



Legislation Details (With Text)

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Title: Polaris Pointe Concept Plan Amendment.
(Quasi-Judicial Matter)

Sponsors:

Indexes:

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Attachments: 1. Criteria-7.5.501E- PUP

Date	Ver.	Action By	Action	Result
4/14/2015	1	City Council	approved	Pass

Polaris Pointe Concept Plan Amendment.
(Quasi-Judicial Matter)

From:

Peter Wysocki, Planning and Development Director, Planning and Development Department

Summary:

CPC PUP 09-00017-A3MN14 - Quasi-Judicial
CPC PUZ 15-00010 - Quasi-Judicial

This project includes concurrent applications for a concept plan amendment for Copper Ridge at Northgate and a rezone of 15.42 acres, located near the southwest corner of Northgate Blvd and Bass Pro Dr. The property will be rezoned from A/PBC/PUD (Agriculture, Planned Business Center, and Planned Unit Development) to PUD (Planned Unit Development; Commercial uses, maximum building height 65-feet) in order to allow commercial development at this location.

The proposed PUD zone is consistent with the previously established PUD zone for the associated Copper Ridge at Northgate concept plan which is immediately adjacent to the subject property. The concept plan amendment illustrates the area to be added and rezoned maintaining a 65-foot max building height commercial project that is proposed for mixed use, hotel and waterpark.

Previous Council Action:

Council approved the Master Plan amendment in 2009 that established this portion of the Northgate Master Plan as Regional Commercial.

Background:

The Copper Ridge at Northgate Concept Plan, located southwest of Northgate Blvd and Voyager Parkway was originally approved in 2009 with 192 acres zoned PUD (Planned Unit Development);

commercial, with a 65-foot maximum building height (except for areas B-4 and B-5, commercial, 120-foot max building height). The Shops at Colorado Grand Hotel, located southwest of Northgate Blvd and Bass Pro Dr. was originally approved in 2000 with 7 acres zoned PBC (Planned Business Center); commercial, retail and hotel. This plan was amended in 2014 updating the current road configuration.

The proposed application for concept plan amendment would join these two previously approved plans and create one concept plan that would govern this entire area, while the purposed zoning maintains consistency with the surrounding area.

Financial Implications:

Not Applicable.

Board/Commission Recommendation:

The City Planning Commission unanimously approved the applications at their March 19, 2015, regular meeting as a consent calendar item.

Stakeholder Process:

The public process included posting the site and sending postcards to 21 property owners within 500 feet of the subject property, notifying them of the application submittal and public hearing. One public comment was received from a neighboring property, this was addressed administratively and no further concern was expressed from the neighbor.

Staff also sent the plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, CDOT, and the US Air Force Academy. All comments received from the review agencies have been addressed except for those mentioned as conditions of this approval or technical modifications.

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:

CPC PUP 09-00017-A3MN14 - POLARIS POINTE AT NORTHGATE CONCEPT PLAN

Approve the Polaris Pointe Concept Plan Amendment based upon the findings that the concept plan meets the review criteria as set forth in City Code Section 7.5.501.E., subject to compliance with the conditions and technical plan modifications as specified in the Planning Commission Record of Decision.

Not Applicable.