

Woodman and Powers Crossing

CPC ZC 22-00126, QUASI-JUDICIAL
CP 05-00100-6MN22, QUASI-JUDICIAL

October 11, 2022

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Senior Planner



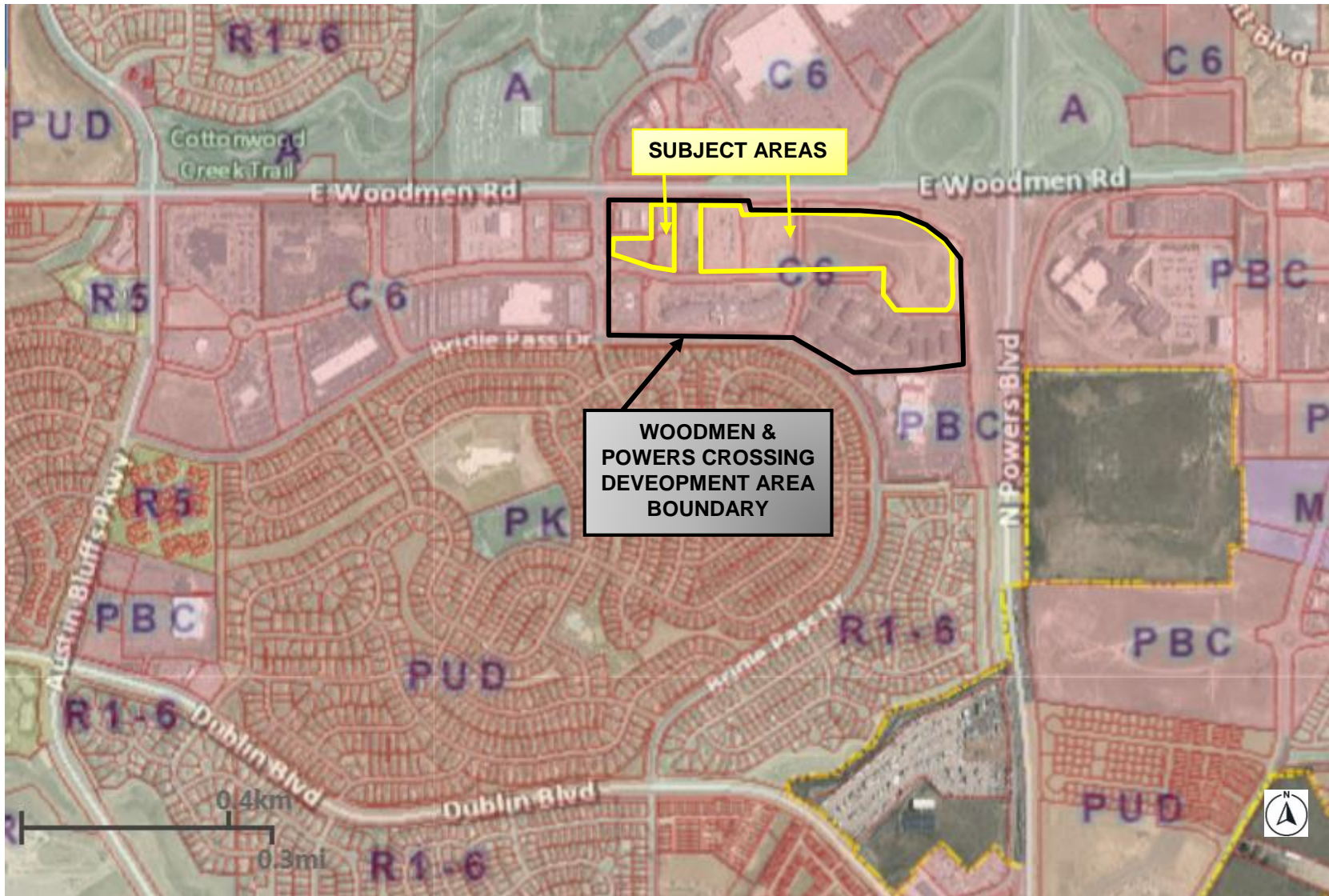
➤ **CP ZC 22-00126 – Zone Change**

- Approve an ordinance amending the zoning map of the City of Colorado Springs relating to 21.38-acres to remove condition of record #6 from Ordinance 10-1, based upon the findings that the zone change meets the review criteria as set forth in City Code Section 7.5.603 and the review criteria amending or removing conditions of record as set for City Code Section 7.3.507(A)(2).

➤ **CP 05-00100-6MN22 – Concept Plan Minor Amendment**

- Concept plan amendment to establish a Coordinate Sign Plan (CSP) for the six (6) properties.

