



Crest at Woodmen Zoning Map Amendment

CITY COUNCIL

Second Reading – January 14, 2025



Crest at Woodmen

QUICK FACTS

Address:

6855 Campus Drive

Location:

South of Woodmen Road and East of
Campus Drive

Zoning and Overlays

Current: PDZ/AF-O/SS-O (45' Max Height)

Proposed: PDZ/AF-O (65' Max Height)

Site Area

10.18 acres (47.72 entire site)

Proposed Land Use

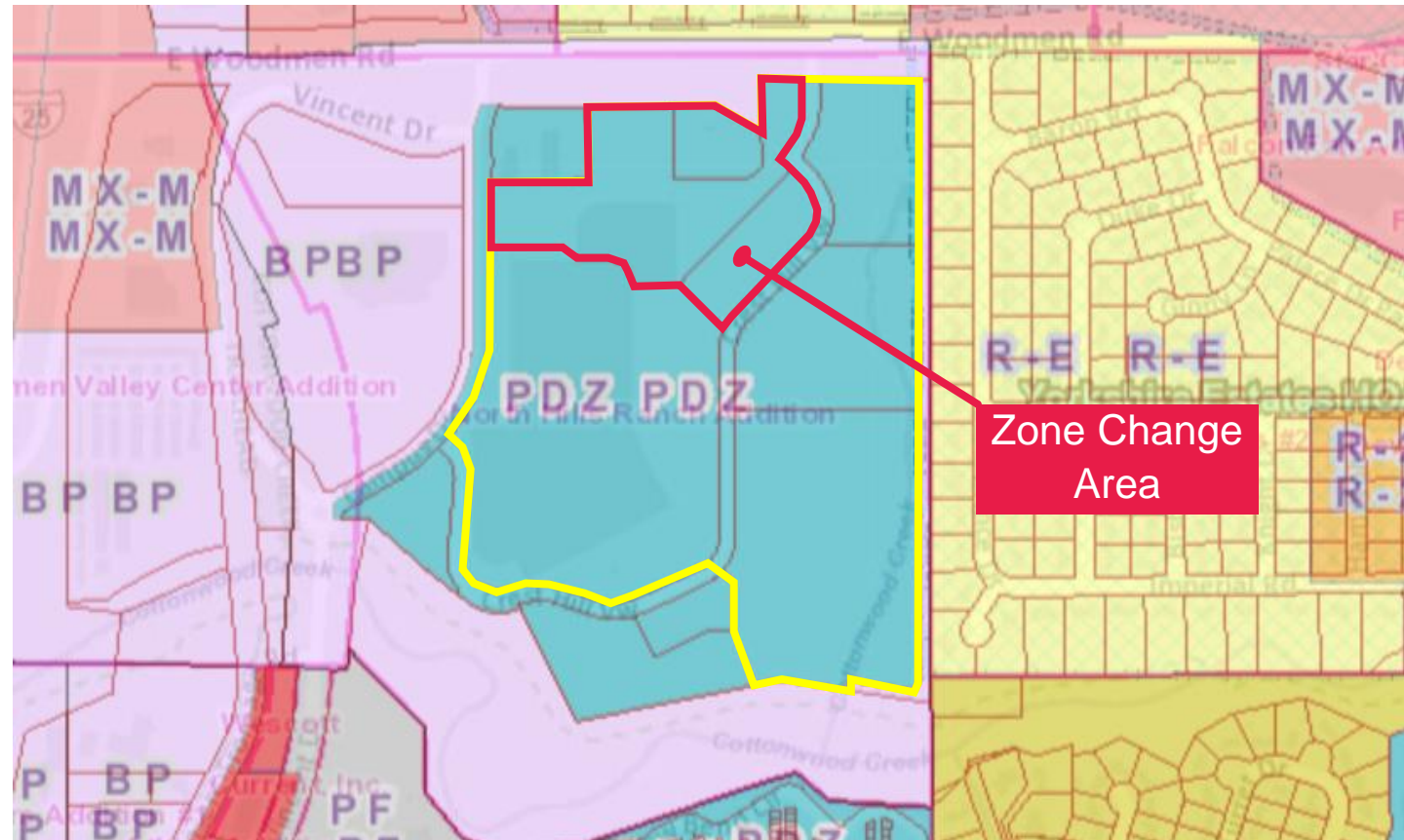
Commercial

APPLICATIONS

Zone Change

Land Use Plan Modification

VICINITY MAP



Crest at Woodmen

PROJECT SUMMARY

File #(s):

