



## Legislation Text

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**File #:** CPC PUP 05-00078-A3MJ18, **Version:** 2

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A major amendment to the Victory Ridge PUD Concept Plan (previously named Colorado Crossing) illustrating future development of the 152.4 acres located at the southeast intersection of Interquest Parkway and Voyager Parkway.

(Quasi-Judicial)

Related File: CPC PUZ 18-00016

**Presenter:**

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

**Summary:**

Applicant: N.E.S. Inc  
Owner: Interquest Westside investment  
Location: Southeast intersection of Interquest Parkway and Voyager Parkway

This project includes concurrent applications for a zone change of 152.4 acres from an existing PUD (Planned Unit Development) for Colorado Crossing to a new PUD for Victory Ridge to establish Light Industry as a permitted use within the zone; and the associated PUD Concept Plan for Victory Ridge to change approximately 20 acres from a previously approved Hospitality and Entertainment use district to an Office and Light Industrial use district. The proposed PUD Concept Plan illustrates the use districts along with access, circulation and overall development of Victory Ridge

**Previous Council Action:**

This property was originally acted upon by City Council in 1982 for annexation of the Ford Parcel Number 1 Addition. In 2005 Council adopted the current PUD zone district.

**Background:**

This proposal will rezone 152.4 acres from PUD (Planned Unit Development; maximum density of 24.99 du/ac residential, mixed-use, commercial, office, civic and park use with a maximum height of 125-feet) to PUD (Planned Unit Development; maximum density of 24.99 du/ac residential, mixed-use, commercial, office, light industrial, civic and park use with a maximum height of 125-feet). The property was previously zoned PUD with the associated PUD Concept Plan area in 2005. The PUD is a customized zone district that sets the specific use, density and height for development of a property. At this time the owner would like to request to add the Light Industrial use category as an allowable use on the property.

This request is proposed from the current ownership to accommodate an intended end user, In-N-Out

Burger regional operations. The general intent of the original PUD zoning will remain with the change of approximately 20 acres from the Hospitality and Entertainment use district to an Office and Light Industrial use district to accommodate the establishment of the proposed warehouse and distribution center for In-N-Out Burger.

City Code requires a minimum of a concept plan accompany a request for zoning. As part of the proposed zone change the applicant has updated the associated concept plan to show the use district change. Changes to the concept plan to accommodate current proposed uses and viable development of an intended end user. The addition of this use district is specifically located at the northeast corner of the property near the intersection of Interquest Parkway and Federal Drive. No traffic or access changes are proposed with this concept plan amendment.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting held April 19, 2018 the Planning Commission voted unanimously for the approval of the associated applications as part of the consent agenda.

**Stakeholder Process:**

The public process included posting the site and sending postcards to property owners within a 1000-foot buffer at application submittal. A second mailing was sent to a 1000-foot buffer prior to the Planning Commission hearing, and the property was posted during the review process and prior to all public hearings. No comment or letters of opposition were received.

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, City Real Estate Services as well as School District 20, Regional Building, Floodplain and Enumerations, and USAFA. While no comments from the USAFA were provided for this project, the applicant has included the standard USAFA notice, which includes notification that a given property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the USAFA's Airmanship Program.

**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 PUD Concept Plan for Victory Ridge based upon the findings that the proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) as well as criteria for PUD concept plans as set forth in City Code Section 7.3.605.

