



## Legislation Text

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**File #:** CPC CP 01-00148-A10MJ19, **Version:** 2

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A major amendment of the Greenbriar/Powerwood Concept Plan adding the multi-family residential land use as an allowable use, and illustrating modified roadway alignments and an updated lot configuration.

(QUASI-JUDICIAL)

Related Files: CPC MP 01-00147-A4MJ19

**Presenter:**

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

**Summary:**

Owner: Chocamo, LLP, Chricowhitt, LLP, and c/o Holger C. Christiansen  
Developer: Chocamo, LLP, Chricowhitt, LLP, and c/o Holger C. Christiansen Consultant  
Representative: N.E.S., Inc.  
Location: Southeast of the Woodmen Road and Tutt Boulevard intersection.

The project includes concurrent applications for a major master plan amendment and major concept plan amendment. The amended master plan modifies the envisioned east/west roadways between Tutt Boulevard and Templeton Gap Road, and changes to the land use designation for 20.5 acres of land from Regional Commercial to Multi-Family Residential. The amended concept plan adds the multi-family residential land use as an allowable use and modifies alignments for the east/west roadway connection between Tutt Boulevard and Templeton Gap Boulevard roadways

**Previous Council Action:**

City Council previously took action on these properties in 2003 during the annexation and initial review of land use entitlements associated with the Greenbriar/Powerwood development project.

**Background:**

The subject property is located southeast of the Woodmen Road and Tutt Boulevard intersection, and was annexed into the City in June 24, 2003 under the Greenbriar Annexation #1 plat (Ord. 03-89) and Greenbriar Annexation #2 plat (Ord. 03-90). The site has remained vacant since annexation, with the exception of the master developer constructing Tutt Boulevard and over-lot grading the adjacent pad sites in preparation for future development.

The project applications were reviewed for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS") and not the previous comprehensive plan, as the project applications were submitted after the adoption of PlanCOS on January 2019. According to PlanCOS,

the project site is identified on the plan's Vibrant Neighborhoods Framework map as a Newer Developing Neighborhood. The categorization of this type of neighborhood is generally considered most similar to Typology 3: Emerging Neighborhoods, which supports the development of newer areas with well-design communities with amenities, greater diversity of housing types, and roadway corridor enhancements that enrich the livability and adaptability of the area. The project reinforces the City's ability to encourage mixed use and livable communities.

The applicant's requested major amendment to the Greenbriar/Powerwood Master Plan illustrates modified alignments for the envisioned east/west roadways between Tutt Boulevard and Templeton Gap Road, and a change of land use designation for 20.5 acres of land from Regional Commercial to Multi-Family Residential. For the proposed change of land use designation, the applicant has proposed a residential density of 12-24.99 dwelling units per acre for the Multi-Family Residential use type, which is consistent with other higher density residential development occurring within the Woodmen Road corridor. The PBC zoning applied to the project site is supportive of the proposed land use type, in that City Code Section 7.3.203 Permitted, Conditional and Accessory Uses lists the multi-family residential as a permitted use. A fiscal impact analysis was prepared for the project by the City's Finance Department, which determined that the proposed land use change would result in a positive cumulative cashflow for the City during the 10-year timeframe. The Finance Department also found that there were no identifiable marginal costs of providing services to the subject properties. The fiscal impact analysis is Figure 5 of the attached City Planning Commission staff report.

The proposed major amendment of the Greenbriar/Powerwood Concept Plan adds the multi-family residential land use as an allowable use, and illustrates modified alignments for the east/west roadway connects between Tutt Boulevard and Templeton Gap Boulevard roadways and changes to the envisioned lot configuration. The applicant has proposed density for the multi-family residential land use of 12-24.99 dwelling units per acre, which is consistent with the master plan amendment request. The City's Traffic Engineering Division of Public Works has accepted the conclusions of a required traffic impact study, which assessed the previously envisioned east/west roadway connections. The final design and siting of streets needed for future development of the project site will be determined under subsequent entitlement applications. If developed, this project will be a good transitional land use between the developed commercial and residential uses to the east of Templeton Gap Road, which are located in an unincorporated enclave, and the developed and developing commercial and multi-family residential developments to the north and west.

The attached City Planning Commission staff report summarizes the project in detail.

The project supports the City's Strategic plan of building community and collaborative relationships and provides a platform for the building of neighborhoods and communities, as it will allow for the development of a complimentary mix of land uses. The envisioned residential use will provide rooftops that will support the future creation of employment opportunities and maintain prospects for strengthening the Colorado Springs economy through the orderly growth of the corridor.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At the Planning Commission meeting held on June 20, 2019, these items were approved under the

New Business calendar, after a full presentation by staff and the applicant. The Planning Commission voted 7-0-2 in favor of the items (with Commissioners McDonald and McMurray absent).

Please reference the minutes from the hearing for a detailed record.

**Stakeholder Process:**

The public process included public notice provided to 73 property owners within 1,000 feet of the site on three occasions: during the internal review stage, and prior to the Planning Commission and City Council hearings. The site was also posted on those three occasions. During the internal review notification, City Planning staff received one correspondence from a property owner within the Horseshoe Rancheros subdivision, an unincorporated enclave to the east. The resident's concerns revolved around adequate buffering at the City/County border, landscape treatments/screen, and Templeton Gap Road improvements. City Planning staff explained that this type of information is not required for the types of land use entitlement applications presently submitted.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, Council of Neighbors, City Water Resource Engineering, Council of Neighborhood Organizations (CONO), El Paso County Planning & Community Development, School District #49, Police and E-911, and the Colorado Springs Airport. All comments received from the review agencies have been addressed. All comments received from the review agencies have been addressed.

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:**

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Approve a major concept plan amendment for the Greenbriar/Powerwood project, based upon the findings that the concept plan as amended meets the review criteria for granting a major concept plan amendment as set forth in City Code Section 7.5.501(E).

N/A