PUDZ-24-0001

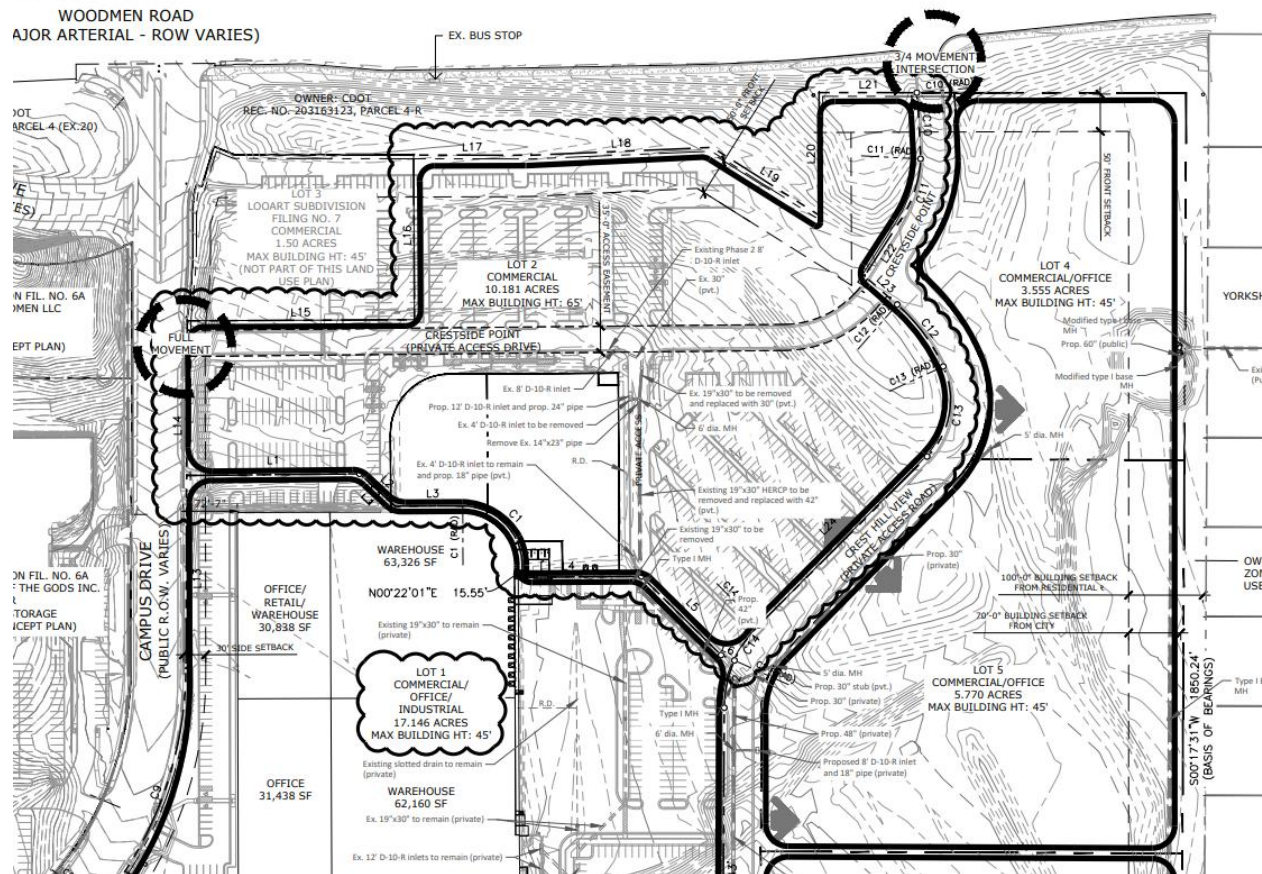
LUPL-24-0008

Project Proposal:

Zone change to Lot 2 to increase maximum height of parapets to 65' for up to 40% of the length

