

**CITY PLANNING COMMISSION AGENDA
JULY 13, 2022**

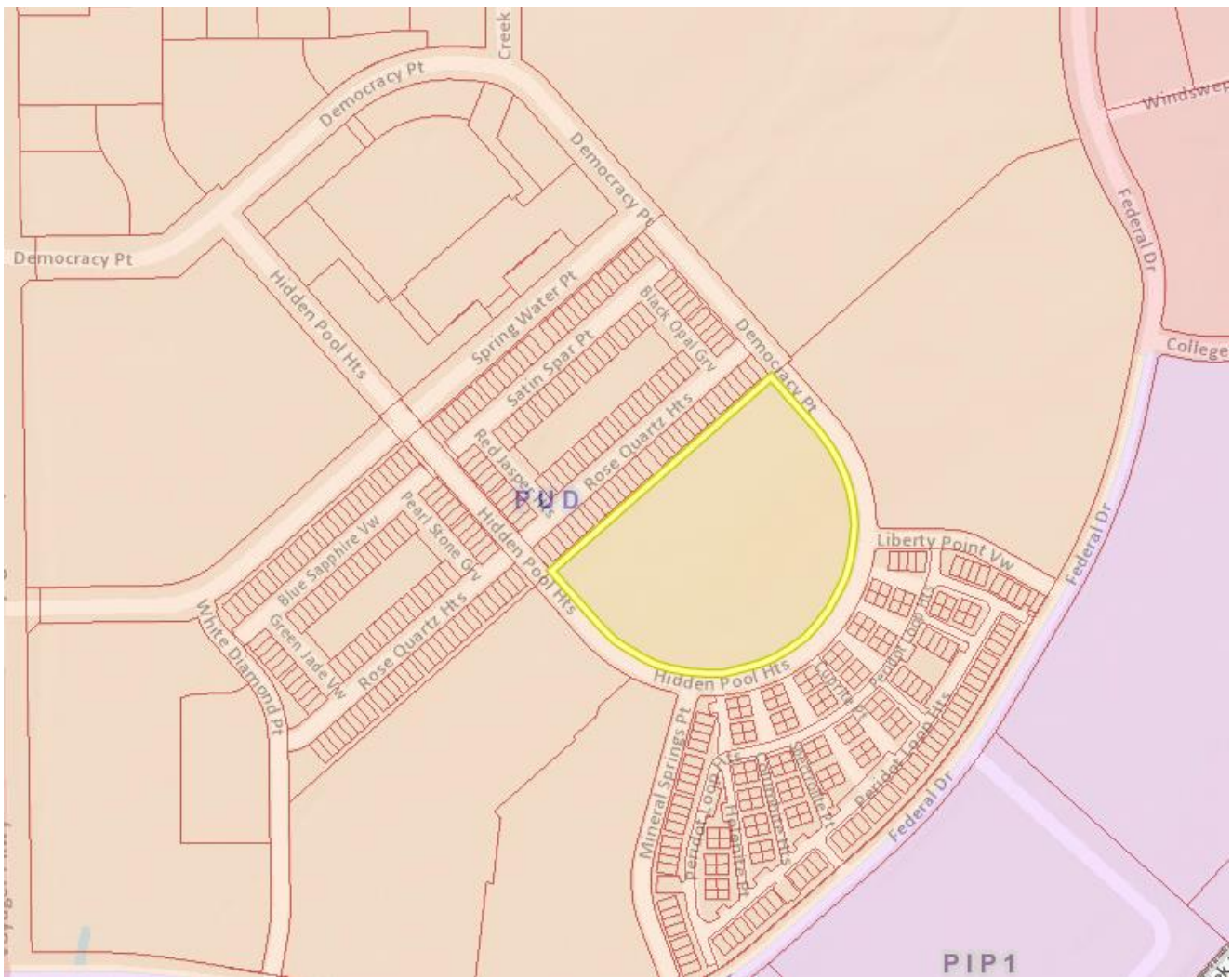
STAFF: KATELYNN WINTZ

**FILE NO(S):
CPC ZC 22-00097**

PROJECT: VICTORY RIDGE PARK

**OWNER/
DEVELOPER: INTERQUEST WESTSIDE, LLC**

CONSULTANT: GALLOWAY AND COMPANY – PHIL DALRYMPLE



PROJECT SUMMARY:

1. Project Description: The project includes an application for a zone change request for the proposed 7.98-acre park site within Victory Ridge of the Interquest neighborhood. The rezone will be from PUD (Planned Unit Development) to PK (Public Park) (see “**Victory Ridge Park ZC**” attachment). A concurrent final plat is under administrative review.
2. Applicant’s Project Statement: (see “**Project Statement**” attachment)
3. Planning and Development Team’s Recommendation: Staff recommends approval of the application.

