



Legislation Text

File #: CPC PUP 16-00093, **Version:** 2

Forest Meadows South Concept Plan for a residential development including approximately 24 acres of land with a maximum of 305 units within townhouses and two-family attached dwellings, and approximately 14 acres of land preserved as open space, located to the east of Black Forest Road between Forest Meadow Avenue and Woodmen Road.

(Quasi-Judicial)

Related Files: CPC MPA 06-00206-A8MN16, CPC PUZ 16-00092

Presenter:

Daniel Sexton, Senior Planner, Planning and Community Development
Peter Wysocki, Planning and Community Development Director

Summary:

Applicant: N.E.S., Inc. (for Springs Land Ventures, LLC)

Owner: Colorado Morely Return LLC c/o Springs Land Ventures, LLC

Location: Located to the east of Black Forest Road between Forest Meadow Avenue and Woodmen Road

This project includes concurrent applications for a minor amendment of the Woodmen Heights Master Plan, a PUD (Planned Unit Development) zone change, and a PUD concept plan for a 38.22 acre site to contain a residential development (herein referred as "Forest Meadows South"). The proposed Forest Meadows South concept plan illustrates approximately 24 acres of land developed with a maximum of 305 units contained within townhouse and two-family attached dwellings, outdoor amenities (e.g. community amenity, open space, trails, etc.), private streets, and approximately 14 acres of land preserved for open space and recreational amenities.

Previous Council Action:

N/A

Background:

The subject properties are part of the Woodmen Heights Master Plan, and were annexed into the City under the Woodmen Heights No. 2 Annexation Plat (Ord. 04-124) and Woodmen Heights No. 2 Annexation Plat (Ord. 04-125). The proposed minor amendment to this master plan will change the land use designation for 38.22 acres of land from Office Industrial Park/Research & Development to Residential (3.5-7.99 Dwelling Units per Acre).

The properties are currently zoned PUD/AO-CAD (Planned Unit Development with Airport Overlay - Commercial Airport District) and are vacant. The zone classification for this area was changed in

2007 to facilitate the development of commercial land uses between Forest Meadows Avenue and Woodmen Road. A limited amount of commercial has been developed, as access from these properties on to Woodmen Road was subsequently restricted. The proposed PUD rezoning will change the zone classification for 38.22 acres of land from PUD/AO-CAD (Planned Unit Development with Airport Overlay - Commercial Airport District) to PUD/AO (Planned Unit Development with Airport Overlay: Townhouse and Two-Family Attached Dwellings, 7.99 dwelling units per acre, and 30-foot height maximum). The new PUD zone district sets the specific density, dimensional, and use controls for the future development of the Forest Meadows South project.

The proposed concept plan for the Forest Meadows South project illustrates a residential development with a maximum of 305 units contained within townhouse and two-family attached dwellings on approximately 24 acres of the site. The proposed maximum building height of 30 feet is indicative of the residential dwelling unit types proposed and already developed in the immediate area. At this time, the applicant has not formalized the design of the proposed buildings and site improvements. The applicant has, however, strategically sited the new private streets to align with the public streets exiting the adjacent Forest Meadows development.

The remaining portion of the project site, which consists of approximately 14 acres of land, is envisioned to be preserved for open space and recreational amenities. The applicant has indicated that the amenity package for the development will be determined by the development plan, but will likely include open space, outdoor accommodations for active and passive recreation, walking paths linking to the adjacent detention basin, and private streets. The Woodmen Heights Master Plan calls for the regional detention facilities to be designed and used as neighborhood amenities, which will be afforded by eastern trail connects envisioned. Together, the applicant's proposed active and passive amenities will allow for the cultivation of community within the development and immediate neighborhood.

This project supports the City's strategic plan to building community and collaborative relationships by providing a well-designed residential community with on-site amenities and connectivity to the surrounding neighborhood through trails and open space. The project also promotes a mutually supportive development pattern in the neighborhood which provides buffering and transition for the single-family residential to the north of Forest Meadows Avenue from Woodmen Road to the south. The development proposal also integrates variety into the neighborhood that generates opportunities and choices for households, while ensuring this area develops as a well-functioning neighborhood. This project will support the future creation of employment opportunities and maintain prospects for strengthening the Colorado Springs economy through the orderly growth of the corridor and the development of addition roof tops, which ultimately will support the critical mass of dwelling units needed for the development of commercial uses.

Please see the attached Planning Commission staff report for more details.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting on September 15th, 2016 the Planning Commission voted unanimously to approve the applications as part of the new business calendar.

Stakeholder Process:

The public notification process consisted of providing notice to property owners within 500 feet of the site, which included the mailing of postcards to 116 property owners, on two occasions; prior to a neighborhood meeting and during the internal review stage (combined mailing), and prior to the Planning Commission meeting. The site was also posted with three notification posters. A neighborhood meeting was held on July 19, 2016, with fifteen citizens in attendance. In response to the public solicitation for comments, staff received written correspondences from twenty-seven concerned parties. The concerns voiced by residents at the neighborhood meeting and in writing regarded traffic, drainage, the potential for negative impacts on home values, and the loss of potential tax revenue for the Metro District.

Staff also sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities (CSU), City Engineering, City Traffic, City Fire, School District 49, Police and E-911, El Paso County Development Services, Woodmen Heights Metro Districts and the Colorado Springs Airport. Specifically, Schooler & Associates, the manager for the Woodmen Heights Metropolitan Districts 1-3, had no objections to the land use change from commercial to residential. Schooler & Associates reinforced that the application will need to complete the proper inclusion/exclusion process between Metro Districts 3 and 2, and will be subject to all applicable fees and taxes as development progresses.

Please see the attached Planning Commission staff report for more details of how the neighborhood's concerns were addressed.

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 the PUD concept plan for the Forest Meadows South project, based upon the findings that the PUD concept plan meets the review criteria for granting a PUD concept plan as set forth in City Code Section 7.3.605 and meets the eight (8) review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).