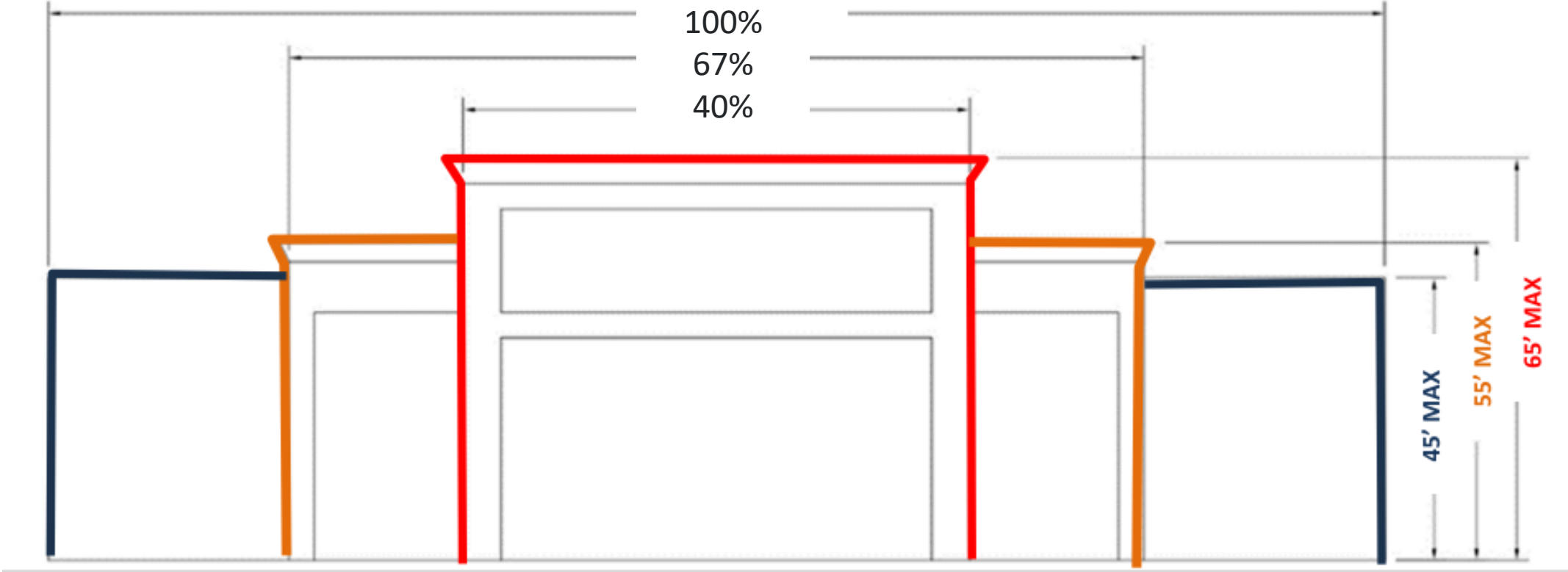
Up to 67% of parapet can be 55' tall

SITE PLAN



Crest at Woodmen

HEIGHT EXHIBIT



Crest at Woodmen

VIEW FROM WOODMEN



Crest at Woodmen – Signage

Per City Sign Code Program Administrator:

- Signage area is based on linear feet of building frontage
- Increased height will not allow for increased signage

TIMELINE OF REVIEW

Initial Submittal Date	May 21, 2024
Number of Review Cycles	Four (4)
CPC Meeting Date	November 13, 2024
CPC Result	6-3 in favor of recommending approval, with Slattery, Rickett, and Gigiano voting against
Reason(s) for voting against	Commissioners expressed concern that this will set a precedent for future increased heights along Woodmen Rd

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	160 Postcards
Number of Comments Received	Two comments received

PUBLIC ENGAGEMENT

Two citizen comments were received.

- One comment was against the application but did not provide reasoning.
- The other comment was concerned about traffic and noise.

AGENCY REVIEW

Traffic Engineering

The proposed modification to the land use plan does not meet the threshold of peak hour trip generation per the Traffic Engineering Criteria Manual to require a Traffic Impact Study (TIS). Therefore, a TIS is not required for this site. The land use plan shows no changes to existing access points. All existing access points meet the City Traffic Criteria Manual guidelines.

SWENT

All comments resolved.

