

CITY PLANNING COMMISSION AGENDA

STAFF: DANIEL SEXTON

FILE NO(S):

CPC MP 04-00254-A7MN18 – QUASI-JUDICIAL

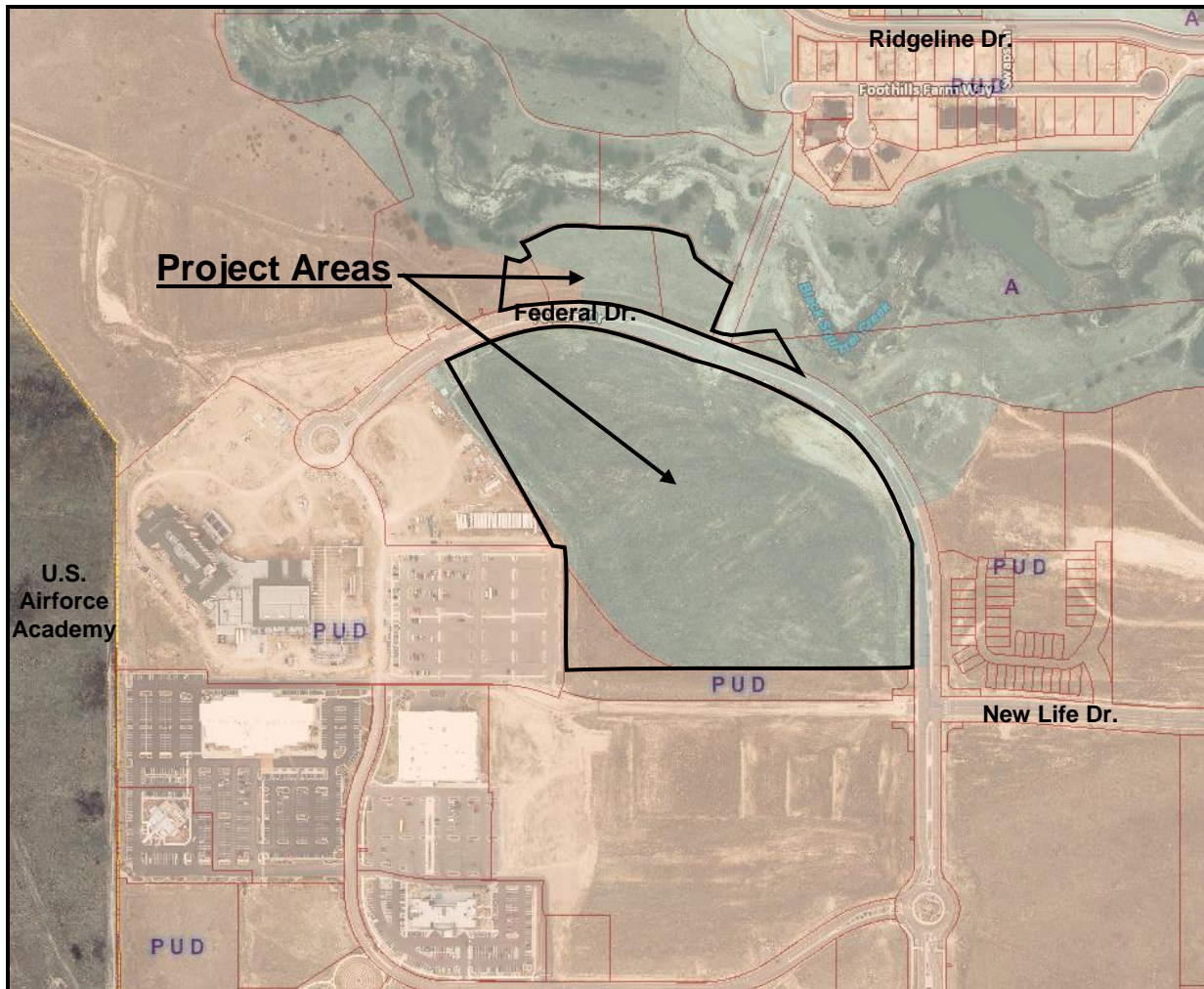
CPC PUZ 18-00070 – QUASI-JUDICIAL

CPC PUP 18-00071 – QUASI-JUDICIAL

PROJECT: CAMPUS AT FOOTHILLS FARM

APPLICANT: CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

OWNER: GINGER I, LLC c/o LA PLATA COMMUNITIES, LLC



PROJECT SUMMARY:

1. **Project Description:** The project includes concurrent applications for a major master plan amendment, PUD (Planned Unit Development) zone change, and PUD concept plan for 25.58 acres of land to be developed as a commercial and residential development (herein referred as “Campus at Foothills Farm”). The properties associated with these applications are located on the north and south side of Federal Drive near its northern terminus. The Campus at Foothills Farm project will complete a very visible segment of The Farm Master Planned area.

The major master plan amendment of The Farm Master Plan proposes to modify a current note which established a maximum allowable building square footage cap of 1,100,000 square feet for commercial and employment uses. The new note proposes to eliminate the square footage cap for commercial and employment uses. **(FIGURE 1)** As stated on the modified plan, the new note reads:

“Per the Allison Ranch Additional Annexation Agreement, the property owner hereby consents to the removal of the maximum square footage cap for commercial and employment uses.”

The proposed rezone will change the current zoning for the subject properties from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development; commercial and residential, 20 dwelling units per acre, maximum height of 45-feet in Parcel A and 70-feet in Parcel B for office and commercial uses). **(FIGURE 2)**

The Campus at Foothills Farm PUD concept plan establishes the framework for the development of the 25.58 acre site consisting of approximately 2 million square feet of commercial space, multi-family residences, and ancillary site improvements. More specifically, the plan sets forth a mix of land uses commonly permitted in the PBC (Planned Business Center) zone district, specific dimensional controls to ensure compatibility with the surrounding development patterns, and establishes a maximum density for the commercial land uses (50% maximum building square footage of parcel area) and residential (20 DU/AC) uses. **(FIGURE 3)**

2. **Applicant’s Project Statement:** **(FIGURE 4)**
3. **Planning and Development Team’s Recommendation:** Staff recommends approval of the applications.

BACKGROUND:

1. **Site Address:** The properties associated with this project are not currently addressed and consist of unplatted and undeveloped land.
2. **Existing Zoning/Land Use:** The subject properties are currently zoned PUD/A (Planned Unit Development and Agricultural) and are vacant.
3. **Surrounding Zoning/Land Use:** North: A (Agricultural), and segment of Black Squirrel Creek.

East: A (Agricultural) and PUD (Planned Unit Development: small lot single-family detached residential, maximum density of 8.23 dwelling units per acre, and maximum building height of 35 feet), and the parcel is currently under development.

South: PUD (Planned Unit Development: commercial, maximum building height of 45 feet and maximum building height of 75 feet for architectural features, and maximum building square footage of 844,361 square feet), and vacant.

West: PUD (Planned Unit Development: office and commercial uses, and maximum building height of 135 feet), and partially vacant with a commercial parking lot for Great Wolf Lodge.

4. **Comprehensive Plan/Designated 2020 Land Use:** Commercial Center

5. Annexation: The subject properties were annexed into the City on September 27, 2005 per the Allison Ranch Addition Annexation Plat (Ord. 05-131).
6. Master Plan/Designated Master Plan Land Use: The Farm Master Plan as amended identifies the 25.58 acres of the project site as Commercial/Office.
7. Subdivision: The property is unplatted.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is currently vacant, but has been over-lot graded with some stockpiled aggregate adjacent to Black Squirrel Creek. The property gradually slopes north to Black Squirrel Creek.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners with 1,000 feet of the site, which included the mailing of postcards to 142 property owners on two occasions: during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. No comments were received from residents during the public solicitations for comments.

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 Fire, Council of Neighbors and Organizations (CONO), School District #20, Police and E-911, and the United States Air Force Academy (USAFA). All comments received from the review agencies have been addressed, with the exception of a couple concerns raised by USAFA.

