



Legislation Text

File #: CPC MPA 99-00208-A1MJ19, **Version:** 2

A resolution approving a major amendment to the JL Ranch Master Plan changing 14.6 acres from commercial to multi-family residential located southwest of Pine Oaks Road and Highway 115.

(Legislative)

Presenter:

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Peter Wysocki, Director, Planning and Community Development

Summary:

Applicant: Matrix Design Group
Owner: Sun Dance at Rock Creek LLC
Location: South of the intersection of Pine Oaks Road and Highway 115

This project is a major master plan amendment to change 14.6 acres of the JL Ranch Master Plan from commercial to multi-family (12-24.99 dwelling units per acre). The site is located at the southeast corner of Cheyenne Mountain State Park, south of the intersection of Pike Oaks Road and Highway 115.

Background:

The original 1,660 acre JL Ranch Master Plan was approved in 1987 and allowed a variety of land uses including single-family residential, multi-family residential, commercial, office, research and development and open space. In 2000, the JL Ranch Master Plan was amended to change 1,120 acres to open space for Cheyenne Mountain State Park and 540 acres to single-family residential, multi-family residential, commercial and open space. The 14.6-acre site was not part of the master plan changes in 2000. The City Planning Commission staff report from the February 2000 meeting specifically notes that the 14.6-acre parcel is to remain master planned as commercial.

This parcel is unique because it is surrounded by Cheyenne Mountain State Park to the north and east, Fort Carson to the west and El Paso County on the south. This is the one of two remaining commercial properties left within the master plan area. With the creation of Cheyenne Mountain State Park, this parcel became isolated and the residential densities needed to support the commercial were eliminated. The proposed multi-family use will create housing with little impact to the surrounding area. The property is currently zoned Planned Business Center, matching the master planning for the area. Within the Planned Business Center (PBC) zone district a variety of uses are allowed. The uses are primarily commercial; however, multi-family is a conditional use. Conditional uses require staff to review the project and determine if the use is compatible with the surrounding land uses. The City Planning Commission is the final approving authority for all conditional uses. The development of multi-family will require future review and approval of the specific details of the property site design through the conditional use development plan process.

Staff is supportive of the master plan amendment due to the unique location of the property. The multi-family use is compatible with the surrounding uses including the State park property to the north and east, the existing residential property to the south and the existing residential homes on Fort Carson to the east. This development could also provide supplemental housing for Fort Carson.

Staff has evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"). According to PlanCOS, the project site is identified on the Vision Map as an Established Neighborhood. Per the Vibrant Neighborhoods Framework Map, this site is part of the Established Suburban Neighborhood map. The property is surrounded by Cheyenne Mountain State Park, Fort Carson and El Paso County property in a unique location. If developed as multi-family the site's location would allow future resident's access to Cheyenne Mountain State Park as a recreational amenity. Multi-family at this location would also provide supportive housing for Fort Carson as the property is directly located outside of Fort Carson's Gate 5 and just minutes from Gate 1. This use would provide an alternative the single-family housing for Fort Carson soldiers directly next to Gate 5.

As a supplement to this memo, please see the details of the proposed development, staff's analysis of the review criteria, and breakdown of the comprehensive plan in the City Planning Commission Staff Report.

Previous Council Action:

On March 18, 2020, City Council postponed all quasi-judicial items due to the state of emergency for the City of Colorado Springs.

Financial Implications:

Since the proposed master plan amendment proposes to change the land use classification, it is considered a "major amendment". Major amendments to master plans require a fiscal impact analysis. The City Budget Office prepared the fiscal impact analysis (FIA) for the project. The analysis assumes a 275 unit multi-family project. The analysis resulted in a negative cumulative cash flow for the City during the 10-year timeframe. This is primarily due to the loss of assumed sales tax revenue from the potential retail development. The 2000 JL Ranch Master Plan turned 1,120 acres into Cheyenne Mountain State Park. This amendment eliminated approximately 1,300 dwelling units and 96 acres of office, research, and development that would have supported the commercial master planning for this site. Because of being left out of the Cheyenne Mountain State Park purchase, this property has become an isolated commercial parcel with little to no residential density to support the commercial use. The contextual map attached as Figure 4 to the City Planning Commission staff report illustrates the surrounding land uses. Approximately 10 acres of commercial land remains as part of the JL Ranch Master Plan and these 10 acres are surrounded by 359 acres of unbuilt residential that could result in upwards of 2,000 dwelling units to support the commercial use.

City Council Appointed Board/Commission/Committee Recommendation:

On February 20, 2020, the City Planning Commission unanimously voted to approve this item on the consent calendar.

Stakeholder Process:

The public notification process consisted of providing notice to the neighbors by placing a poster for the project on site and sending postcards to 7 property owners within 1000 feet. No public comment

was received. The site was posted prior to the City Planning Commission hearing will again be posted prior to the City Council hearing.

The application was sent to the standard internal and external agencies for review and comment. Review comments were received and addressed. Review agencies for this project include Colorado Springs Utilities, City Traffic, City Engineering, City Fire Department and Police/E-911, as well as Fort Carson, Norad, Colorado Department of Transportation, and Floodplain and Enumerations. The school district for this site is Fort Carson. No comments were received from Fort Carson or Norad during the review of this project.

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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Adopt a resolution approving a major amendment to the JL Ranch Master Plan of 14.6 acres from commercial to multi-family (12-24.99 dwelling units per acre), based upon the findings that the major master plan amendment complies with the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408.

N/A