



Legislation Text

File #: CPC PUP 21-00186, **Version:** 2

A Planned Unit Development Concept Plan for the Ellston Park project illustrating a single-family residential development on 29.375 acres, located at 777 Vondelpark Drive.

(Quasi-Judicial)

Related File: CPC PUZ 20-00084

Presenter:

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Summary:

Owner/Developer: Fillmore Heights, LLC c/o Daniel Rivers
Representative: Matrix Design Group, Inc.
Location: 777 Vondelpark Drive

The project includes applications for a PUD zone change and PUD concept plan for 29.375 acres of land located at 777 Vondelpark Drive. The project is herein referred to as "Ellston Park". The zone change request would change the current zoning from C6 (General Business) to PUD (Planned Unit Development: Single-Family Attached and Detached, 3.0-6.0 dwelling units per acre, and maximum building height of 35 feet). The proposed concept plan illustrates a residential development on 29.375 acres of lands to consist of single-family attached and detached residential units and ancillary site improvements.

Background:

The Applicant submitted PUD zone change request to rezone the project site from C6 (General Business) to PUD (Planned Unit Development: Single-Family Attached and Detached, 3.0-6.0 dwelling units per acre, and maximum building height of 35 feet). The Applicant has proposed a maximum building height (35 feet) and residential density (3.0-6.0 du/ac) that will govern the future build-out of the project area. These development standards are comparable with similarly developed residential uses to the northwest of the project site. Furthermore, the proposal supports the creation of a gradual land use pattern that transitions from the more intensive commercial uses developed along Chestnut Street and West Fillmore Street and the dispersed single-family residential developed in the Holland Park neighborhood to the north.

The proposed land use is an effective transition and buffer between established uses nearby and will contribute to the sense of place for the larger area. The redevelopment of this property has long been sought by the surrounding neighborhood, as the property has sat vacant for over a decade. The proposed development controls mitigate the project's impacts and meets the applicable City Code standards for a zone change request. City Planning staff finds the application to be consistent with

the purpose for a PUD zone change request, as set forth in City Code Section 7.3.601 and purpose for a zone change request, as set forth in City Code Section 7.5.601.

The Applicant's PUD Concept Plan for the Ellston Park project envisions the creation of a mixed residential development with single-family attached and detached dwelling types and ancillary site improvements for the 29.375-acre project site. Since the project area contains some topographic and geologic hazards, the proposed layout takes these hazards into account and envisions the development of residential units within the northern and central portions of the site. Similarly, the proposed stormwater facilities necessary for the project have been strategically placed to avoid areas of potential hazards and utilize existing grades for drainage. More specifically, the site hazards consist of steep unstable slopes along the western boundary of the development and the existing Mesa Creek drainage, which is also flanked by significant deciduous trees, within the southern end of the project area. The Applicant's desired approach to mitigating the above referenced hazards is to avoid development in the noted portions of the project site.

In terms of circulation, the Applicant is presently proposing a single access point off Vondelpark Drive, which will afford pedestrian and vehicular access to the site. Since residential uses were not previously contemplated for the project area, this residential development will trigger compliance with the City's current Parkland Dedication ordinance. According to the City's Parks, Recreation and Cultural Services Department, there is not suitable land for park development on-site, so the Applicant has agreed to satisfy the obligation by paying fees-in-lieu of land dedication. A remitting of fees trigger has been added to reinforce the plan obligation through future development plan and final plat applications. All public and private improvements will be finalized through future development plan submittals.

As an infill development, the Applicant's proposal is a good fit for the surrounding area. City Planning staff find this to be true because of the proximity this project will have to surrounding commercial development and access to existing open space and park opportunities, such as the Douglas Creek Open Space and Pikes Peak Greenway trail. The project site is also serviced by Mountain Metro bus service (Route 14), which supports mobility options and the development of a greater mix of uses.

The above discussed development parameters and envisioned supportive land uses reinforce why this project is a good infill development and how it will be compatible with the surrounding neighborhood. City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for establishing PUD concept plan, as set forth in City Code Section 7.3.601, and a concept plan, as set forth in City Code Section 7.5.501.

The City's Traffic Engineering Division of Public Works (herein referenced as "Traffic") has reviewed the proposed PUD concept plan and accompanying Traffic Generation Analysis, prepared by LSC Transportation Consultants, Inc. Traffic has determined that the analysis adequately analyzes the traffic generation potential of the proposed uses and effectively compared the previous land use assumptions to consider potential impacts to the adjacent roadways. Based on Traffic's review of the provided analysis, no negative impacts to traffic operations were found. However, public improvement triggers were applied to the plan to reinforce additional turn lane striping along Vondelpark Drive between the existing westbound left turn lane at the site access and the existing eastbound left turn lane at Chestnut Street. Additionally, the Applicant will coordinate with the City's Traffic Engineering Division and Fire Department to evaluate the feasibility of a second point of access or emergency access location, likely off Chestnut Street. City Planning and Traffic will monitor

the build-out of this project to determine if additional roadway or intersection improvements are necessary.

