

CITY PLANNING COMMISSION AGENDA

STAFF: DANIEL SEXTON

FILE NO(S):

CPC MPA 06-00206-A7MJ16 – LEGISLATIVE

CPC ZC 16-00028 – QUASI-JUDICIAL

CPC PUZ 16-00031 – QUASI-JUDICIAL

CPC CP 16-00033 – QUASI-JUDICIAL

CPC PUD 16-00034 – QUASI-JUDICIAL

PROJECT: COPPER RANGE APARTMENTS

APPLICANT: CLASSIC CONSULTING ENGINEERING & SURVEYORS

OWNER: GELLES FAMILY TRUST



PROJECT SUMMARY:

1. Project Description: The project includes concurrent applications for a major master plan amendment to the Woodmen Heights Master Plan, a PBC (Planned Business Center) zone

change and concept plan for a 3.8-acre commercial site (herein referred as “Woodmen Heights Commercial/Office”), and a PUD (Planned Unit Development) zone change and PUD development plan for a 13.3-acre site to contain a multi-family complex (herein referred as “Copper Range Apartments”). The subject property associated with these applications is located at the northeast corner of the Black Forest Road and Woodmen Road intersection. The proposed Copper Range Apartments project will provide 240 dwelling units within the development, completing a very visible segment of the Woodmen Heights Master Planned area.

The proposed rezones will change the subject property according to the following:

- PBC rezone will change a 3.8-acre portion of the site from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay); and
- PUD rezone will change a 13.3-acre portion of the site from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay: Multi-Family Residential; 18.1 dwelling units per acre; and 45-foot height maximum).

The proposed PUD development plan illustrates the layout for the multi-family complex with 10 multi-family buildings, a clubhouse, enclosed and unenclosed surface parking facilities, outdoor amenities (e.g. pool, sports court, walking paths, etc.) and private streets. **(FIGURE 1)**

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

BACKGROUND:

1. Site Address: The site is not currently addressed. The property is, however, located to the northeast of the Black Forest Road and Woodmen Road intersection.
2. Existing Zoning/Land Use: The subject property is currently zoned A/AO (Agricultural with Airport Overlay) and is vacant.
3. Surrounding Zoning/Land Use:
 - North: PUD/AO (Planned Unit Development with Airport Overlay: Detached Single-Family Residential land use; 3.13 dwelling units per acre; and 35-foot height maximum)
 - South: PBC/AO (Planned Business Center with Airport Overlay)/ Unincorporated El Paso County RR-5 (Residential Rural)
 - East: A/AO (Agricultural with Airport Overlay)
 - West: PUD/AO (Planned Unit Development with Airport Overlay: Retail, Office, Hotel, Commercial, and Residential land uses; and 60-foot height maximum) and PF/AO (Public Facilities with Airport Overlay)
4. Comprehensive Plan/Designated 2020 Land Use: New/Developing Corridor
5. Annexation: The property was annexed into the City on September 23, 2004, as part of the Woodmen Heights No. 4 Annexation Plat (Ord. 04-126).
6. Master Plan/Designated Master Plan Land Use: The Woodmen Heights Master Plan identifies the site as Neighborhood Commercial/Office (19 acres).
7. Subdivision: The property is unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is currently vacant and is primarily natural grass and stockpiles of partially processed aggregate from surrounding development activities. The property slopes down significantly to the northeast from the Black Forest Road and Woodmen Road intersection.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to property owners within 500 feet of the site, which included the mailing of postcards to 53 property owners, on three occasions; prior to a neighborhood meeting, during the internal review stage, and prior to the Planning Commission meeting. The site was also posted on those three occasions. A neighborhood meeting was held on December 16, 2015, but no citizens attended.

In response to the public solicitation for comments, a number of neighbors voiced concerns regarding traffic congestion in the immediate area, the potential for hazardous vehicular turning movements from the proposed private streets, drainage, home values, and district tax revenue. The neighbor's comments relating to traffic more specifically revolve around the proposed Copper Peak View (private right-of-way) full-movement access off of Black Forest Road and congestion at the Black Forest Road and Vollmer Road intersection, which are stated to be increasing an already bad traffic situation to a point that would be detrimental to the neighborhood. The drainage concerns appear to focus on a drainage issue that arose in 2013. The comments from abutters are attached as **FIGURE 3**.

