

# Trailside at Cottonwood Creek PUD Zone Change, Concept Plan, and PUD Development Plan

CPC PUZ 19-00061

CPC CP 08-00142-A7MN19

CPC PUD 19-00063

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# Applications



## **CPC ZC 19-00061 – CHANGE OF ZONING TO PUD**

Zone change for 15.67 acres, from OC (Office Complex) and PBC (Planned Business Center), with Airport Overlay and Streamside Overlays, to PUD/AO/SS (Planned Unit Development with Airport Overlay and Streamside Overlays) for small-lot residential development with a maximum density of 3.6 dwelling units per acre and 35-foot building height

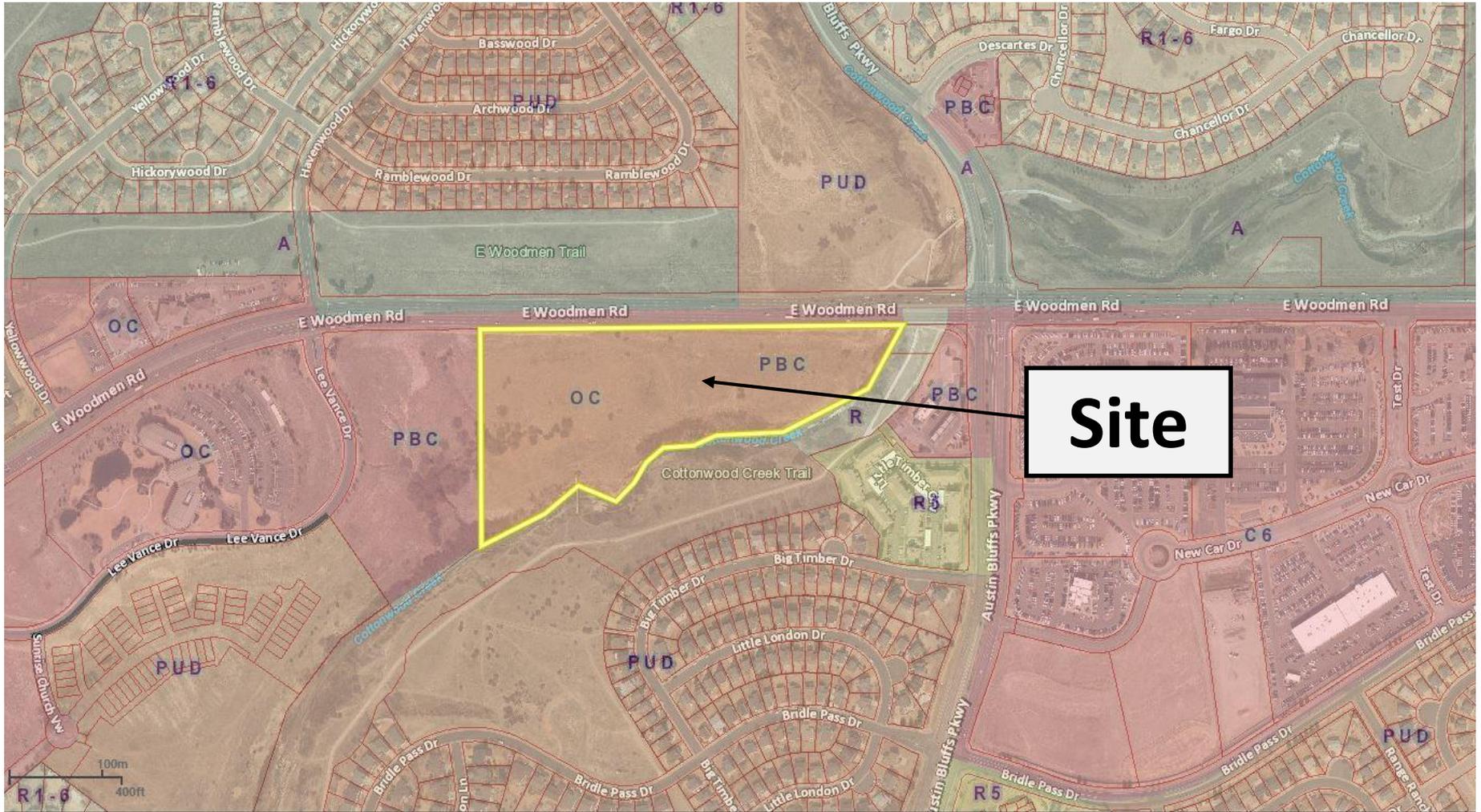
## **CPC CP 08-00142-A7MN19 – CONCEPT PLAN**

