# Legislation Details (With Text)

| | | | |
|---|---|---|---|
| **File #:** | CPC CP 18-00144 **Version:** 2 | **Name:** | |
| **Type:** | Planning Case | **Status:** | Passed |
| **File created:** | 10/31/2019 | **In control:** | City Council |
| **On agenda:** | 1/14/2020 | **Final action:** | 1/14/2020 |
| **Title:** | A concept plan for the New Life Commercial project illustrating a lot layout for a three-lot subdivision and establishing envisioned land uses, located at 11005 Voyager Parkway.<br><br>(QUASI-JUDICIAL)<br><br>Related Files: CPC ZC 18-00142, CPC ZC 18-00143, and CPC CP 18-00144<br><br>Presenter:<br>Daniel Sexton, Principal Planner, Planning and Community Development<br>Peter Wysocki, Director Planning and Community Development | | |
| **Sponsors:** | | | |
| **Indexes:** | | | |
| **Code sections:** | | | |
| **Attachments:** | 1. FIGURE 3 - Concept Plan, 2. 7.5.501.E Concept Plans | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 1/14/2020 | 2 | City Council | approved | Pass |
| 11/21/2019 | 1 | Planning Commission | referred | Pass |

A concept plan for the New Life Commercial project illustrating a lot layout for a three-lot subdivision and establishing envisioned land uses, located at 11005 Voyager Parkway.

(QUASI-JUDICIAL)

Related Files: CPC ZC 18-00142, CPC ZC 18-00143, and CPC CP 18-00144

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

**Summary:**
Owner: New Life Church, Inc.
Developer: New Life Church, Inc.
Representative: N.E.S., Inc.
Location: 11005 Voyager Parkway

The project includes concurrent applications for two zone changes and a concept plan for 38.17 acres of land located at 11025 Voyager Parkway. The first rezone request will change proposed Lot 2

(3.89 acres) of the New Life Commercial project from A/OC/cr (Agricultural and Office Complex with Conditions of Record) to a PBC/cr (Planned Business Center with Conditions of Record) zone district. The second zone change request will change proposed Lot 3 (2.09 acres) of the New Life Commercial project from OC/cr (Office Complex with Conditions of Record) to a PBC/cr (Planned Business Center with Conditions of Record) zone district. The concept plan for the New Life Commercial project illustrates a lot layout for a three-lot subdivision and establishes envisioned land uses for the development.

**Previous Council Action:**
City Council previously took action on these properties in 2004 when the current zoning and initial land use entitlements associated with the New Life Church were reviewed and approved.

**Background:**
The subject property is located at 11005 Voyager Parkway and was annexed into the City under the New Life Church Addition #1 annexation plat (April 23, 1991; Ord. 91-54). The site is currently development with the New Life Church.

The project applications were reviewed for conformance with the City's current comprehensive plan (known as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as a Newer Developing Neighborhood and adjacent to a New/Developing activity center. Per the Thriving Economy Framework map the project site is part of an area identified as a Spinoffs and Startups typology, which looks to support emerging industries as increasingly important segments of the local economy and jobs base. While the New Life Commercial project proposes to create two new out-lot parcels for commercial land uses, these parcels are not substantially sized to be developed with technology, cybersecurity, green industries, sports-based industries, and creative industries as referenced in PlanCOS for this typology. The proposed lot sizes are, however, adequate to accommodate land uses supportive of the previously noted industries.

The first zone change request will rezone proposed Lot 2 (3.89 acres) of the New Life Commercial Development from A/OC/cr (Agricultural and Office Complex with Conditions of Record) to a PBC/cr (Planned Business Center with Conditions of Record) zone district. The change of zone will establish a zone district utilizing the established list of permitted and conditional uses (City Code Section 7.3.203 Permitted, Conditional and Accessory Uses) and development standards (City Code Section 7.3.204 Office, Commercial, Industrial and Special Purpose Zone District Development Standards) for the PBC zone district. The applicant is also looking to carry forward the conditions of record from the current zone district, which prohibit land uses such as Sexually Oriented Businesses and Medical Marijuana Centers.

The second zone change request will rezone proposed Lot 3 (2.09 acres) of the New Life Commercial Development from OC/cr (Office Complex with Conditions of Record) to a PBC/cr (Planned Business Center with Conditions of Record) zone district. The change of zone will establish a zone district utilizing the established list of principal permitted and conditional uses (City Code Section 7.3.203 Permitted, Conditional and Accessory Uses) and development standards (City Code Section 7.3.204 Office, Commercial, Industrial and Special Purpose Zone District Development Standards) for the PBC zone district. The applicant is also looking to carry forward the conditions of record from the current zone district, which prohibit land uses such as Sexually Oriented Businesses and Medical Marijuana Centers.

The proposed New Life Commercial Concept Plan illustrates a new lot layout from the unplatted and

platted Lot 1 of New Life Church Filing Number 2, the applicant is proposing two new out-lots at the northwest and southeast corners of the existing development. The proposed permitted and conditional uses will follow City Code Section 7.3.203 Permitted, Conditional and Accessory Uses, with the exception that Sexually Oriented Businesses and Medical Marijuana Centers will be prohibited. The envisioned land uses are consistent with the surrounding land use mix permitted under the adjacent zone districts, which are largely based on a PBC zone district. Access to the project site will remain as currently exists today, with the exception of a new traffic signal at the Cross Peak View/New Life Drive/Jet Stream Drive and Cross Peak View/Interquest Parkway/Creek Bed Point intersections which will be installed by others. Per discussions with the City's Traffic Division, the applicant has agreed to dedicate additional acreage to the City for future right-of-way widening on New Life Drive between Voyager Parkway and Cross Peak View, and remit funds for future roadway and intersections improvements at the Voyager Parkway/Interquest Parkway intersection.

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 development of additional commercial land uses in this area will support existing and emerging industries, and create new employment opportunities that strengthen 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 November 21, 2019, these items were unanimously approved under the Consent agenda (Commissioner Wilson absent).

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

**Stakeholder Process:**
The public process included public notice provided to 63 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. City Planning staff received no public comments during the posting periods.

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, Council of Neighbors, City Water Resource Engineering, Council of Neighborhood Organizations (CONO), School District #20, Police and E-911, and the USAFA. 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:**

CPC CP 18-00144

Approve the concept plan for the New Life Commercial project, based upon the findings that the request meets the review criteria for granting a concept plan, as set forth in City Code Section 7.5.501(E).

N/A