An additional comment was received from a neighbor outside the public notification area, which raised similar concerns as the immediate property owners regarding traffic. Specifically, the neighbor was worried about the turning movements from the proposed Copper Peak View access. The neighbor also wanted to make sure the developer was considering all users of the roadway (e.g. pedestrian, bicycles, etc.) in the development design. The neighbor's comment is attached as **FIGURE 4**.

Staff input is outlined in the following sections of this 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, School District 49, Police and E-911, El Paso County Development Services, Woodmen Heights Metro District and the Colorado Springs Airport.

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

1. Review Criteria / Design & Development Issues:

a. Application Summaries

i. Major Master Plan Amendment

This proposal will further amend the Woodmen Heights Master Plan as amended, by changing the envisioned land use designation for 13.3 acres of land between Woodmen Road and Vollmer Road/Forest Meadows Avenue from Neighborhood Commercial/Office to Residential (16-24.99 Dwelling Units per Acre). The applicant is proposing to establish a PUD zone district to govern and reflect the proposed residential multi-family complex.

ii. Zone Change

The applicant is proposing to rezone 3.8 acres of land, directly abutting Black Forest Road, from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay). This property was originally zoned A (Agricultural) when it was annexed into the City in 2004, and has served as a holding zone until the property was ready for development. The proposed PBC (Planned Business Center) zone district sets the specific density, dimensional, and use controls for the future development of the Woodmen Heights Commercial/Office project. This rezone is in conformance with the Woodmen Heights Master Plan as amended and will meet the City Code standards for a zone change request.

iii. PUD Zone Change

The proposal also includes a rezone of 13.3 acres of land between Woodmen Road and Vollmer Road/Forest Meadows Avenue from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay: Multi-Family Residential land use; 18.1 dwelling units per acre; and 45-foot

height maximum). This portion of the project site was also originally zoned A (Agricultural) when it was annexed into the City in 2004, and has served as a holding zone until the property was ready for development. The proposed PUD zone district sets the specific density, dimensional, and use controls for the development of the Copper Range Apartments project. This rezone is in conformance with the proposed amendment of the Woodmen Heights Master Plan as amended and will meet the City Code standards for a PUD zone change request.

iv. Concept Plan

The proposed concept plan (**FIGURE 5**) for the Woodmen Heights Commercial/Office project proposes two two-acre commercial development pads with associated surface parking areas. The pedestrian and vehicular access to these commercial pads will be provided via the proposed Copper Peak Point (private right-of-way), which will be developed as part of the Copper Range Apartments project.

There are existing large utility easements running west to east through the southern portion of the proposed commercial site to the south. The applicant will need to coordinate with Colorado Springs Utilities and the Real Estate Services Department to ensure the future development of this site is consistent with these easements.

Staff finds that the proposed plan meets the review criteria for concept plans as stipulated in City Code Section 7.5.501(E).

v. PUD Development Plan

The applicant's proposed Copper Range Apartments development provides a multi-family residential complex with 240 dwelling units contained within 10 multi-family buildings. The proposed residential buildings will consist of three different core building types ranging from three- to 3½-stories, and will contain one-bedroom, two-bedroom, and three-bedroom unit configurations. The proposed maximum building height of 45 feet is indicative of this type of planned multi-family residential structure and consistent with similar developments of this type recently constructed by the applicant and other developers in the City. The applicant has, however, strategically placed each building within the site to minimize visual impacts on the long views that the adjoining residential neighborhoods value. The Copper Range Apartments project is to be developed in a single phase, with a gross density of 18.1 dwelling units per acre. The propose PUD development plan also proposes a robust site amenities package consisting of a clubhouse, enclosed and unenclosed surface parking facilities, landscaped open space, passive and active outdoor accommodations (e.g. pool, sports court, walking paths, etc.) and private streets.

The landscaped open space and outdoor accommodations being proposed will be connected by a network of sidewalks and trails that residents can use to access the site's many amenities and surrounding neighborhood. The applicant's design approach for the proposed pedestrian circulation network makes the site more walkability as well as enhances the linkages to the adjoining detention facility and neighborhood. The Woodmen Heights Master Plan calls for the detention facility to be a designed and used as a neighborhood amenity, which will be afforded by the two eastern trail connects proposed. Together, the applicant's proposed active and passive site amenities will allow for the cultivation of community within the development and immediate neighborhood.