Concept Plan Amendment changing the land use designation of the 15.67 acre property from commercial and medical office to single-family residential and open space

## **CPC PUD 19-00063 – PUD DEVELOPMENT PLAN**

The Trailside at Cottonwood Creek PUD Development Plan proposing 56 single-family lots on 15.67 acres with a maximum building height of 35-feet

# Vicinity Map



# General Information



## Site Details:

- 14.67 affected acres, currently vacant
- Zoned OC and PBC (Office Complex and Planned Business Center)
- Proposed zone change to PUD to allow for small-lot residential development
- Concept Plan amendment shows change from commercial and medical office to single-family residential with open space
- PUD Development Plan illustrates the layout and details of the development
- Administrative review of subdivision plat for 56 homes is also in process

## Public Notification and Involvement:

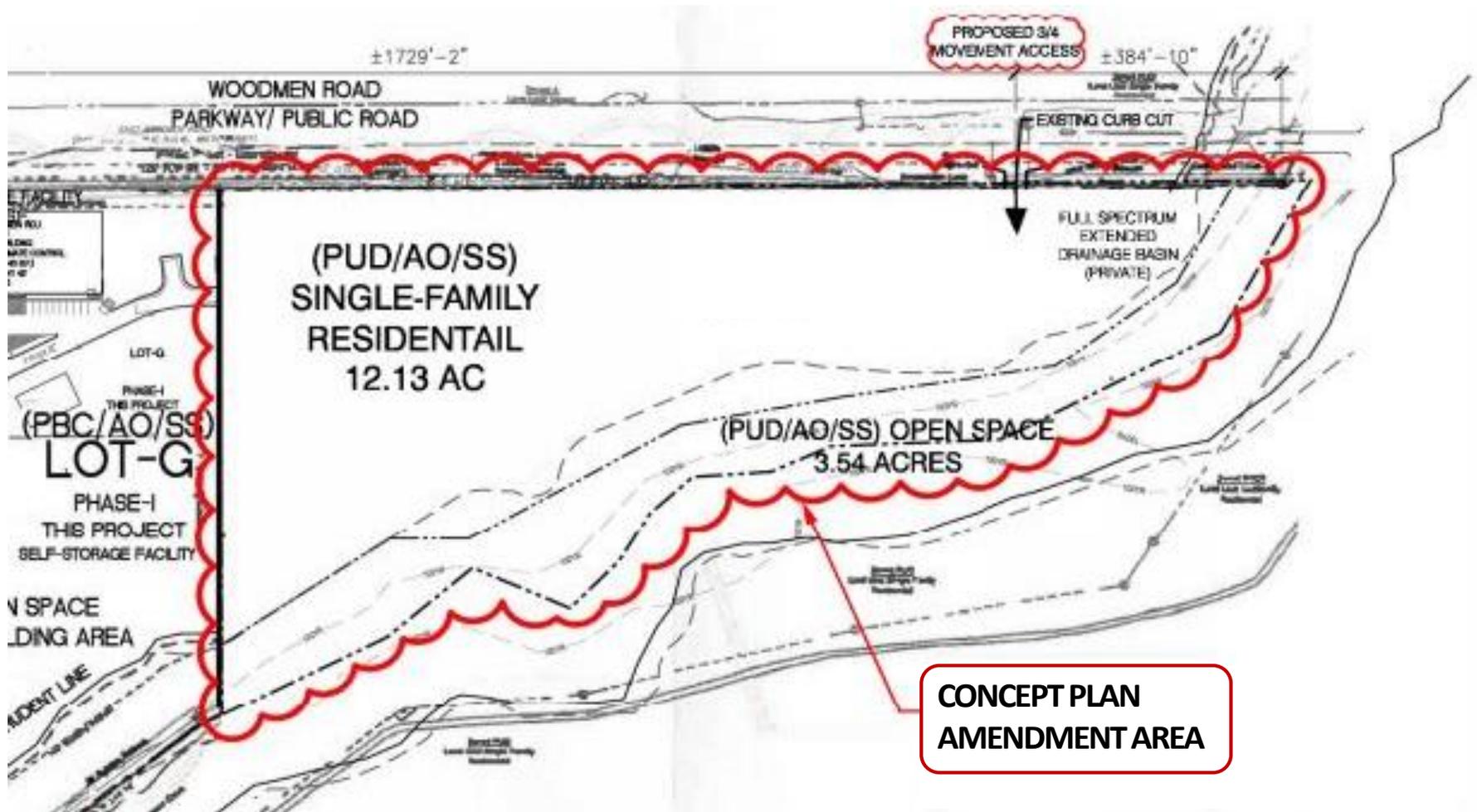
- Public notice was mailed to 291 property owners, on three occasions: at initial review stage, at neighborhood meeting, and at Planning Commission hearing
- The site was also posted on those three occasions
- Six emails received with concerns regarding additional density; geography of site; impacts on the creek corridor; visual impacts; and traffic concerns