USAFA's concerns are focused on the heightened risk to civilian occupants, cadets, and pilots associated with the development of high-rise commercial buildings adjacent to the established high-volume take-off and landing patterns for USAFA aircraft and their compliance with the Federal Aviation Administration's (FAA) requirements. **(FIGURE 5)** The applicant has addressed USAFA's building height concerns by lowering the maximum allowable building heights to 70 feet for office and commercial uses in Parcel B and to 45 feet for all other uses throughout the project. The westerly portion of the Campus at Foothills Farm project, which is not being considered under these applications, will utilize the existing PUD zone district and dimensional controls approved for the Interquest Marketplace development. Regarding compliance with FAA requirements, USAFA and La Plata Communities—the master developer of the Campus at Foothills Farm—are privately coordinating the preparation of an aeronautical study. City Planning staff intends to monitor the on-going discussion between La Plata Communities and USAFA as part of future land use entitlement submittals, such as development plan and final subdivision plat applications. Should the current issue continue, or additional issues emerge, City Planning staff will not forward the subject applications on to City Council until an appropriate resolution to the outstanding items has been reached.

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

The applicant's requested amendment of The Farm Master Plan **(FIGURE 1)** involves modifying a current note which established a maximum allowable building square footage for commercial and employment uses at 1,100,000 square feet. As stated below, the new plan note eliminates the square footage cap for commercial and employment uses.

“Per the Allison Ranch Additional Annexation Agreement, the property owner hereby consents to the removal of the maximum square footage cap for commercial and employment uses.”

This proposed change will impact 107.4 acres within the 479 acres covered by The Farm Master Plan. To ensure that the unlimited build-out of commercial and employment uses would not negatively impact the immediate area and existing infrastructure, all the standard internal and external review agencies were notified and no concerns were raised.

As this application was processed as a major master plan amendment, a fiscal impact analysis (FIA) was prepared by the City's Financial Department. **(FIGURE 6)** According to the FIA, "...most departments indicated that there were no identifiable marginal costs of providing services to the amended development." The FIA noted the cost of servicing this development would not outweigh or exceed the project's revenue to the City during the 10-year timeframe analyzed. This positive result likely stems from adding significant commercial space and the potential for tax revenue. Staff notes that specific uses are not known at this time and, thus, were not factored into the above referenced FIA. During the review of subsequent entitlement applications, staff will determine if there is a need for impact fees or other reimbursements.

ii. PUD Zone Change

The requested change of zone of 25.58 acres of land (**FIGURE 2**), located on the north and south side of Federal Drive, will rezone the project site from PUD/A (Planned Unit Development and Agricultural) to PUD (Planned Unit Development; commercial and residential, 20 dwelling units per acre, maximum height of 45-feet in Parcel A and 70-feet in Parcel B for office and commercial uses). The majority of the subject property was originally zoned A (Agricultural) when it was annexed into the City in 2005, which has served as a holding zone until the property was ready for development. Those portions of the site currently zoned PUD were rezoned in 2006 in preparation for commercial development of adjacent parcels. The applicant's proposed PUD zone district sets the specific density, dimensional, and use controls for the development of the Campus at Foothills Farm project. This change of zone is in conformance with the Farm Master Plan as amended and meets the City Code standards for establishment of a PUD zone district and a zone change request.

iii. PUD Development Plan

The proposed PUD concept plan for the Campus at Foothills Farm project (**FIGURE 3**) establishes the dimensional and density controls for the development, and basic site access information. To ensure the development is compatible with the immediate area, the density and intensity restrictions for developed uses consist of commercial use being limited to a maximum building square footage of 50% of the parcel area and residential uses limited to 20 DU/AC. The future land uses are expected to consist of any permitted or conditional commercial and residential uses typically found in the PBC zone district, as well as allowances for manufacturing, light industry, public facilities, and research and development uses. The proposed maximum building height of 45 feet, with a slightly higher maximum building height allowance of 70 feet for commercial and office uses located in Parcel B, forms a good transition from the developed and expected commercial uses to the south and west and the residential developments to the north and east.

