



## Legislation Text

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**File #:** 15-00211, **Version:** 2

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Ordinance No. 15-27 amending the Zoning Map of the City of Colorado Springs relating 14.4 acres, located North of Barnes Road and West of Powers Boulevard.

(Quasi-Judicial Matter)

**From:**

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

**Summary:**

CPC ZC 14-00141

CPC CP 13-00108-A1MN14

CPC DP 14-00143

This project includes concurrent applications for a zone change, a concept plan amendment and a development plan for a 14.4-acre site located north of Barnes Road and west of Powers Boulevard.

The applicant is requesting a zone change from A/AO (Agriculture with Airport Overlay) to R-5/AO (Multi-family Residential with Airport Overlay). In addition, the applicant is proposing a concept plan amendment to show the extension of Integrity Center Point to the property and a development plan for the property. A final plat is being processed administratively for one lot.

**Previous Council Action:**

The High Chaparral Master Plan has been reviewed by City Council multiple times; the most recent approval was in 2014. This approval designated the area currently under review as residential 12-24.99 dwelling units per acre.

**Background:**

The High Chaparral Master plan that was approved in 2014 shows this area as residential 12-24.99 dwelling units per acre. The proposed project includes a zone change to R-5 (multi-family residential) and a development plan for a 272 unit apartment complex. This proposed project is in compliance with the approved High Chaparral Master plan, as the density is 18.8 dwelling units per acre. The project includes 12 apartment buildings, 3 buildings that have garages on the first floor and apartments on the second floor, and a 2 story club house with an outdoor pool and spa.

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

**Financial Implications:**

Not Applicable.

**Board/Commission Recommendation:**

At their meeting on March 19, 2015 the Planning Commission voted 6-2 to approve the zone change from A/AO to R-5/AO, the concept plan amendment, and the development plan. Planning Commission discussion is summarized in the attached Record of Decision.

**Stakeholder Process:**

The public process involved with the review of these applications included a neighborhood meeting that was held on October 8, 2014; 13 people attended this meeting. For internal review, the public process included posting of the site and sending of postcards on two separate occasions to 69 property owners within 500 feet. Many of the adjacent property owners and stakeholders communicated to staff during the review process and participated in the public hearing at Planning Commission. Additional details on stakeholder input to these requests are included in the attached Planning Commission staff report and minutes from the 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 ZC 14-00141 - CHANGE OF ZONE

Approve the zone change from A/AO (Agriculture with Airport Overlay) to R-5/AO (Multi-family Residential with Airport Overlay) for the Barnes Center Apartments Filing No. 1 Plan, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B.

An ordinance amending the Zoning Map of the City of Colorado Springs relating 14.4 acres, located North of Barnes Road and West of Powers Boulevard.