# Concept Plan Amendment



**FROM: Commercial / Medical Office**

**TO: Single Family Residential / Open Space**



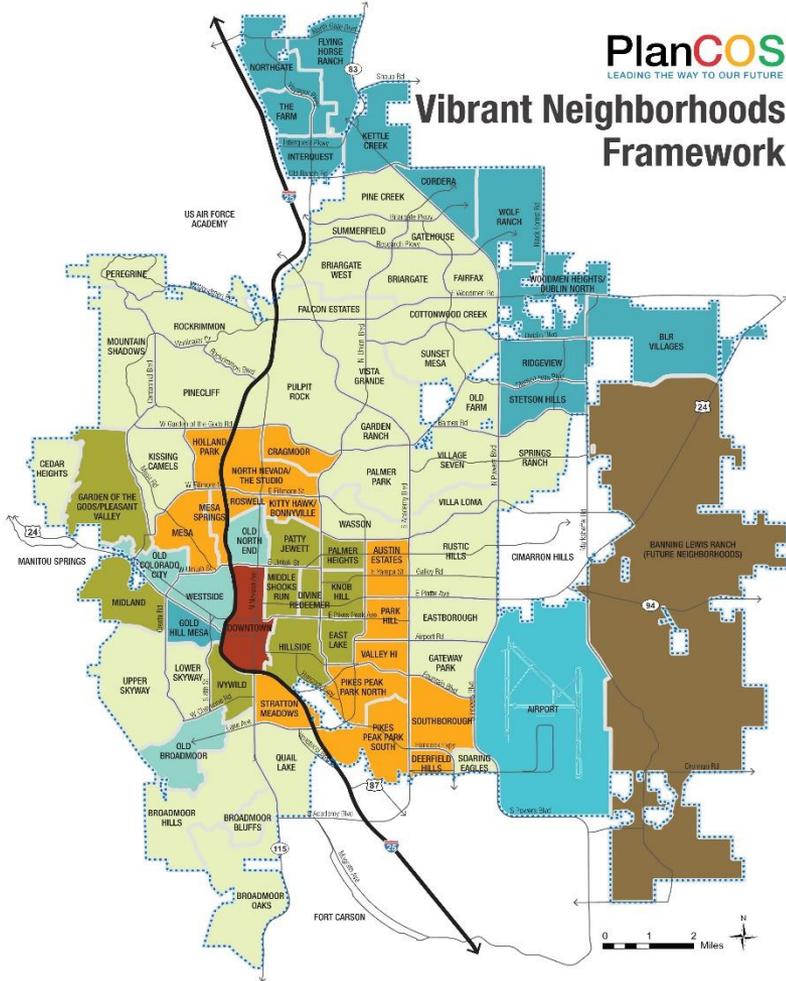


# PlanCOS Context Maps



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## Vibrant Neighborhoods Framework

