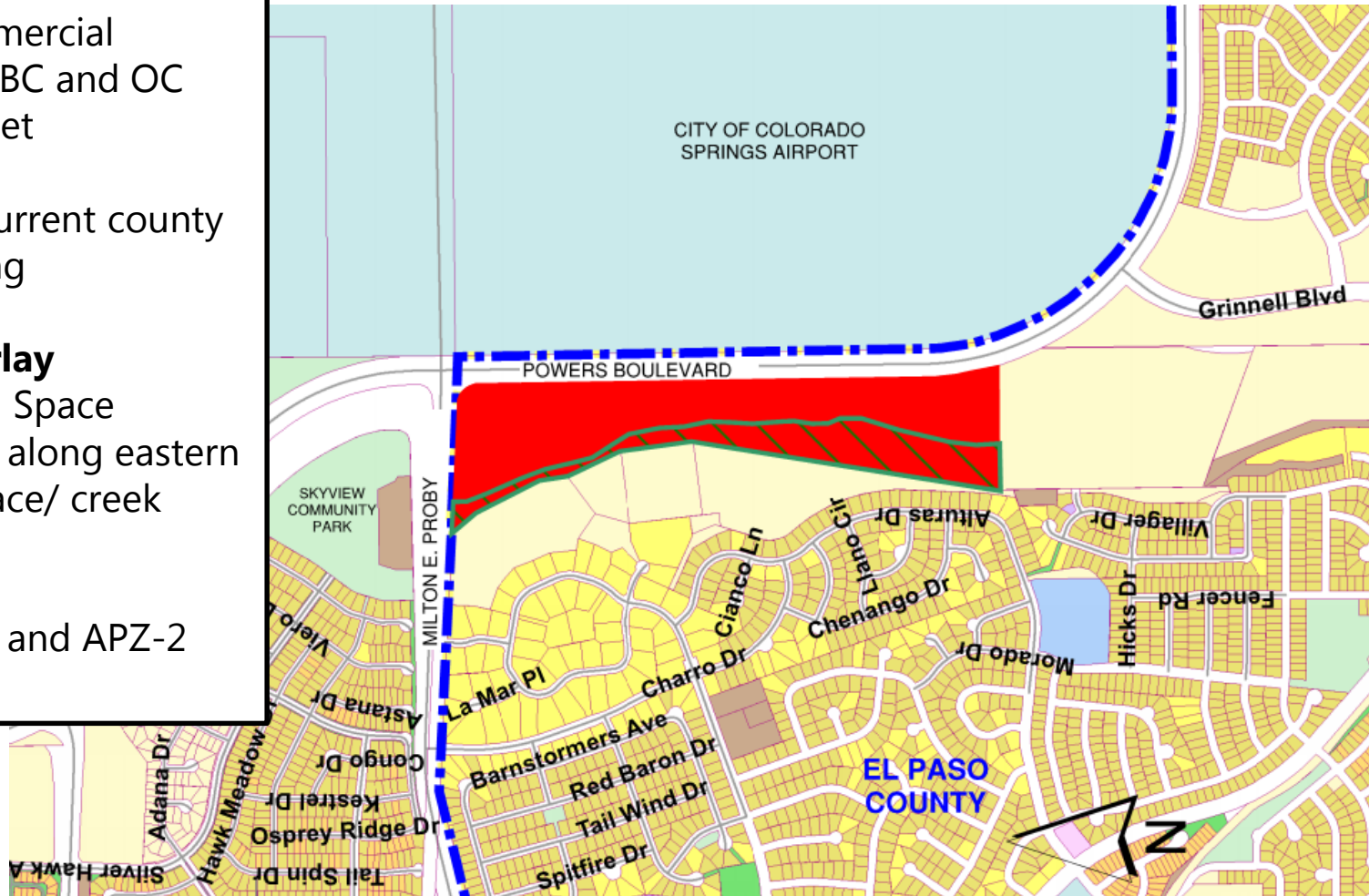
Consistent with current county commercial zoning

Streamside Overlay

- Dedicated Open Space
- Trail connection along eastern side of open space/ creek

