#### Hancock Commons CPC PUZ 22-00036, CPC PUP 22-00037

City Council September 13, 2022 Gabe Sevigny, Planning Supervisor



## SITE LOCATION





### BACKGROUND



The site has remained undeveloped since annexation in 1969. The subject property is currently under four (4) separate zoning designations. The northeast portion is currently zoned PBC/AO (Planned Business Center with Airport Overlay) in Ordinance No. 84-196; the northwest portion is currently zoned OC/AO (Office Complex with Airport Overlay) in Ordinance No. 84-195; the southeast portion is currently zoned PUD (Planned Unit Development; Townhomes, 35 ft. max bldg. ht., 11.668 du/ac with Navigation Preservation Overlay) in Ordinance No. 03-36; lastly the southwest portion is currently zoned PUD/CR (Planned Unit Development with Conditions of Record) in Ordinance No. 84-194.

Three (3) of the above zonings were completed in 1984, with the last one to be completed in 2003. The rezoning under Ordinance No. 03-36 overlaps the zone boundary of Ordinance No. 84-194 as indicated on that attached Current Zoning Depiction. When the applicant first approached city staff for development requirements, this was observed and staff required a zone change to fix the issue of the overlapping zonings.





### **PUD Zone Change**

To allow the proposed development, the applicant has provided a PUD zone change application. The proposed zoning is PUD/AO (Planned Unit Development; Residential and Commercial, with density and maximum building height established with CPC PUP 22-00037 with Airport Overlay)



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#### **PUD Concept Plan**

The requested Hancock Commons Concept Plan illustrates the envisioned development for the subject area with multi-family and commercial uses, roadway improvements, to include a vacation of Hancock Expressway and relocating to the north of the property, and other improvements that will be determined as part of a future PUD development plan applications. The applicant has proposed to limit the allowable land uses with the project subareas as follows:

Residential Use Types: Expected to be developed in the Residential Medium (RM), Residential Very High (RVH) areas of the project. The residential densities vary by area but range from 8-25 dwelling units per acre.

Commercial Use Types: Limited to the Planned Business Center (PBC) portions of the project and may include both permitted and conditional uses commonly found in the PBC zoned district. The principal permitted and conditional use for the PBC zone district are outlined in City Code Section 7.3.203 *Permitted, Conditional and Accessory Uses.* The maximum allowable square footage will be limited to 20,000 square feet. This is consistent to what the area is currently zoned.

The applicant has proposed maximum buildings heights for the project that vary by area but range from 35-45 feet. The 35-foot maximum building height for the RM subarea is consistent with building heights for multi-family as the Zoning Code for multi-family has maximum building heights of 40 and 45 feet. The 45-foot maximum building height for the RVH subarea is consistent with building heights for multi-family for the same reason listed above and the current zoning of the area has a maximum building height of 45 feet. Lastly, the 45-foot maximum building height for the Commercial subarea is consistent with the maximum building height for the PBC zone district which is also 45 feet.



# RECOMMENDATION



#### CPC PUZ 22-00036 – ZONE CHANGE TO PUD/AO

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 20.26 acres located west of South Chelton Road along the north and south side of Hancock Expressway from PUD/PUD/OC/CR/PBC/AO (Planned Unit Development: Townhomes, 30-foot maximum building height with 15 dwelling units per acre; Planned Unit Development: Townhomes, 35-foot maximum building height, 11.668 dwelling units per acre with Navigation Preservation Overlay; Office Complex with Airport Overlay; and Planned Business Center with Airport Overlay) to PUD/AO (Planned Unit Development: Residential and Commercial with density and maximum building height established with CPC PUP 22-00037 with Airport Overlay) based upon the findings that the change of zoning request complies with the criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

# RECOMMENDATION



#### CPC PUP 22-00037 – PUD CONCEPT PLAN

Approve a concept plan for Hancock Commons project, based upon the findings that the concept plat meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E) with the following Condition of Approval, and technical modifications:

Conditions of Approval

1. Applicant will receive final approval from SWENT for the Master Drainage Development Plan (MDDP) prior to final approval of the Concept Plan.