Staff finds that the plan meets the review criteria for PUD development plans as set forth in the 7.3.606 and the development review criteria as set forth in Section 7.5.502(E).

b. Traffic

The transportation improvements that are to be constructed or partially funded in support of the development of the Copper Range Apartments project as well as the future commercial sites within the Woodmen Heights Commercial/Office project include:

- the Copper Peak View (private right-of-way) full-movement access off of Black Forest Road;
- the Copper Range Heights (private right-of-way) full-movement access off of Forest Meadows Avenue;
- \$37,500 in funds to be escrowed for the anticipated traffic signal at the intersection of Black Forest Road with Vollmer Road; and
- the re-stripping of roadways in the immediate area to accommodate the new traffic movements.

As noted above, some of the immediate neighbors are very concerned about the proposed turning movements at the Copper Peak View (private right-of-way) full-movement access off of Black Forest Road, as well as the general level of traffic congestion in the area. According to the City's Associate Traffic Engineer, the proposed roadway improvements to be constructed with this development, as well as those future improvements envisioned for the Black Forest Road corridor, should alleviate some of the concerns and improve traffic conditions.

Staff's finds the proposed level of roadway improvement coupled with the applicant's fair-share contribution for future roadway improvements have a clear nexus to the development being proposed. In addition, general notes have been incorporated into the proposed PUD development plan and concept plan to adequately analyze and accommodate changes to the area's transportation system at such time that development warrants it.

2. Conformance with the City's Comprehensive Plan:

Based on the City's Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development patterns for the subject parcel, which is identified as a New/Developing Corridor per the Plan's 2020 Land Use map.

a. Objective LU 3: Develop a Mix of Independent, Compatible, and Mutually Supportive Land Uses

Although the Comprehensive Plan's land use designation for the site supports the development of commercial uses characterized by an auto-centric regime, the applicant's proposals provide a platform for the building of neighborhood and community through the buffering of existing single-family residences to the north and the creation of an integrated mix of land use patterns that provide transition with The Ridge at Woodmen Master Planned area to the west. This development as proposed allows for the continued orderly growth of the corridor.

i. Policy LU 301: Promote a Mixed Land Use Pattern

The Copper Range Apartments and Woodmen Heights Commercial/Office projects promote a development pattern that is characterized by a mix of mutually supportive residential and non-residential land uses across multiple parcels, with good access to different modes of transportation (e.g. pedestrian, automobiles, and transit).

b. Objective LU 6: Meet the Housing Needs of All Segments of the Community

The PUD development plan furthers the City's desires to ensure the sufficient provision of housing options to meet the needs of the entire community by providing a choice of unit types and costs within the immediate neighborhood. The integration of the adjoining

Woodmen Heights Commercial/Office project to the west supports the creation of a functional and attractive cohesive neighborhood.

c. Objective T 1: Transportation Planning and Mobility

The Copper Range Apartments and Woodmen Heights Commercial/Office projects will contribute to the future mobility needs of the immediate neighborhood through improvements to the area's existing transportation system which will provide for the safe and efficient movement of people and goods.

As indicated above, Staff finds the Copper Range Apartments and Woodmen Heights Commercial/Office projects and associated applications to substantially conform to the Comprehensive Plan's goals, objectives, and the 2020 Land Use map.

3. Conformance with the Area's Master Plan:

This property is part of the Woodmen Heights Master Planned area and is currently shown as Neighborhood Commercial/Office (19 acres). The current major master plan amendment proposal proposes to change the present land use designation for 13.3 acres of land to Residential (16-24.99 Dwelling Units per Acre). The proposed density range is an incremental increase from the other residential land use categories within the master planned area and characteristic of similarly sited development in the City.

Staff finds that the Copper Range Apartments Development Plan is consistent with, and in substantial compliance with, the Woodmen Heights Master Plan as amended.

STAFF RECOMMENDATION:

CPC MPA 06-00206-A7MJ16 – Major Master Plan Amendment

Recommend approval to City Council the major master plan amendment to the Woodmen Heights Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408.

CPC ZC 16-00028 – Change of Zoning to PBC

Recommend approval to City Council the zone change from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603.

CPC PUZ 16-00031 – Change of Zoning to PUD

Recommend approval to City Council the zone change from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay: Multi-Family Residential land use, 18.1 dwelling units per acre, 45-foot height maximum), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603 and the development of a PUD zone as set forth in City Code Section 7.3.603.

CPC CP 00-00033 – Concept Plan

Recommend approval to City Council the concept plan for the Woodmen Heights Commercial/Office, based upon the findings that the development plan meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).

CPC PUD 16-00034 – PUD Development Plan

Recommend approval to City Council the PUD development plan for the Copper Range Apartments, based upon the findings that the development plan meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E) and the development review criteria for PUD development plans as set forth in City Code Section 7.3.606.