



## Legislation Text

---

**File #:** CPC CP 16-00033, **Version:** 2

---

Woodmen Heights Commercial/Office concept plan pertaining to 3.8 acres illustrating two commercial development sites with associated surface parking areas, located at the Black Forest Road and Woodmen Road intersection.

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A7MJ16, CPC ZC 16-00028, CPC PUZ 16-00031, CPC PUD 16-00034

**Presenter:**

Daniel Sexton, Senior Planner, Planning and Community Development

**Summary:**

Applicant: Classic Consulting Engineers and Surveyors

Owner: Gelles Family Trust

Location: Northeast of the Black Forest Road and Woodmen Road intersection

The project includes concurrent applications for a major master plan amendment to the Woodmen Heights Master Plan, a PBC (Planned Business Center) zone change and concept plan for a 3.8-acre commercial site (herein referred as "Woodmen Heights Commercial/Office"), and a PUD (Planned Unit Development) zone change and PUD development plan for a 13.3-acre site to contain a multi-family complex (herein referred as "Copper Range Apartments"). The proposed Copper Range Apartments project will provide 240 dwelling units within the development, completing a very visible segment of the Woodmen Heights Master Planned area.

**Previous Council Action:**

N/A

**Background:**

The subject property is part of the Woodmen Heights Master plan. The proposed amendment to the master plan will change the land use designation of 13.3 acres from Neighborhood Commercial/Office to Residential (16-24.99 Dwelling Units per Acre).

The property is currently zoned A/AO (Agricultural with an Airport Overlay), which was the original zone assigned with the Woodmen Heights Annexation No. 4 in 2004. The PBC rezoning will change the zone of 3.8 acres adjacent to Black Forest Road from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay).

The remaining 13.3 acres located between Vollmer Road and Woodmen Road and adjacent to the regional detention facility will be rezoned from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay: Multi-Family Residential land use, 18.1 dwelling units per acre, 45-foot height maximum). The PUD zone district sets the specific density, dimensional, and use controls for the future development of the Copper Range Apartments project.

The proposed Woodmen Heights Commercial/Office project illustrates two commercial development pads with associated surface parking areas. The pedestrian and vehicular access to these commercial pads will be provided via the proposed Copper Peak Point (private right-of-way), which will be developed as part of and provide access to the proposed Copper Range Apartments project.

The proposed Copper Range Apartments development provides a multi-family residential complex with 240 dwelling units contained within 10 multi-family buildings and a robust site amenity package. The project is to be developed in a single phase, with a gross density of 18.1 dwelling units per acre. The applicant strategically placed each building within the site to minimize visual impacts on the long views that the adjoining residential neighborhoods value. The landscaped open space and outdoor accommodations being proposed will be connected by a network of sidewalks and trails that residents can use to access the site's many amenities and surrounding neighborhood. The design approach for the proposed pedestrian circulation network makes the site more walkability as well as enhances the linkages to the adjoining detention facility and neighborhood. Together, the applicant's proposed active and passive site amenities will allow for the cultivation of community within the development and immediate neighborhood.

This item supports the City's strategic plan to building community and collaborative relationships by providing a well-designed residential community with on-site amenities and connectivity to the surrounding neighborhood through trails and open space. This item also promotes a development pattern that is characterized by a mix of mutually supportive residential and commercial land uses across multiple parcels to support the future creation of employment opportunities and maintain prospects for strengthening the Colorado Springs economy.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting on May 19, 2016 the Planning Commission voted unanimously to approve the applications as part of the consent calendar.

**Stakeholder Process:**

The public notification process consisted of providing notice to property owners within 500 feet of the site, which included the mailing of postcards to 53 property owners, on three occasions; prior to a neighborhood meeting, during the internal review stage, and prior to the Planning Commission meeting. The site was also posted on those three occasions. A neighborhood meeting was held on December 16, 2015, but no citizens attended.

In response to the public solicitation for comments during the internal review stage, a number of immediate neighbors, as well as a neighbor outside the public notification area, voiced concerns regarding traffic congestion in the immediate area, the potential for hazardous vehicular turning movements from the proposed private streets, drainage, home values, and district tax revenue. The

neighbor's comments relating to traffic revolve around the proposed Copper Peak View (private right-of-way) full-movement access off of Black Forest Road and congestion at the Black Forest Road and Vollmer Road intersection, which are stated to be increasing an already bad traffic situation to a point that would be detrimental to the neighborhood. The neighbors also wanted to make sure the developer was considering all users of the roadway (e.g. pedestrian, bicycles, etc.) in the development design. The drainage concerns appear to focus on a drainage issue that arose in 2013.

Staff also sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 49, Police and E-911, El Paso County Development Services, Woodmen Heights Metro District and the Colorado Springs Airport.

**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:**

Approve the Woodmen Heights Commercial/Office Concept Plan based upon the findings that the development plan meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).

N/A