Engineering Development Review

All comments resolved.

Colorado Springs Utilities

No comments received during review.

Fire

CSFD has no issues with the proposed amendment. CSFD did note that due to the proposed heights, an aerial apparatus road will be required.

Planning Landscape

No comments received during review.

Parks

No comments received.

Enumerations

No comments received during review.

USAFA

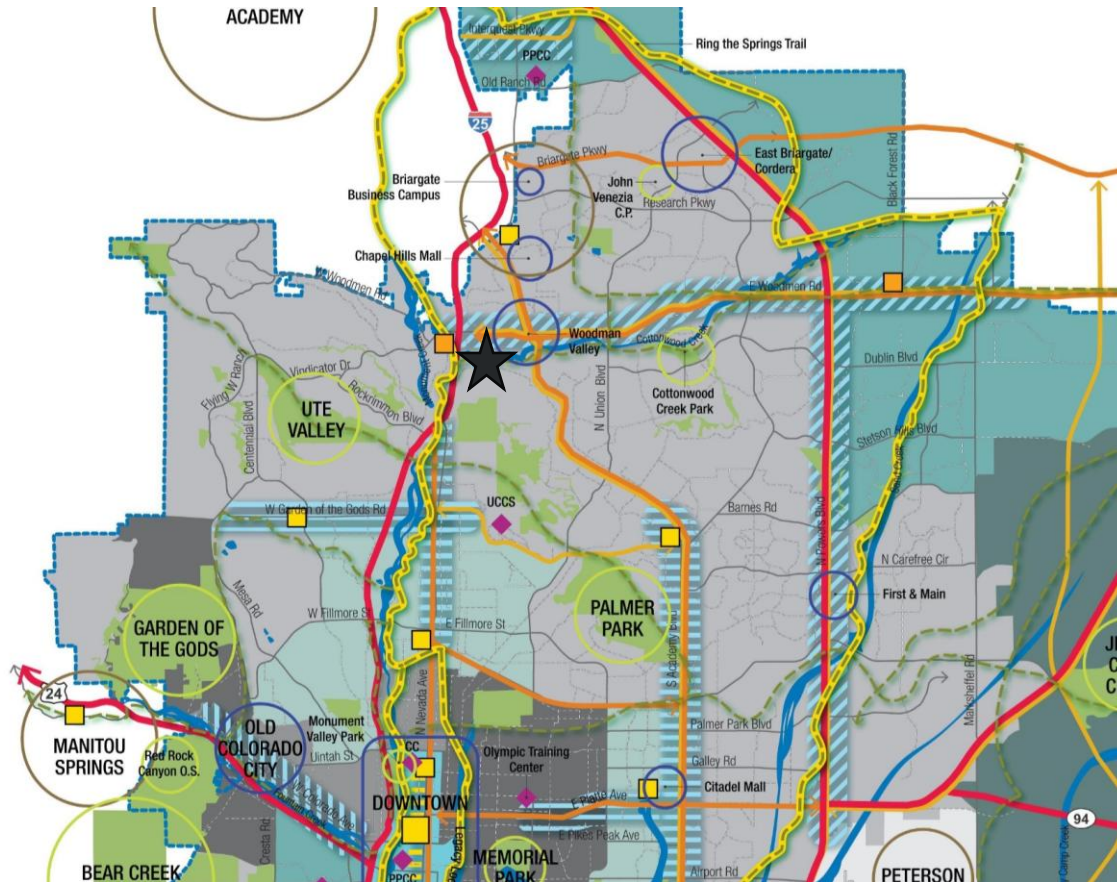
Due to the site's proximity to Davis airfield and proposed height increase from 45 feet to 65 feet, an FAA review is required prior to construction. The Land Use Plan contains a note acknowledging that the property may be impacted by USAFA sensory effects.

School District 20

The District is able to serve each student who is a resident of District 20. The District has requested fees in lieu of land dedication per the existing City Code for all residential units within this development.

