



Legislation Text

File #: COPN-23-0001, **Version:** 1

A concept plan for Adventure Way Townhomes illustrating multi-family development with a maximum density of 11.5 dwelling units per acre.
(Quasi-Judicial)

Related Files: ZONE-23-0002

Presenter:

Kyle Fenner, Senior Planner, Planning & Community Development
Peter Wysocki, Director, Planning & Community Development

Summary:

Owner: RLHP-01 LLC

Developer: RLHP-01 LLC

Representative: Jason Shoudis, Bucher Design

Location: Immediately east of the Intersection of Adventure Way and Quail Brush Creek Drive

A rezoning of 3 contiguous parcels totaling 3.83 acres from Agriculture with Airport Overlay (Herein referenced A/AO) to PBC/AO (Planned Business Center with Airport Overlay [to be known as Mixed-Use, Medium Scale with Airport Overlay (MX-M AP-O)]). The site is currently zoned A/AO. Tracking with this zone change is the Adventure Way Townhomes Concept Plan, which generally illustrates a plan for 11, 4-plex townhomes with a maximum density of 11.5 du/acre.

Background:

The proposal will rezone 3 parcels from A/AO to MX-M/AO with the intent to build multi-family housing with a density of 11.5 dwelling units per acre. Because this rezone is from one "straight" zone district to another, lot and building dimensions are determined by the MX-M zone district. The requested zone establishes a use compatible with the greater, surrounding area and allowed in the MX-M zone.

The zone change from A/AO to MX-M/AO supports the multifamily housing this project proposes. The MX-M zone district accommodates a mix of, for example, commercial, retail, office, multi-family residential, and civic uses.

Any Zone Change requires a concurrent entitlement application such as a concept or development plan. This concept plan serves as that required element to support the zone change request. The proposed concept plan establishes a proposed land use for multi-family housing with a density of 11.5 dwelling units per acre. The maximum building height of 50-feet is also acknowledged on the concept plan as determined by the MX-M dimensional standards. The proposed concept plan conforms with standards set forth in the MX-M zone district.

A detailed Development Plan will follow this Concept Plan prior to any redevelopment of the subject property.

The property is accessed via Adventure Way which connects to Black Forest Road and then the controlled light at Black Forest Road and Woodmen. The Adventure Way Townhouse project can also be accessed via Adventure Way connecting to Templeton Gap Road that then leads to Dublin Road, east of Powers Boulevard/State Highway 21. Most of the public comments regarded traffic, safety, and the desire to preserve a rural environment.

The City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT") reviewed both the Concept Plan and the Zone Change and was satisfied with amendments made by the applicant. SWENT also determined that additional comments would be made at time of Development Plan review.

Engineering Development Review, Traffic Division: (herein referenced as "EDR-Traffic Division), requires the developer to dedicate 10-feet of right-of-way (ROW) on the westerly lot side of 7380 Adventure Way (the northernmost lot). A traffic letter or traffic analysis will be provided at the time of Development Plan review. There were no additional traffic comments.

The Adventure Way Townhouse project applications have been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. The Adventure Way Townhome project is in an area of growth and development in northeast Colorado Springs as identified by the PlanCOS Vision Map. The PlanCOS Vision Map classifies the area as a New/Developing neighborhood and identifies the project site as being within the "New/Developing" Activity Center on and along East Woodmen Road; East Woodmen Road is also designated as a City Priority Corridor.

The Adventure Way Townhouse project is consistent with one of the core values of PlanCOS, which reinforces the importance of encouraging "housing for all" and one of the "Big Ideas" in the Vibrant Neighborhood Chapter 2 of PlanCOS that is entitled "Housing for All", which has goal VN-2 that states:

"Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs."

To do this PlanCOS suggests, *"Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels."*

Adaptive and responsive land use change is one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project's land uses, location and site development standards meet the overall intent of this idea.

For the reasons provided in this overall staff report, City Planning staff finds that this project and its associated applications to be in substantial conformance with PlanCOS and its guidance.

These parcels are covered by the Dublin North Master Plan and this Master Plan is currently

Operative. After annexation, the Dublin North Master plan included the subject property with Master Plan Amendment No. 3 (approved March 25, 2008) for residential uses with a density range from 8-11.99dwelling units per acre. The proposed density is 11.5 dwelling units per acre and fits with the criteria set forth in the Dublin North Master Plan. For the reasons provided, City Planning staff finds that the project is consistent with the Dublin North Master Plan.

Previous Council Action:

City Council acted on the subject property at time of annexation, known as Woodmen Heights Addition No.9, approved on September 12, 2007 (Ord. No. 06-175).

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

At the April 12, 2023, Regular City Planning Commission meeting, the Commission unanimously approved the rezoning as a part of the consent agenda.

Stakeholder Process:

Public notice postcards went to 29 properties within the 1,000-foot notification buffer on two occasions, once at initial review and again prior to the Planning Commission hearing. The site was posted for the required 10-day posting period during both occasions noted above.

Staff received emails of opposition from seven (7) individuals. An interested resident submitted an excel spreadsheet to staff which consisted of names they indicated were obtained through a Change.org petition. Staff confirmed a Change.org petition was created. While staff is in possession of the excel spreadsheet of the petitioners, staff has not been able to include these individuals in project updates because the document lacks appropriate contact information.

Staff input is outlined in the preceding 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 49, El Paso County, Police, and E-911. All comments received from the review agencies have been addressed.

- Colorado Springs Airport -- Airport staff recommended no objection with the following condition which is reflected as note on the concept plan:
 - Avigation Easement: An avigation easement is required or provide proof of previous recording (book/page or reception number) for future development plan and plat.

- City Traffic - The City's Traffic Engineering Division reviewed and accepted the proposed site design and layout for the project. The applicant is required to submit a Traffic Impact Analysis (TIA) to analyze access locations and future roadway improvements with the submittal of a development plan.

- The following notes have been memorialized on the Adventure Way Townhouse Concept

Plan:

- City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT"): *"A drainage report acceptable to City Water Resources Engineering DIVISION (SWENT) shall be provided at time of Development Plan."*
- City Traffic: *"A traffic letter, study or analysis acceptable to Engineering Development Review (EDR) shall be provided at time of Development Plan."*
- Colorado Springs Utilities (herein referenced as "CSU"): *"A final utility plan shall be provided at time of Development Plan."*
- Land Use Review (herein referenced as "LUR") Planning Landscape -- *"A final landscape plan shall be provided at time of Development Plan."*

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 Concept Plan, COPN-23-0001 for Adventure Way Townhomes, illustrating multi-family development with a maximum density of 11.5 dwelling units per acre, based upon the findings that the request complies with the review criteria for Concept Plans set forth in City Code Section 7.5.501 (E).