



Legislation Text

File #: CPC MP 04-00254-A4MN16, **Version:** 2

An adjustment to The Farm Master Plan changing the alignment of New Life Drive, integrating 1.49 acres from the Interquest at Marketplace Master Planned area into The Farm Master Plan area, and changing the land use designation for the integrated land from deeded right-of-way and Regional Commercial to High Density Residential (12-24 Dwelling Units per Acre).

(Quasi-Judicial)

Related Items - CPC MP 05-00095-A1MN16, CPC PUZ 16-00051, CPC PUP 16-00052

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development
Peter Wysocki, Planning and Community Development Director

Summary:

Applicant: Allison Valley Development Company, LLC and Continental 370 Fund, LLC
Owner: Allison Valley Development Company, LLC
Location: located to the northwest of the New Life Drive and Voyager Parkway intersection

The project includes concurrent applications for a master plan adjustment to the Interquest at Marketplace Master Plan and The Farm Master Plan, a PUD (Planned Unit Development) zone change and PUD concept plan for a 18 acre site (herein referred as "Continental Apartments at Voyager") to contain a multi-family complex. The proposed Continental Apartments at Voyager project will provide 280 dwelling units within the development, completing a very visible segment of The Farm Master Planned area.

Previous Council Action:

N/A

Background:

The subject property is currently part of the Interquest at Marketplace Master Plan and The Farm Master Plan. The proposed adjustments to these two master plans will change the alignment of New Life Drive, integrating 1.49 acres from the Interquest at Marketplace Master Planned area into The Farm Master Plan area, and change land use designation for the integrated land from deeded right-of-way and Regional Commercial to High Density Residential (12-24 Dwelling Units per Acre).

The property is currently zoned PUD/A/CR (Planned Unit Development and Agricultural with Conditions of Record). The portion of the site zoned Agricultural was assigned this zone through the Allison Valley Addition Annexation in 2005. The portion of the site zoned Planned Unit Development was assigned this zoning under a zone change that occurred in 2006 to facilitate the development of

commercial and residential to the south of New Life Drive. The proposed PUD rezoning will change the zone for 18 acres of land located to the northwest of the New Life Drive and Voyager Parkway intersection from PUD/A/CR (Planned Unit Development and Agricultural with Conditions of Record) to PUD (Planned Unit Development: Multi-Family Residential, 15.58 dwelling units per acre, 40-foot height maximum). The PUD zone district sets the specific density, dimensional, and use controls for the future development of the Continental Apartments at Voyager project.

The proposed concept plan for the Continental Apartments at Voyager project illustrates a multi-family residential complex with 280 dwelling units contained within 14 multi-family buildings. At this time, the applicant has not formalized the design of the proposed buildings and site improvements. The applicant has, however, strategically placed each building within the site to minimize visual impacts on the residential homes being development on the northern side of Black Squirrel Creek. The Continental Apartments at Voyager project is to be developed in a single phase, with a gross density of 15.58 dwelling units per acre. The proposed PUD concept plan envisions a site amenities package consisting of open space, a public trail adjacent to the creek, a community amenity (e.g. clubhouse), surface parking facilities, and private streets

This item supports the City's strategic plan to building community and collaborative relationships by providing a well-designed residential community with on-site amenities and connectivity to the surrounding neighborhood through trails and open space. This item also promotes a mutually supportive development pattern in the neighborhood which transitions from single-family residential to the north of Black Squirrel Creek to the envisioned commercial development along Interquest Parkway. This development pattern will support the future creation of employment opportunities and maintain prospects for strengthening the Colorado Springs economy.

Please see the attached Planning Commission staff report for more details.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting on June 16, 2016 the Planning Commission voted unanimously to approve the applications as part of the consent calendar.

Stakeholder Process:

The public notification process consisted of providing notice to property owners within 1,000 feet of the site, which included the mailing of postcards to 99 property owners, on three occasions; prior to a neighborhood meeting, during the internal review stage, and prior to the Planning Commission meeting. The site was also posted on those three occasions. A neighborhood meeting was held on April 12, 2016, with one citizen in attendance. In response to the public solicitation for comments, no comments were received.

Staff also sent copies of the plan set and supporting documentation 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 Prevention, CONO, School District #20, Police and E-911, Real Estate Services, Wescott Fire District, and USAFA. Specifically, USAFA had no objection to the development of the proposed neighborhood. The USAFA did, however, ask that the standard USAFA's Airmanship Program note be

added to the final development plan, the developer re-engage with USFWS to make certain all resources are protected, and the project restricts storm water runoff to historical flows.

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 master plan adjustment to The Farm Master Plan, based upon the finding that the adjustment meets the requirements as set forth in City Code Section 7.5.403(D).

N/A