Context Map



General Information



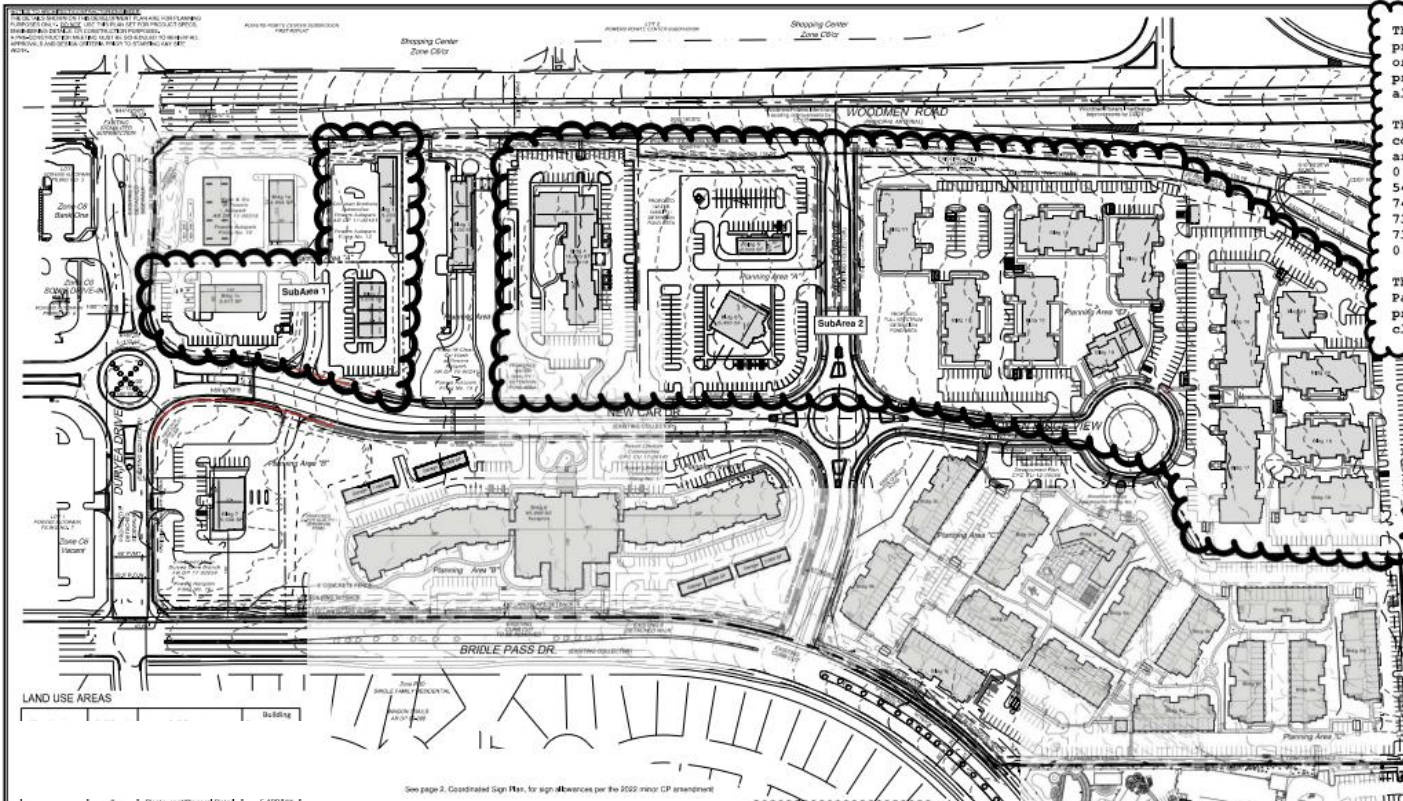
Site Details:

- The entire Woodmen/Powers Crossing development lies east of Duryea Drive, north of Bridle Pass Drive, west off Powers Boulevard and south of East Woodmen Road consists of 50.2 acres.
- Of the 50.2 acres, 21.38 areas is subject of this application request.
- This development is zoned C-6/cr/AO (General Business with Conditions Record and Airport Overlay).
- The development consists of commercial and residential land use types.

Public Notification and Involvement:

- Public notice was mailed to 176 property owners, on two occasions: internal review and this Planning Commission hearing
- The site was also posted on the two occasions above
- City Planning staff received no public comments on this project.

Concept Plan Amendment



The minor concept plan amendment applies only to the clouded properties (SubAreas 1 & 2) - Condition of Record #6, zoning ordinance 10-1, is no longer applicable to the clouded properties and the Coordinated Sign Plan dictates sign allowances for the 6 clouded properties.

The properties being rezoned and included in the new coordinated sign plan as part of this concept plan amendment are addressed as follows:

- 0 New Car Drive - Autonation
- 5420 New Care Drive - Staybridge Suites
- 7480 Hornet Point - The Lark
- 7355 Duryea Drive - Christian Brothers
- 7345 Duryea Drive - O'Reilly Auto Parts
- 0 New Car Drive - Vacant

These properties are part of the coordinated sign plan Page 2) that specifies sign allowances for these properties. All guiding notes for signage related to the clouded properties are referenced on Page 2.

