



Legislation Text

File #: CPC CP 16-00038, **Version:** 2

The ViewHouse concept plan for the redevelopment of an existing bank and office building to a restaurant and office building.

(Quasi-Judicial)

Related Files: Related File: CPC ZC 16-00037

Presenter:

Katie Carleo, Principal Planner, Planning and Community Development

Summary:

Applicant: Obering, Wurth and Associates

Owner: Ent Federal Credit Union

Location: Northwest of the East Woodmen Road and Campus Drive intersection.

This project includes concurrent applications for a zone change and concept plan for a 3.81 acre site located northwest of the East Woodmen Road and Campus Drive intersection. The applications propose to rezone the Ent Federal Credit Union subdivision from existing OC (Office Complex) to PBC (Planned Business Center) and establish an accompanying concept plan for office and restaurant development.

Previous Council Action:

City Council last acted on this property with the annexation, and zoning for Woodmen Campus Addition in 1981.

Background:

The property is located northwest of the intersection of East Woodmen Road and Campus Drive. The site's southern boundary is created by Woodmen Road; however, the development will not have any access to Woodmen. A private drive extends south along the western property boundary to give access to the southern lot for development. Existing Lot 1 is currently a bank use.

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.

The project is also supported by the Infill Chapter of the City's Comprehensive Plan, which encourages adaptive re-use of existing buildings. Uses such as restaurants are particularly desirable given their ability to enhance "human activation" and vitality.

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 process involved included posting the site and sending postcards on two separate occasions to all property owners within 500-feet of the site. A neighborhood meeting was held during the pre-application stage on February 25, 2016 with four neighbors in attendance. One written notice was received by staff on behalf of the neighborhood association. The neighborhood raised awareness of traffic and noise but stated they are in support of the project as proposed.

Staff also sent the plans 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, City Parks, Police, E-911, Airport, and the Falcon School District.

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 Concept Plan for Viewhouse, 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

N/A