



## Legislation Text

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**File #:** CPC CP 18-00080, **Version:** 2

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Barber at Westgate Concept Plan illustrating future commercial development of a 6.5 acre site for office, restaurant and retail uses located northwest of Airport Road and Powers Boulevard on Troy Hill Road.

(Quasi-Judicial)

Related File: CPC ZC 18-00079

**Presenter:**

Peter Wysocki, Director Planning and Community Development  
Lonna Thelen, Principal Planner, Planning and Community Development

**Summary:**

Applicant/Owner: Powers and Airport LLC  
Consultant Representative: YOW Architects PC  
Location: Northwest of Airport Road and Powers Boulevard on Troy Hill Road

This project includes concurrent applications for a zone change and accompanying concept plan illustrating land uses and general access points for the 6.5 acres located northwest of Airport Road and Powers Boulevard on Troy Hill Road. The proposal will rezone 6.5 acres from PBC/SS/APZ1/RPZ/AO (Planned Business Center with Streamside Overlay, Accident Potential Subzone 1, Runway Protection Zone and Airport Overlay) and PIP-1/ SS/APZ1/RPZ/AO (Planned Industrial Park with Streamside Overlay, Accident Potential Subzone 1, Runway Protection Zone and Airport Overlay) to PBC/SS/APZ1/RPZ/AO (Planned Business Center with Streamside Overlay, Accident Potential Subzone 1, Runway Protection Zone and Airport Overlay).

**Previous Council Action:**

No previous Council actions.

**Background:**

The 6.5 acre parcel associated with the Barber at Westgate project is part of the larger Towne East Master Plan. The southeast portion of the Towne East Master Plan focuses on community commercial and office designation. The Barber at Westgate project proposes a zone change and concept plan for a 6.5 acre portion of this community commercial and office section of the Towne East Master Plan.

The proposal will rezone 6.5 acres from PBC/SS/APZ1/RPZ/AO and PIP-1/SS/APZ1/RPZ/AO to PBC/SS/APZ1/RPZ/AO. The majority of the property is currently zoned PIP-1. The southern quarter of the site is zoned PBC along with the properties to the west and south of the site. This rezoning

application proposes a rezone to PBC to match the surrounding PBC zoning. Directly north of this property is the east fork of Sand Creek. The creek provides a dividing line between the PBC zoning and the existing PIP-2 zoning to the north.

The master plan and the zoning for this area show commercial and office, the rezoning proposed is only necessary to remove the split zoning on the property and achieve a PBC zoning for the site. The PBC zoning will support the fiscal sustainability and continue the sales tax generation potential for the site.

The Barber at Westgate Concept Plan illustrates the intended locations of the medical office, restaurant, fast food restaurant, retail and office buildings and associated parking. The concept plan also shows the proposed future lots for the site and tract for detention. The proposed uses within the site align with the master plan designation of community commercial and office and the proposed PBC zone district. There are four access points shown into the site from Troy Hill Road. The standard landscape setback and building setbacks have been applied from the property line.

Troy Hill Road will remain in the current alignment while adjacent to the project site. The alignment of Troy Hill Road south of the site is proposed to change to ultimately end up with Troy Hill Road intersecting Airport Road on the east side of the East Fork of Sand Creek. These changes are being reviewed under a separate project. No traffic studies were required as part of this review. There was an overall traffic study for this area in 2012 and Traffic Engineering has been heavily involved in discussions with the applicant and CDOT on this site. Troy Hill Road will be widened to a three lane section adjacent to this project with two through lanes and one turn lane. In addition, sidewalk will be required along the property.

The attached City Planning Commission staff report summarizes the project details.

The project supports the City's Strategic plan of building community and collaborative relationships and provides a platform for the building of a new commercial area in a part of town that has been vacant for many years. The envisioned future uses will provide commercial uses to neighboring residential homes and the project will support the future creation of employment opportunities.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At the Planning Commission meeting held on October 18, 2018, these items were approved 8-0 under the consent calendar. Please reference the minutes from the hearing for a detailed record.

**Stakeholder Process:**

The public notification process for the associated applications consisted of providing notice to the neighbors by placing a poster for the project on site and sending postcards to 26 property owners within 1000-feet of the project site. No public comment was received for this project. The site will be posted prior to Planning Commission public hearing and City Council.

The applications were sent to the standard internal and external agencies for review and comment. Any review comments received have been addressed. Review agencies for this project included Colorado Springs Utilities, City Traffic, City Engineering, City Fire Dept. and Police/E-911, as well as

School District 2, Floodplain and Enumerations, Colorado Department of Transportation and the Colorado Springs Airport.

The Colorado Springs Airport reviewed this plan at their July 25, 2018 Airport Advisory Commission (AAC) meeting. The AAC commented that the site was in the APZ-1 subzone and that the proposed uses are permissible in the APZ-1 subzone. The AAC also noted that the development is within the Airport Noise Subzone (ADNL) and that retail is permitted, but restaurant and office are conditional uses within the ADNL unless a thirty (30) dbA noise reduction is achieved and evidence of a noise reduction certificate is provided. Staff has included the potential requirement for a conditional use as a note on the concept plan.

Please see the Planning Commission staff report for more details.

**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 Barber at Westgate Concept Plan, based upon the findings that the concept plan meets the review criteria for concept plans as set forth in City Code Section 7.5.501.E subject to the following technical modifications:

Technical Modifications:

1. Two street names were approved for the Westgate project, Runway Point & Flyway Point. Show these private streets on the plan.
2. Request and receive approval of an avigation easement through City Real Estate Services.
3. Include the following note: "Restaurants and Office uses are a conditional use within the ADNL subzone unless a thirty (30) dbA noise reduction is achieved and evidence of a noise reduction certificate provided."
4. Include the Troy Hill roadway section for north of the roundabout as a figure on sheet one to show the roadway section.

with the technical modifications listed in the minutes from the October 18, 2018 City Planning Commission Hearing.