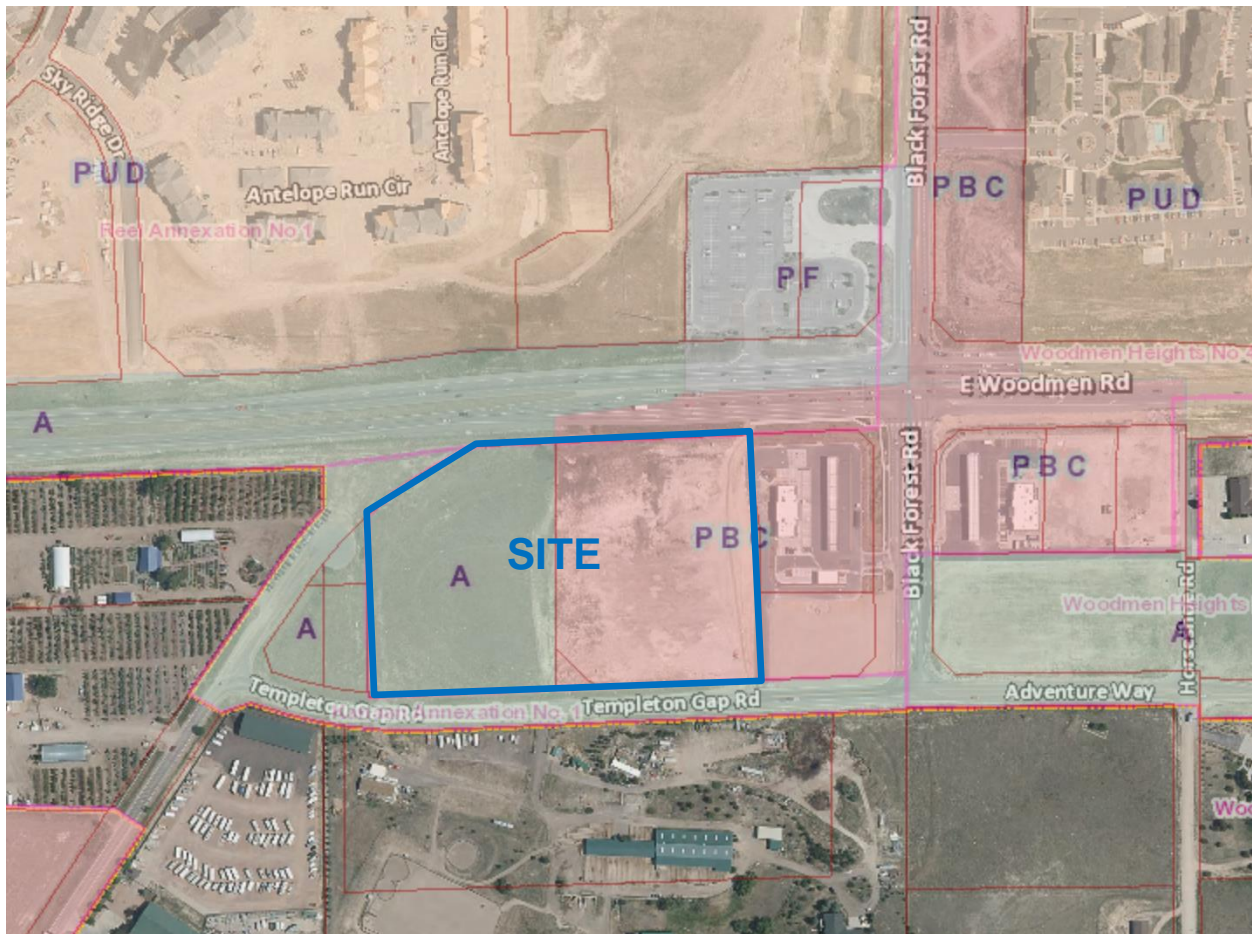


CITY PLANNING COMMISSION AGENDA
November 18, 2021

STAFF: KATIE CARLEO

FILE NO(S):
CPC MP 03-00279-A2MJ21 – QUASI-JUDICIAL
CPC ZC 21-00135 – QUASI-JUDICIAL
CPC CP 21-00136 – QUASI-JUDICIAL

PROJECT: AVANTERRA
OWNER: RADIANT CHURCH ASSEMBLY OF GOD – TODD HUDNALL
DEVELOPER: CONTINENTAL 613 FUND LLC – ERIN CONWAY
CONSULTANT: N.E.S. – BROOKS SWENSON



PROJECT SUMMARY

1. Project Description: This project includes concurrent applications for a major master plan Amendment to the Woodmen Heights Master Plan, a zone change to establish PBC/AO (Planned Business Center with Airport Overlay) and the supporting Avanterra Concept Plan. The plans

illustrate the proposed land use configuration, access, circulation, intended infrastructure and overall intent for single-unit residential horizontal multi-family.

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

BACKGROUND

1. Site Address: None
2. Existing Zoning/Land Use: The property is currently zoned A/AO (Agricultural with Airport Overlay) and vacant.
3. Surrounding Zoning/Land Use:
North: PUD (Planned Unit Development) as Multi-family Residential
South: El Paso County A-5 (Agricultural) as religious institution
East: PBC (Planned Business Center) as commercial convenient services
West: A (Agricultural) as City of Colorado Springs property for future right-of-way
4. Annexation: Woodmen Heights No. 4
5. Master Plan/Designated Master Plan Land Use: Woodmen Heights Master Plan with current designation of Community Commercial / Office (amendment as part of the proposed application)
6. Subdivision: Property is not platted
7. Zoning Enforcement Action: None
8. Physical Characteristics: The proposed area is vacant land with primarily native vegetation with no areas of major slope.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public process for the proposed applications included posting the site and sending postcards to 30 property owners within a 1000-foot buffer. In addition, a neighborhood meeting was held during the internal review stage on September 13, 2021. No citizens attended the neighborhood meeting and no public comments have been received. The site will also be posted prior to all public hearings.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Academy School District 49, Police and E-911. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. Staff has determined that this application is outside the two-mile buffer for USAFA notification. All comments received from the review agencies are addressed.