The City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT") has reviewed the PUD concept plan and accompanying drainage letter for the previously approved Master Development Drainage Plan report, prepared by JR Engineering, LLC. SWENT has accepted the analysis and recommendations set forth in the letter. Stormwater from the future project will be captured and directed into an on-site full spectrum water quality and detention facilities. As designed, all proposed stormwater improvements were found to comply with the City Drainage Control Manual. Future development plan and final subdivision plat applications will further evaluate the design and siting for stormwater improvements through an update to the Master Development Drainage Plan report.

The project applications have been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as a Future Neighborhood. The Ellston Park project is consistent with one of the core values of PlanCOS, which reinforces the importance of encouraging the infill development proposals. One of the "Big Ideas" in the Vibrant Neighborhood Chapter 2 of PlanCOS is entitled "Reclaim Neighborhood Space", which has goal VN-3 that states:

"Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs."

To do this, PlanCOS suggests, *"New development should focus on safe connections into and within these neighborhoods"*.

A "Big Idea" from Chapter 4, entitled "Embrace Sustainability", has Goal TE-4 that states:

"Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas."

Adaptive and responsive land use change is also one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project's land use, location and site design meet the overall intent of this idea. For the reasons provided in this overall staff report, City Planning staff finds that this infill development proposal and its associated applications to be in substantially conformance with PlanCOS and its guidance.

The project supports the City's Strategic plan goals of building community and collaborative relationships and provides a platform for the building of neighborhoods and communities through the infill redevelopment of vacant parcels with a residential use. The development of new residential units will further development and investment within the area through the creation of additional rooftops and strengthen the Colorado Springs economy through the orderly growth of the corridor.

Previous Council Action:

City Council previously took action on this property in 1995 when a former owner zoned and developed the properties with a commercial use.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

At the City Planning Commission meeting held on March 17, 2022, the project applications were heard under the Consent Calendar portion of the hearing, so no discuss occurred. The Planning Commission voted 7-0-2 (Commissioners Graham and Raughton were absent) to approve the project applications.

Stakeholder Process:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 232 property owners on three occasions: during the internal review and prior to the Planning Commission and City Council hearings. The site was also posted during the three occasions noted above. City Planning staff received a few written comments for the project, which focused on traffic and land use compatibility concerns.

Staff input is outlined in the following sections of this report. 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, City SWENT, City Parks, Council of Neighborhood Organizations (CONO), District 11, Police, and E-911. All comments received from the review agencies have been addressed. As an infill project, City Planning staff notes that the following review agency provided project specific comments:

- City Traffic - The City's Traffic Engineering Division reviewed and accepted the proposed site design and layout, and the accompanying Traffic Impact study for the project. The submitted study assessed current and projected traffic volumes based on the proposed land uses along Vondelpark Drive, Chestnut Street and West Fillmore Street, and concluded there to be adequate roadway capacity. The Applicant will be required to install additional turn lane striping along Vondelpark Drive between the existing westbound left turn lane at the site access and the existing eastbound left turn lane at Chestnut Street. Additionally, the Applicant will coordinate with the City's Traffic Engineering Division and Fire Department to evaluate the feasibility of a second point of access or emergency access location, likely off Chestnut Street. The City's Traffic Engineering Division found the proposal to be functionally compliant with the City's Traffic Control Manual.
- City Stormwater Enterprise - The City's Stormwater Enterprise Division (SWENT) reviewed and accepted the proposed site design/layout and accompanying drainage letter for the previously approved Master Development Drainage Plan report for the project. SWENT found that the drainage report utilized and complied with the City's Drainage Control Manual and Criteria. Future development plan and final subdivision plat applications will further evaluate the design and siting for stormwater improvements through an update to the Master Development Drainage Plan report.
- Colorado Geologic Survey (CGS) - CGS has reviewed the project's proposed zone change, concept plan and geologic hazard report. While no objections to the approval were noted, CGS did recommend that in addition to the standard geologic hazard notice that all of CTL Thompson, Inc. recommendation be applied as conditions of approval or plan stipulations.

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 PUD Concept Plan for the Ellston Park project, based upon the findings that the plan meets the review criteria for establishing a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).

N/A