Airport Overlay

Outside of APZ-1 and APZ-2



CONCEPT PLAN

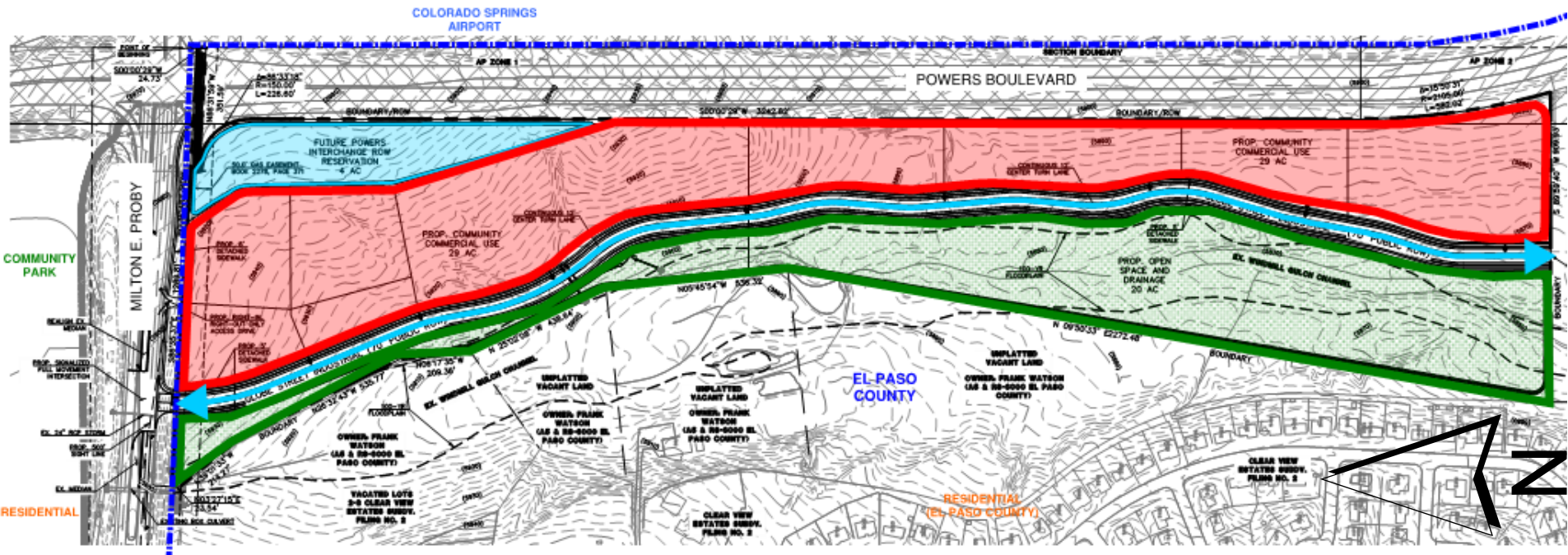


**Community Commercial 29ac
Open Space and Drainage 20ac**

Land Suitability Analysis

- 100-year Floodplain
- Creek/ Vegetation to remain in open space
- Trail with tree planting requirement along eastern side of open space

Traffic Impact Study: Reviewed by Traffic Full Movement (signalized) new Globe Street Developer to construct No access directly to Powers



STAKEHOLDER PROCESS



Public Posting on site

- Site was posted during Internal Review & Public Hearing

Postcard Notice

- Postcards sent to 239 surrounding property owners

Comments Received

Neighborhood Concerns

- Preserving vegetation

Open space will preserve creek and surrounding vegetation.

- Access/ Traffic on Milton Proby

Traffic Impact Study was completed and reviewed by Traffic Division

- Lighting

All lighting will maintain standards per City code with all rays to be contained on-site

Did receive emails in support of the project as well

Citizens were engaged through review response

One additional email received after postcards were sent for City Planning Commission hearing

RECOMMENDATIONS



CPC A 17-00074

Recommend approval to City Council the annexation of the Airport Spectrum Addition No. 1 Annexation based upon the findings that the annexation complies with all of the conditions for annexation criteria as set forth in the City Code Section 7.6.203

CPC PUZ 17-00146

Recommend approval to City Council the establishment of the PUD/SS/AO (Planned Unit Development; community commercial to allow permitted uses in the Planned Business Center and Office Commercial zone districts with Streamside and Airport Overlay, with maximum building height of 45-feet) zone district, based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603.(B) and complies with City Code Section 7.3.603 for establishment of a PUD zone district.

CPC PUP 17-00147

Recommend approval to City Council the Airport Spectrum Concept Plan, based upon the findings that the proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) as well as criteria for PUD concept plans as set forth in City Code Section 7.3.605.