BACKGROUND:

1. Site Address: : The property is not addressed, as it has yet to be platted. The site is located northeast of Thunder Mountain Avenue and Daydreamer Drive, directly north of the Encompass Heights Elementary School.
2. Existing Zoning/Land Use: The property is zoned PUD (Planned Unit Development) and is vacant.
3. Surrounding Zoning/Land Use:
North: PUD (Planned Unit Development) and is residentially developed.
South: PIP-1 (Planned Industrial Park) and is commercially developed.
East: PUD (Planned Unit Development) and is approved to be developed residentially.
West: PUD (Planned Unit Development) and is approved to be developed residentially.
4. PlanCOS Vision: According to the PlanCOS Vision Map (see “**PlanCOS Vision Map**” attachment), the project site is identified as a Newer Developing Neighborhood.
5. Annexation: The property was annexed into the City under Ford Parcel Addition #1 (September 28, 1982, Ordinance No. 82-151)
6. Master Plan/Designated Master Plan Land Use: The property is not part of a master planned area.
7. Subdivision: The property is platted as part of Victory Ridge Filing No. 9.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is currently vacant and is overlotted graded.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to the surrounding property owners within 1,000 feet of the site, which included mailing postcards to 159 property owners on two occasions; during the initial review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. City Planning staff received two comments in support of the application citing the community benefits of establishing a planned public park.

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. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City SWENT, City Fire, City Police, City Parks and District 20. All comments received from the review agencies relating to the zone change request have been addressed.

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

1. Review Criteria / Design & Development Issues:

a. Application Summary

i. Zone Change

The applicant is requesting a rezone of 7.98-acres of land (**see “Victory Ridge Park ZC” attachment**) from PUD (Planned Unit Development) to PK (Public Park). The current zone district appears to have been established in 2018. The applicant’s proposed PK zone district is consistent with the establishment of land set aside for use as public recreation and open space in coordination with the Parks Department planned unit development ordinance. The applicant’s project statement reinforces the obligation to zone the property as PK. The parks design and master plan was presented to the Parks Board in November 2021 and accepted by the Board. Colorado Crossing Metropolitan District is responsible for development, ownership, and maintenance of the park. At present, there is no finalized schedule for development of the park site.

City Planning staff finds that the proposed project addresses all the applicable review criteria set forth in City Code.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed project for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. According to the PlanCOS Vision Map, the project site is identified as a Newer Developing Neighborhood (**see “PlanCOS Vision Map” attachment**). Planning for parks and open space is woven seamlessly into every chapter of PlanCOS to support the City’s vision and strategies to enhance the valued recreation features beloved by all and ensure future generations enjoy a legacy of parks and open space. In the Emerging Neighborhoods typology, designing neighborhood focal points with parks is a key recommendation to support development. The project site is adjacent to an elementary school, a neighborhood focal point, and is also in walking distance to several hundred residential units. The park is situated in a way to serve the neighborhood and provide much needed greenspace and recreation to residents. The Majestic Landscapes chapter extensively addresses the benefits of establishing park land and integration of the parks throughout the City. One Big Idea of this chapter is “Provide Parks for the People”, this statement reinforces the importance of integrating parks in every part of the City to ensure community access to well-maintained outdoor spaces no matter who we are or where we live. The rezoning request for this property supports several key components of PlanCOS and the Parks System Master Plan (adopted 2014).

3. Conformance with the Area’s Master Plan:

The project area is not part of a master planned area. The site is part of the Victory Ridge (previously Colorado Crossing) Concept Plan area. The concept plan includes a vision for mixed use with residential use types. This 7.98-acre site has been identified on the approved concept plans, as amended, to satisfy PLDO land dedication obligations for adjacent residential land uses and is complimentary of the surrounding land uses.

STAFF RECOMMENDATION:

CPC ZC 22-00097 – Zone Change

Recommend approval to City Council the zone change from PUD (Planned Unit Development) to PK (Public Park), based upon the findings that the zone change meets the review criteria as set forth in City Code Section 7.5.603.