



Legislation Details (With Text)

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Title: Southwest Centennial and Fillmore Concept Plan.
 (Quasi-Judicial Matter)

Sponsors:

Indexes:

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Attachments: 1. Criteria-7.5.501E-Concept Plan criteria.pdf

Date	Ver.	Action By	Action	Result
5/26/2015	1	City Council	approved	Pass

Southwest Centennial and Fillmore Concept Plan.
(Quasi-Judicial Matter)

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

CPC ZC 15-00001
CPC CP 15-00002

This project includes concurrent applications for a zone change and a concept plan for a 10.8-acre site located southwest of Centennial Boulevard and Fillmore Street. City Code Section 7.5.501.B requires that a concept plan be submitted and reviewed concurrently with a zoning change application. The purpose of the concept plan is to generally illustrate the development of the property, access points and possible uses. A detailed site development plan will be submitted with a future development application(s) that will be reviewed either administratively or by the City Planning Commission, depending on whether the use is permitted by right or as a conditional use.

The applicant is requesting a zone change from OC/cr/HS (Office Complex with conditions of record and Hillside Overlay) and PUD/HS (Planned Unit Development with Hillside Overlay) to OC (Office Complex). Additionally, the applicant is proposing a concept plan for the property.

Previous Council Action:

Not Applicable.

Background:

The project is a request for a concept plan and a zone change for a 10.8 acre site. The property currently has two zoning districts and the owner would like to rezone to one zone district, remove the

hillside overlay, and remove the condition of record. The proposed zone district, OC (Office Complex), would allow development of general or medical offices as well as other uses. The concept plan that accompanies the zone change shows a preservation area easement on 6.45 acres of the 10.8 acre site, resulting in a 4.35 acre developable area for general or medical office.

Please see the attached City Planning Commission staff report for additional detailed analysis.

Financial Implications:

Not Applicable.

Board/Commission Recommendation:

At their meeting on April 16, 2015 the City Planning Commission voted 9-0 to approve the zone change from OC/cr/HS and PUD/HS to OC and the concept plan. City Planning Commission's discussion is summarized in the attached Record of Decision.

Stakeholder Process:

The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 18 property owners within 500 feet. No neighborhood comments were received. The site was posted and notices were sent prior to the City Planning Commission public hearing.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motion:

CPC CP 15-00002 - CONCEPT PLAN

Approve the concept plan for Southwest Centennial and Fillmore, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E, subject to the compliance with the following technical plan modifications:

Technical Plan Modifications for the Concept Plan:

1. Include a note that states that a site specific Geologic Hazard will be required at time of development plan.
2. The Geologic Hazards Evaluation Report by CTL Thompson should include the review letter by the Colorado Geological Survey dated March 11, 2015 as well as any responses from CTL-Thompson.
3. The Geologic Hazards Evaluation by CTL Thompson needs to be referenced on the concept plan with the standard disclosure statement.
4. The following note should be added under the geologic hazard disclosure statement:
 - Foundations must be set back from slope crests a distance of at least 1/3 the height of the slope or 40 feet, whichever is smaller.
 - Development plans should include specific provisions for establishing and maintaining vegetative cover on the slopes below the mesa and control of surface runoff, to minimize erosion.

Not Applicable.