To determine the appropriate siting and turning movements for the proposed access drives, the applicant commissioned LSC Transportation Consultants, Inc. to prepare a Trip Generation Technical Memorandum, dated July 12, 2018. **(FIGURE 7)** The technical memorandum analyzed current and projected land use and traffic volumes for the project and surrounding area. From this analysis, LSC determined the previous trip generation estimates for the area will increase. Based on this information and recent traffic studies, the City's Traffic Division of

Public Works was able to conclude that the siting and turning movements for the proposed access drives were acceptable as shown on the Concept Plan. A more robust traffic impact analysis was not required at this stage, but additional traffic reports may be necessary once final land uses are determined.

As proposed, the applicant's site planning has produced a development that is respectful of the adjacent Preble's Meadow Jumping Mouse (Preble's Mouse) habitat and Black Squirrel Creek with its floodplain and pending channel improvements. The Preble's Mouse is a nationally protected species under the Endangered Species Act of 1973. Its habitat, which consists of heavily vegetated streamside riparian areas with adjacent grassland cover, is present along much of the Front Range and, specifically, the western edge of The Farm Master Planned area. The applicant has worked with the U.S. Fish & Wildlife Department to ensure the scope of development preserves areas of significant habitat for this species.

The applicant intends to develop the Campus at Foothills Farm project as outside interest in the area is secured. All future developments will require the review and approval of a PUD development plan and final subdivision plat applications for the respective pad sites. Staff finds that the proposed plan meets the review criteria from granting a PUD concept plan.

2. Conformance with the City Comprehensive Plan

Based on the City's Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development platters for the subject parcel, which is identified as Commercial Center per the Plan's 2020 Land Use map.

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

The applicant's proposal furthers the City's efforts to encourage the orderly development of undeveloped parcels throughout the City. This project provides a platform for the building of neighborhood and community, as it will complete a very visible segment of the Farm Master Planned area and includes opportunities for commercial and residential uses within the project site. The envisioned mix of uses also helps to integrate this project into the surrounding area, which contains commercial and residential uses.

b. Objective LU 4: Encourage Infill and Redevelopment

The applicant's proposal is supportive of the City's efforts to encourage the creation of functional and supportive mixed-use development in neighborhoods. The project site has been sitting undeveloped and underutilized for 13 years, with the exception of the installation of roadways and utility services. This package of entitlements establishes the basic design and dimensional controls to ensure this development will develop as a well-functioning neighborhood and is a quality development that will be an asset to the immediate area and City.

As indicated above, staff finds the Campus at Foothills Farm project and associated applications to substantially conform to the Comprehensive Plan's goals, objectives, and 2020 Land Use map.

3. Conformance with the Area's Master Plan

The project site is part of the Farm Master Planned area, which identified the parcel for development with a Commercial/Office use. As proposed, the applicant intends develop the project site with permitted and conditional commercial and residential (multi-family) uses. Staff finds the Campus at Foothills Farm project to be consistent and in substantial compliance with the Farm Master Plan as amended.

STAFF RECOMMENDATION:

CPC MP 04-00254-A7MJ18 - MAJOR MASTER PLAN AMENDMENT

Recommend approval to the City Council the major amendment of The Farm Master Plan, based on the findings that the amendment request meets the review criteria for granting a master plan as set forth in City Code Section 7.5.408.

CPC PUZ 18-00070 – CHANGE OF ZONING TO PUD

Recommend approval to City Council the zone change of 25.58 acres from (PUD/A) Planned Unit Development and Agricultural to (PUD) Planned Unit Development; commercial and residential, 20 dwelling units per acre, maximum height of 45-feet in Parcel A and 70-feet in Parcel B for office and commercial uses, 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(B) and the development of a PUD zone as set forth in City Code Section 7.3.603.

CPC PUP 18-00071– PUD CONCEPT PLAN

Recommend approval to City Council the PUD concept plan for the Campus at Foothills Farm project, based upon the findings that the PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).