PlanCOS COMPLIANCE

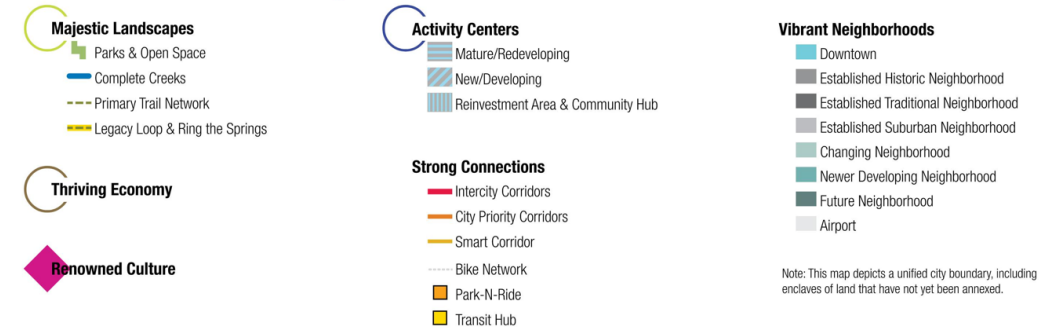
PlanCOS MAP IMAGE



PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS.

★ SITE LOCATION



APPLICATION REVIEW CRITERIA

7.5.704.D Zoning Map Amendment

Criteria for Approval

1. *The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).*
2. *The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*
3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*
4. *If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*
5. *If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*
6. *If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in in Subsection 7.5.514C.3 (Land Use Plan Criteria).*
7. *The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.*

APPLICATION REVIEW CRITERIA

7.5.704.D Zoning Map Amendment

Criteria for Approval

8. *If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*
9. *If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*
10. *Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).*

Statement of Compliance

PUDZ-24-0001

After evaluation of the zoning map amendment, the application meets the review criteria.

APPLICATION REVIEW CRITERIA

7.5.514.C.3 Land Use Plan Modification

Criteria for Approval

- a. *Complies with the provisions of this UDC and all applicable City regulations;*
- b. *Is consistent with any conditions in the approval or permit proposed to be modified, unless the decision-making body that imposed that condition modifies that condition*
- c. *Does not create more adverse impacts on surrounding properties than the development approval or permit proposed to be modified; and*
- d. *Is consistent with the Colorado Springs Comprehensive Plan, other plans adopted by City Council, and the intent of the zone district in which the property is located.*

Statement of Compliance

LUPL-24-0008

After evaluation of the land use plan modification, the application meets the review criteria.

CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

PUDZ-24-0001 – Crest at Woodmen Zoning Map Amendment (Rezone)

Motion to Approve

Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 10.181 acres located at 6855 Campus Drive from PDZ/SS-O (Planned Development Zone: Commercial, Industrial, and Residential Uses; maximum building height of 45-feet, 25-30 dwelling units per acre (Lot 6 only), and maximum building square footage of 677,257 square feet (Lots 1-6) with Streamside Overlay) to PDZ/AF-O (Planned Development Zone: Commercial Use; maximum building height of 65-feet, and maximum building square footage of 150,000 square feet (Lot 2) with United States Air Force Academy Overlay) zone district based upon the findings that the request complies with the criteria for a Zoning Map amendment as set forth in City Code Section 7.5.704.

Motion to Deny

Deny an ordinance amending the zoning map of the City of Colorado Springs relating to 10.181 acres located at 6855 Campus Drive from PDZ/SS-O (Planned Development Zone: Commercial, Industrial, and Residential Uses; maximum building height of 45-feet, 25-30 dwelling units per acre (Lot 6 only), and maximum building square footage of 677,257 square feet (Lots 1-6) with Streamside Overlay) to PDZ/AF-O (Planned Development Zone: Commercial Use; maximum building height of 65-feet, and maximum building square footage of 150,000 square feet (Lot 2) with United States Air Force Academy Overlay) zone district based upon the findings that the request does not comply with the criteria for a Zoning Map amendment as set forth in City Code Section 7.5.704.

CITY COUNCIL OPTIONAL MOTIONS

Optional Motions

LUPL-24-0008 – Crest at Woodmen Land Use Plan Modification

Motion to Approve

Approve the Crest at Woodmen Land Use Plan related to 10.181 acres based upon the findings that the request complies with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

Motion to Deny

Deny the Crest at Woodmen Land Use Plan related to 10.181 acres based upon the findings that the request does not comply with the review criteria for Land Use Plans as set forth in City Code Section 7.5.514.