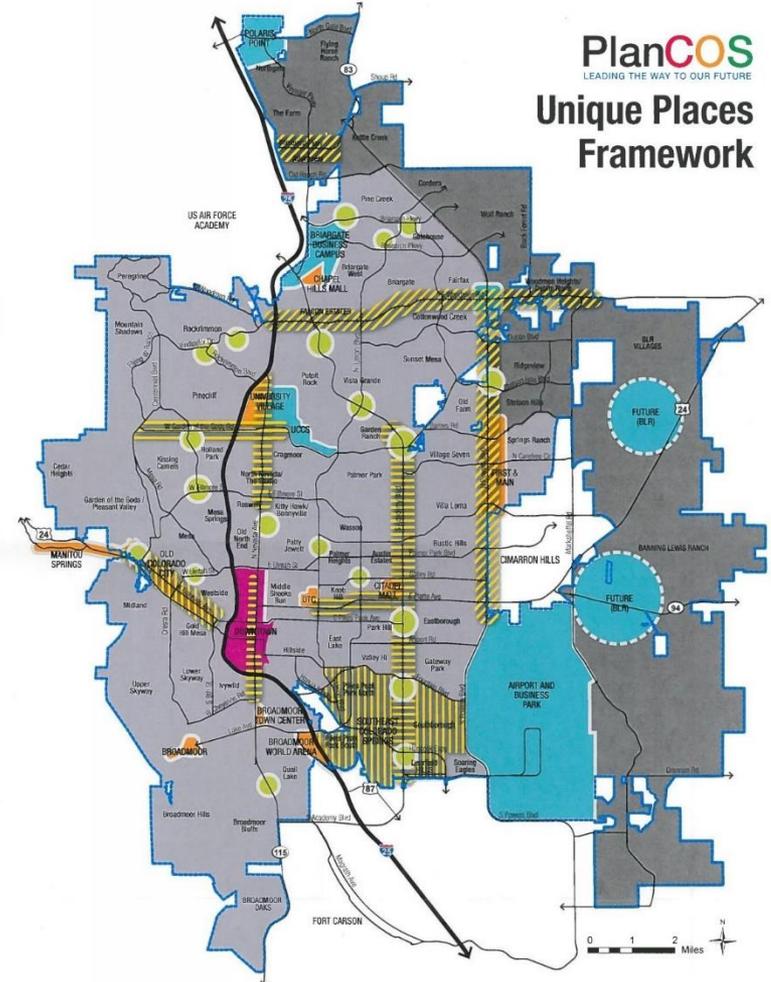


**Predominant Typology**

- Downtown
- Established Traditional Neighborhood
- Newer Developing Neighborhood
- Established Suburban Neighborhood
- Changing Neighborhood
- Airport
- Established Historic Neighborhood
- Future Neighborhood
- City Boundary
- Interstate 25
- Major Roads

