



Legislation Text

File #: CPC ZC 18-00128, **Version:** 3

Ordinance No. 19-25 amending the zoning map for City of Colorado Springs from A (Agricultural) to OC (Office Complex) for the property located west of Cordera Crest Avenue and Outlook Ridge Trail on Cordera Crest Avenue consisting of 3.39 acres.

(QUASI-JUDICIAL)

Related File: CPC DP 18-00129

Presenter:

Catherine Carleo, Principal Planner, Planning and Development
Peter Wysocki, Planning and Community Development Director

Summary:

Owners: High Valley Land Company Inc.
Developer: Village Cooperative
Consultant: The Vertex Companies

This project includes concurrent applications for a zone change from A (Agricultural) to OC (Office Complex) for a 3.39 acre site with an associated development plan for an intended multi-family senior housing development. The project site is part of the larger Briargate Master Plan. The Village Cooperative at Briargate Development Plan illustrates the layout of the proposed facility with associated landscape, infrastructure and access. Staff is also administratively reviewing a subdivision plat for this site.

Previous Council Action:

Previous council action on this property was at annexation and initial establishment of an A (Agricultural) zone district in 1982.

On March 26, 2019, this Ordinance was approved on first reading on the Consent Calendar.

Background:

This proposal includes the rezoning of 3.39 acres from A (Agricultural) to OC (Office Complex) in preparation for a new multi-family senior housing development, Village Cooperative of Briargate. This site was initially zoned Agricultural with the original annexation of the Briargate Addition No. 5 Annexation in September 1982. This rezone will allow for a continuation of residential use, but introducing a variety in housing opportunity. The proposed Village Cooperative at Briargate project will provide approximately 52 senior residential units within this development. The applicant's proposal sets the specific dimensional requirements and illustrates the envisioned layout for the multi-family residential complex. Details are further examined in the associated staff report.

The associated applications were submitted under the previous Comprehensive Plan, adopted in 2001, however with the newly adopted PlanCOS in place staff has evaluated the proposed applications for compliance with PlanCOS. The proposed applications appear to be consistent with the envisioned land use patterns for the subject parcel as it relates to several themes in PlanCOS. Alignment with these themes are further detailed in the staff report and how the project overall fits the intent and vision for PlanCOS.

Financial Implications:

None

Board/Commission Recommendation:

All of the related applications were unanimously recommended for approval by the City Planning Commission on February 21, 2019 (6-0 vote; Absent: Hente, McDonald, and Raughton).

Stakeholder Process:

Upon submittal of the associated applications public notice was provided to property owners within a 1000-foot buffer of the site identifying the submittals the City received. A second notification was sent out on November 19, 2018 with notification of a public meeting to be held.

A neighborhood meeting was held on December 5, 2018. There were approximately 21 citizens in attendance. The meeting introduced the process and overall plan for development of the site. Neighborhood concerns were voiced, these details are captured in the accompanying staff report. Several letters of opposition were received by staff and are also included with the staff report.

Staff input is outlined in the stakeholder section of the staff report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed.

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 18-00128

Approve the zone change of 3.39 acres from A (Agricultural) to OC (Office Complex), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

An ordinance amending the Zoning Map of the City of Colorado Springs relating to 3.39 acres located west of Cordera Crest Avenue and Outlook Ridge Trail on Cordera Crest Avenue from A (Agricultural) to OC (Office Complex).