- Subarea 1: Three (3) Commercial Parcels
- Subarea 2: Two (2) Commercial Parcels & One (1) Residential development



Concept Plan Amendment



Coordinated Sign Plan

The included properties are addressed as follows:

- APN 6312100023 - 0 New Car Drive - Automation
- APN 6312115007 - 5420 New Care Drive - Staybridge Suites
- APN 6312116004 - 7480 Hornet Point - The Lark
- APN 6312115001 - 7355 Duryea Drive - Christian Brothers
- APN 6312115008 - 7345 Duryea Drive - O'Reilly Auto Parts
- APN 6312100021 - 0 New Car Drive - Vacant

Total linear frontage for the CSP equals 1800 feet
 1800*0.35 = 560 square feet maximum

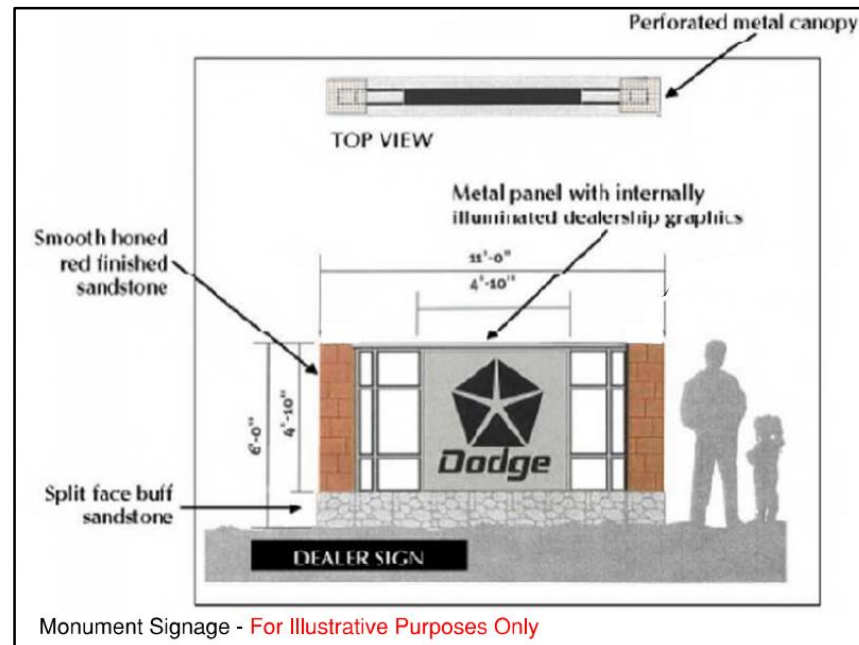
Per the CSP, The properties are allowed signage as follows:
 Each commercial lot is permitted one (1) freestanding sign no larger than 6 feet tall and 66 square feet.
 Multi-family lot is permitted two (2) freestanding signs each no larger than 15 feet tall and 66 square feet.

Wall signage is permitted per City Code

Conditions of Approval:

1. No off-premise advertising is permitted (Billboards)
2. Sign Permits are required
3. All building, freestanding, multi-tenant, directory and ground signage must be reviewed through the Development Review Enterprise and properly permitted through the Pikes Peak Regional Building Dept. prior to installation.
4. Only the properties listed above as within the CSP boundaries may be advertised on these signs.
5. All signage will be installed in such a manner as to not impede line of sight or site visibility triangles and may need to be reviewed by the Traffic Engineering Dept.
6. Sign installation permits shall be obtained through the Development Review Enterprise and the Pikes Peak Regional Building Dept. All ground sign locations must be reviewed in accordance with the Colorado Springs utilities Dept. requirement.
7. Electronic Message Centers are not permitted.

ALL SIGNAGE IS ALSO REQUIRED TO MEET THE COVENANTS FOR THE WOODMEN AND POWERS CROSSING AND APPLICABLE DESIGN GUIDELINES AS APPROVED BY THE MASTER DEVELOPER.
 Declaration of Covenants for Woodmen and Powers Crossing recorded at reception number 211090075



Recommendation



STAFF RECOMMENDATION:

➤ **CP ZC 22-00126 – Zone Change**

- Adopt an ordinance amending Ordinance 10-1 (An ordinance amending the zoning map of the City of Colorado Springs relating to 50.2 acres located southwest of North Powers Boulevard and East Woodmen Road) to delete condition of record No. 6 as relates to parcels 6312115009, 6312100021, 6312100023, 6312115001, 6312115007, 6312115008, and 6312116004 consisting of 21.38 acres, based upon the findings that the zone change meets the review criteria as set forth in City Code Section 7.5.603 and the review criteria amending or removing conditions of record as set for City Code Section 7.3.507(A)(2).

➤ **CP 05-00100-6MN22 – Concept Plan Minor Amendment**

- Approve the Minor Amendment to the Woodman and Powers Concept Plan, based upon the findings that the request meets the review criteria for a concept plan, as set forth in City Code Section 7.5.501(E).

➤ **Summary of Ordinance Language**

- An ordinance amending Ordinance 10-1 (an ordinance amending the zoning map of the City of Colorado Springs relating to 50.2 acres located southwest of North Powers Boulevard and East Woodmen Road) to delete condition of record No. 6 as relates to parcels 6312115009, 6312100021, 6312100023, 6312115001, 6312115007, 6312115008, and 6312116004 consisting of 21.38 acres