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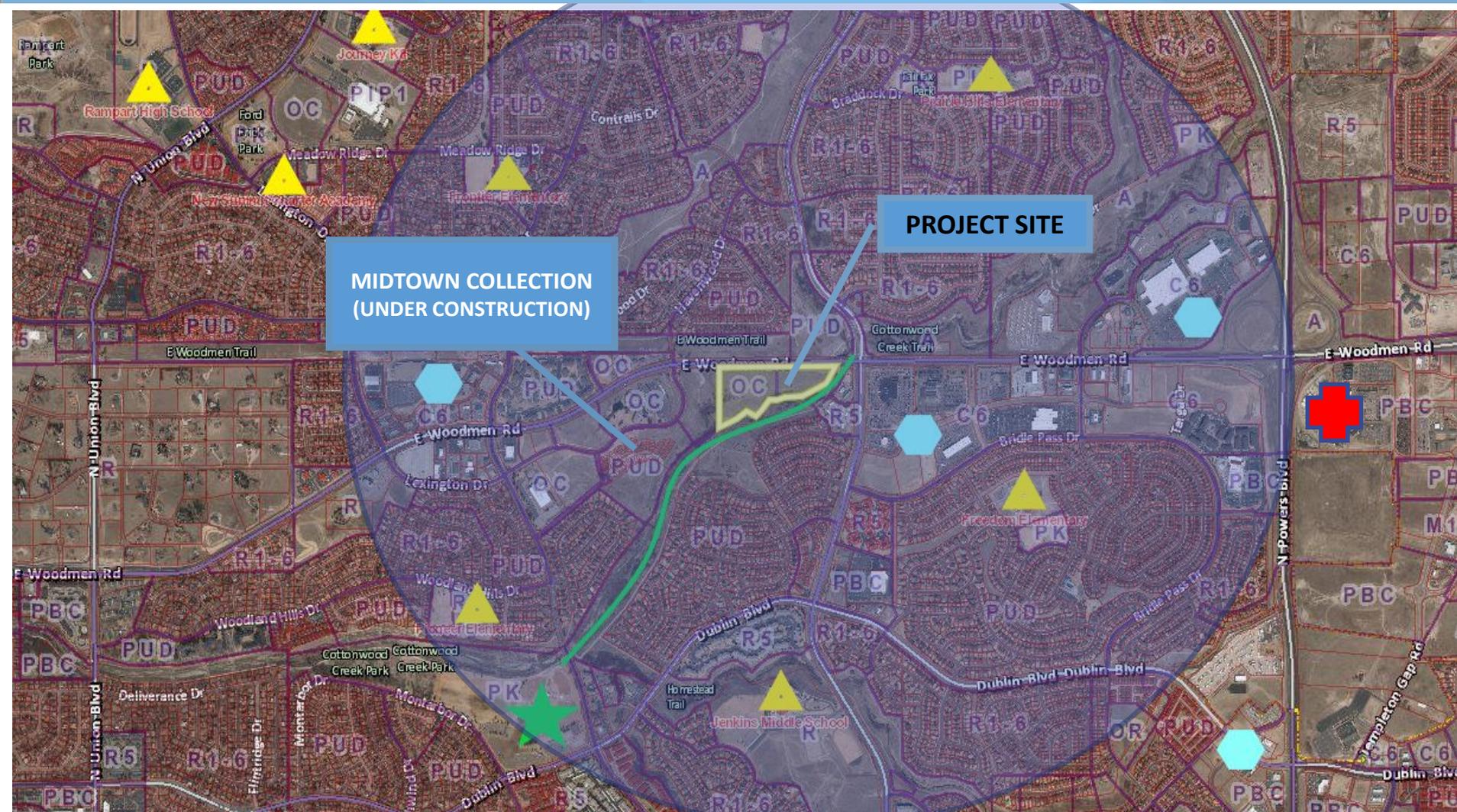
## Unique Places Framework



**Predominant Typology**

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub
- City Boundary
- Interstate 25
- Major Roads

# Area Context Map



**MIDTOWN COLLECTION  
(UNDER CONSTRUCTION)**

**PROJECT SITE**

- School
- Hospital
- Park
- Major Commercial Center
- Trail Connection
- 1-Mile Radius

# Recommendations



## **CPC ZC 19-00061 – CHANGE OF ZONING TO PUD**

Approve the zone change for 15.67 acres, changing from OC (Office Complex) and PBC (Planned Business Center) with Airport Overlay and Streamside Overlays to PUD/AO/SS (Planned Unit Development with Airport Overlay and Streamside Overlays) for small-lot residential development with a maximum density of 3.6 dwelling units per acre and 35-foot building height, with one technical modification correcting graphic notations for consistency with the legal description, based upon the findings that the request complies with the review criteria for a zone change and establishment of a PUD zone.

## **CPC CP 08-00142-A7MN19 – CONCEPT PLAN AMENDMENT**

Approve the Concept Plan Amendment, based upon the findings that the amended concept plan meets the review criteria for approval of a concept plan.

## **CPC PUD 19-00063 – PUD DEVELOPMENT PLAN**

Approve the Trailside at Cottonwood Creek PUD Development Plan, with one technical modification to fill in blank spaces on the cover page related to project and ordinance numbers and the approved Geologic Hazard Report, based on findings that the proposal meets the PUD development plan review criteria.

# Vicinity Map

