



## Legislation Text

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**File #:** CPC MPA 05-00278-A3MN15, **Version:** 2

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A minor amendment to the Northgate Master Plan changing 2.3 acres along Voyager Parkway from Office Industrial to Neighborhood Commercial, located southeast of the Voyager Parkway and Ridgeline Drive intersection.

(Quasi-Judicial)

Related Files: CPC ZC 15-00040, CPC ZC 15-00095, CPC CP 07-00189-A1MJ15

**Presenter:**

Katie Carleo, Principal Planner, Planning & Community Development  
Peter Wysocki, Director Planning and Community Development

**Summary:**

Applicant: Westworks Engineering  
Owner: Integrity Bank and Trust  
Location: Southeast of Voyager Parkway and Ridgeline Drive

This project includes concurrent applications for a Master Plan Minor Amendment, two Zone Changes and a Concept Plan Major Amendment for a 7.593-acre site located at the southeast corner of Voyager Parkway and Ridgeline Drive. The property is also under administrative review for final plat.

The amendment to the Northgate Master Plan proposes a change in use from O/I (Office/Industrial) to NC (Neighborhood Commercial) of approximately two acres with a new access point off of Voyager Parkway. The zone changes propose a rezone to PBC (Planned Business Center) for a commercial use type. The project includes two zone changes as the area for PBC is slightly bifurcated by existing PIP-1 (Planned Industrial Park). The associated concept plan shows the new access point and lot configuration.

**Previous Council Action:**

City Council last acted on this property with zoning for the Voyager Business Park in 2001.

**Background:**

This property is located southeast of Voyager Parkway and Ridgeline Drive. The western boundary of the property sits adjacent to Voyager Parkway and is proposed for the zone change to establish commercial lots along Voyager. The eastern portion of the site will remain PIP-1 (Planned Industrial Park) and has one existing building with office warehouse use. The eastern boundary is defined by a private access easement shared by the neighboring office warehouse site and this development.

This item supports the City's strategic plan to promote a development pattern that is characterized by a mix of commercial land uses to support the future creation of employment opportunities and maintain prospects for strengthening the Colorado Springs economy.

Further, the location and design of development in the past has created a pattern of isolated, disconnected, single-purpose land uses. A better land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

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

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting on July 21, 2016 the Planning Commission voted unanimously to approve the applications as part of the consent calendar. Please reference the minutes from the hearing for a detailed record.

**Stakeholder Process:**

The public process involved with the review of these applications included posting of the site and sending postcards to 57 surrounding property owners. A neighborhood meeting was held on September 23, 2015 in which five neighbors attended. A further neighborhood meeting was held on October 20 with the adjacent condo owners. The condo is comprised of six owners which were notified of the meeting, only four individuals were in attendance.

Staff did not receive any written response to the notifications. Concerns discussed at the neighborhood meetings related primarily to onsite parking and future internal road configuration for the access of large delivery trucks. A further concern regarded the shared access along the southern portion of the development and internal configuration to mitigate bi-pass traffic and allow proper maneuvering for the larger vehicles associated with the remaining office warehouse developments.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City Finance, Police and E-911, and the United States Air Force Academy. All agency comments have been addressed for this project.

**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:**

Move to approve a minor amendment to the Northgate Master Plan, based upon the findings that the amendment substantially conforms to the review criteria for master plan amendments as set forth in

City Code Section 7.5.408.

N/A