



Legislation Text

File #: CPC PUZ 16-00094, **Version:** 3

Ordinance No. 16-119 amending the zoning map of the City of Colorado Springs pertaining to 12.73 acres located near the intersection of Grand Cordera Parkway and Argentine Pass Trail from PBC/AO (Planned Business Center with Airport Overlay) and PUD/AO (Planned Unit Development; mixed residential, including assisted senior living, 50-foot 7-inch maximum building height, 24.99 dwelling units per acre with Airport Overlay) to PUD/AO (Planned Unit Development; multi-family residential, 45-foot maximum building height, 22 dwelling units per acre with Airport Overlay)

(Quasi-Judicial)

Related File: CPC PUD 16-00095

Presenter:

Katie Carleo, Principal Planner, Planning & Community Development
Peter Wysocki, Director Planning and Community Development

Summary:

Applicant: N.E.S. Inc.

Owner: High Valley Land Company

Location: Intersection of Grand Cordera Parkway and Argentine Pass Trail

This project includes concurrent applications for a zone change from PBC/AO (Planned Business Center with Airport Overlay) and PUD/AO (Planned Unit Development; mixed residential, including assisted senior living, 50-foot 7-inch maximum building height, 24.99 dwelling units per acre with Airport Overlay) to PUD/AO (Planned Unit Development; multi-family residential, 45-foot maximum building height, 22 dwelling units per acre with Airport Overlay) for a 12.73 acre site with an associated development plan for an intended multi-family apartment development. The project site is part of the larger Briargate Master Plan and will introduce 276 units within 4 buildings. The Crowne at Briargate Development Plan illustrates the layout of the apartment site with associated landscape, detention and access. Staff is also administratively reviewing a subdivision plat for this site. Further details for the development are explained in the associated staff report.

Previous Council Action:

City Council previously took action on a portion of this property with a zone change to PUD (Planned Unit Development) in 2008 and later a zone change to the additional portion of this site to PBC (Planned Business Center) in 2013.

On November 22, 2016, this ordinance was approved on first reading on the consent calendar.

Background:

This proposal includes the rezoning of 12.73 acres from PBC/AO (Planned Business Center with Airport Overlay) and PUD/AO (Planned Unit Development; mixed residential, including assisted senior living, 50-foot 7-inch maximum building height, 24.99 dwelling units per acre with Airport Overlay) to PUD/AO (Planned Unit Development; multi-family residential, 45-foot maximum building height, 22 dwelling units per acre with Airport Overlay) in preparation for a new multi-family development, Crowne at Briargate. This site was initially zoned PBC in 2013 and the site zone PUD for assisted senior living was established in 2008. This rezone will allow for a continuation of residential use, but introducing a variety in housing opportunity.

The proposed Crowne at Briargate project will provide 276 multi-family residential units within this development. This will give opportunity of diverse residential in the surrounding area. The applicant's proposal sets the specific dimensional requirements and illustrates the envisioned layout for the multi-family residential complex. Further details for the development are explained in the associated staff report.

This item supports the City's strategic goal relating to building community while fostering a land use pattern that encourages development as infill to vacant parcels within the City. This item promotes a mix of supportive and integrated residential land use along existing established urban service areas.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting held on October 20, 2016 the Planning Commission voted unanimously to recommend approval of both applications to the City Council. Please reference the minutes from the hearing for a detail record.

Stakeholder Process:

Upon submittal public notice was provided to property owners within a 500-foot buffer of the site identifying the submittals the City received, along with notification of a public meeting to be held. The site was also posted with this information on these occasions. In addition the site has been posted and postcards sent for the public hearing before City Planning Commission and this City Council hearing.

A neighborhood meeting was held on July 17, 2016. There were approximately 36 citizens in attendance. The meeting introduced the process and overall plan for development of the site. Neighborhood concern was voiced at the meeting mainly regarding concern for traffic and the apartment access off of Grand Cordera Parkway, as well as the increase of density to the area as a whole. Questions were also raised for the concern of school district capacity, the use of the area's trails and parks by the apartment dwellers, and overall property value affects. Several letters of opposition were received by staff and are attached. The applicant has provided information and response to the concerns of the neighbors, this response letter is included. At the public hearing before the City Planning Commission on October 20, 2016 no citizens were in attendance to speak in opposition of this project.

Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater Engineering, City Traffic, City Fire, School District 20,

Police and E-911, and El Paso County Development Services. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. Staff has determined that this application is outside the two-mile buffer for USAFA notification. Notification was followed for the Airport Advisory Committee, this items was reviewed at the July 27, 2016 meeting and was approved with a no objection recommendation.

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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Adopt an ordinance changing the zoning of 12.73 acres from PBC/AO (Planned Business Center with Airport Overlay) and PUD/AO (Planned Unit Development; mixed residential, including assisted senior living, 50-foot 7-inch maximum building height, 24.99 dwelling units per acre with Airport Overlay) to PUD/AO (Planned Unit Development; multi-family residential, 45-foot maximum building height, 22 dwelling units per acre with Airport Overlay), based upon the findings that the change of zoning request complies with the criteria for granting of zone changes as set forth in City Code Section 7.5.603, and complies with the criteria of establishing a PUD zone as set forth in City Code Section 7.3.603.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 12.73 acres located near the intersection of Grand Cordera Parkway and Argentine Pass Trail from PBC/AO (Planned Business Center with Airport Overlay) and PUD/AO (Planned Unit Development; mixed residential, including assisted senior living, 50-foot 7-inch maximum building height, 24.99 dwelling units per acre with Airport Overlay) to PUD/AO (Planned Unit Development; multi-family residential, 45-foot maximum building height, 22 dwelling units per acre with Airport Overlay)