ANALYSIS OF REVIEW CRITERIA, COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE

1. Review Criteria / Design & Development
 - a. Background

The proposed site is located within the Woodmen Heights Master Plan that was originally established with annexation of this property, and several others in the area, in early 2000. The property is located south of Woodmen Road and west of Black Forest Road. Within this area development has historically established commercial use along Woodmen Road to include sites of higher residential density which fits the proposed land use direction with these applications. In addition, being an area generating high levels of residential service the proposed project as a single-unit horizontal multi-family residential operated as rentable units (horizontal multi-family as sometimes referred) which will offer additional residential options in this area. This is a very active area of City development and will most likely see the elimination of remaining vacant parcels over the next 5 years if the current pace of development continues.
 - b. Master Plan Major Amendment

A master plan is required with annexation per City Code Section 7.5.403(B)(1); the **WOODMEN HEIGHTS MASTER PLAN** was established with this property in 2004. As mentioned above this area has seen significant development over the last 10 years and

in fact the Woodmen Heights Master Plan will now be seen as 'implemented' per City Code (85% developed and no remaining holding zones) which the master plan will then be considered complete, and no further amendments would be required. This parcel is the last holding zone parcel (discussed further below) and is currently identified as Community Commercial and Office on the Woodmen Heights Master Plan. The proposed request's a change to Residential designation to allow for future development of single-unit horizontal multi-family residential. Staff believes the proposed development shows appropriate compatibility when evaluated with the established surrounding land use pattern.

c. Establishment of Zoning

The proposed zoning request will establish the site as PBC/AO (Planned Business Center with Airport Overlay) zone district to accommodate the future intended single-unit horizontal multi-family residential. The proposed application accompanying the zoning request is a concept plan which means for future development the owner will be required (per City Code) to follow the Condition Use Development Plan process to establish multi-family residential. This will require coming before City Planning Commission for final approval. As a general land pattern that has been established in the neighborhood, we see commercial zoning (as established by the PBC zone district) along Woodmen Road which gives opportunity to a higher density residential along this commercial corridor, an appropriate transition to lower residential density in the surrounding neighborhood.

The subject property is currently the last untouched 'holding zone' parcel within the Woodmen Heights Master Plan. The zoning of A (Agricultural) that was established with the original zoning and master plan applications puts the property into this zone district as it awaits development to reach the intended parcel. At that time evaluation of surrounding land use patterns and alignment with PlanCOS helps establish the appropriate land use designation. Staff supports that as the last holding zone of the Woodmen Heights Master Plan, and in evaluation of the above, the proposed zone district establishes an appropriate zoning for this parcel.

d. Concept Plan

The establishment of this zone district will allow for the further development of high density residential that fits appropriately into the land use patterns established in the surrounding area and is supported by nearby community and regional commercial land uses. The proposed **AVANTERRA CONCEPT PLAN** illustrates the intended schematic layout for future development. As mentioned before final details will be included in the development plan review which will be considered a Condition Use and will have final approval through City Planning Commission. This residential site is within less than one mile of several supporting commercial and civic uses to include: grocery store, convenience and fuel station, bank, post office, religious institutions, and several restaurants. As discussed above, this site will offer a unique residential option within the City of Colorado Springs community which allows for a broader breath of housing options.

i. Traffic Analysis and Access

City Traffic Engineering required a TIA and has found the use fits well into the already established traffic circulation pattern and the projected operation of the adjacent roadway will be at an acceptable level of service with the addition of this use. Comments were received by El Paso County for roadway needs; City Traffic Engineering and Planning coordinated comments with El Paso County and no further concerns were received.

ii. Park Land Dedication and Open Space

The associated development is proposed for future residential uses and thus triggers the City Park Land Dedication Ordinance (PLDO). The proposed

development is small in nature and does not include a park site that could be counted towards any dedication. Therefore, the PLDO fees will be collected for residential units established. The Parks and Recreation Department has reviewed this application and supports the collection of fees in lieu of land dedication.

2. Conformance with the City Comprehensive Plan

The current Comprehensive Plan, PlanCOS, identifies policies related to the establishment of zoning and planning for the land use pattern to be created. Several themes support the proposed development with positive connections between a mix of residential that will foster economic and community growth. The proposed development allows for logical residential growth within an identified Vibrant Neighborhood Framework from PlanCOS. This typology encourages incorporated higher density housing types along larger roadways with supported neighborhood amenities.

The new growth opportunity will be a benefit to the City as logical establishment for residential growth. It is the finding of the Planning and Community Development Department that the proposed master plan amendment along with associated zoning, and concept plan substantially conform to the PlanCOS goals and objectives.

3. Conformance with the Area's Master Plan: As discussed in detail above the proposed amendment request's a change in land use designation from Community Commercial/ Office to Residential.

STAFF RECOMMENDATION

CPC MP 03-00279-A2MJ21

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

CPC ZC 21-00135

Recommend approval to City Council the zone change for 11.7 acres of land from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay), based upon the findings that the review criteria for a change of zone, as set forth in City Code Section 7.5.603.

CPC CP 21-00136

Recommend approval to City Council the Avanterra Concept Plan, based upon the findings that the plan meets the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).