



## Legislation Text

---

**File #:** CPC CP 17-00099, **Version:** 2

---

Oracle Boulevard Townhomes concept plan for 7 acres to be developed as multi-family residential consisting of 73 townhome units and associated site improvements, located southeast of the Sybilla Lane and Oracle Boulevard intersection.

(Quasi-Judicial)

**Presenter:**

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

**Summary:**

Applicant: N.E.S., Inc.  
Owner: NC Foundation c/o RNSS Investment, LLC  
Location: Southeast of the Sybilla Lane and Oracle Boulevard intersection.

This project includes concurrent applications for a minor master plan amendment of the Northgate Master plan changing the land use designation from I/O (Office-Industrial Park/Research & Development) to MF (Multi-Family), a zone change from OC/cr (Office Complex with Conditions of Record) to OC (Office Complex), and the Oracle Boulevard Townhomes concept plan illustrating the detailed layout for 7 acres of land to be developed with a multi-family residential development consisting of 73 townhomes and associated site improvements.

**Previous Council Action:**

City Council previously took action on this property with Annexation in August 1985.

**Background:**

The subject property is part of the Northgate Master Planned area. Per the Northgate Master Plan, the identified 7 acre project site is currently designated as I/O (Office-Industrial Park/Research & Development). The property was annexed into the City under the Northgate Annexation Plat Number 3 (Ord. 85-190). While the initial build-out of the surrounding area has focused on office complexes, more recently land use decisions have established a land use pattern containing a mix of residential and commercial land uses for the neighborhood.

The property is currently zoned OC/cr (Office Complex with Conditions of Record) and is vacant. The property was zoned OC/cr (Office Complex with Conditions a Condition of Record) in 2006, and the condition of record stated: "The uses of this property are restricted to those listed as Office Use Types in the Zoning Code." The applicant is requesting a rezone to remove the condition of record. Per City Code Section 7.3.203, the "Multi-Family" type of land use is permitted within the OC zone district; thus, the removal of the above condition of record would more closely align this zone district with other OC zone districts throughout the City. The accompanying concept plan establishes the

envisioned development pattern, density, and dimensional controls for the future development of the Oracle Boulevard Townhomes project.

The proposed concept plan for the Oracle Boulevard Townhomes project illustrates the envisioned layout for the multi-family residential complex with 73 dwelling units contained within 19 townhome buildings. At this time, the applicant has not formalized the design of the proposed buildings. The applicant has, however, strategically placed each building within the site to minimize visual impacts on the residential homes developed to the east. To mitigate any visual impact on the long views that the adjoining residential neighborhood value, the applicant has limited the one-story units to a maximum building height of 28 feet. The Oracle Blvd. Townhomes project is to be developed in a single phase, with a gross density of 10.72 dwelling units per acre. The proposed concept plan envisions a site amenities package consisting of common open space, a recreation building (e.g. clubhouse), pool, guest parking facilities, and private streets.

The project supports the City's Strategic plan of 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 from the single-family detached residential to the east and the commercial office complexes to the west. 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 additional roof tops, which ultimately will support the critical mass of dwelling units needed for the development of commercial uses.

Please see the Planning Commission staff report for more details.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting held on September 21, 2017 the Planning Commission unanimously approved these items on the consent calendar. Please reference the minutes from the hearing for a detailed record.

**Stakeholder Process:**

The public process included public notice provided to 141 property owners within 1,000 feet of the site on two occasions; during the internal review stage, and prior to the Planning Commission hearing. The site was also posted on those two occasions. In response to the public solicitation for comments, one adjacent resident contacted staff with questions; otherwise, no written comments were received.

Staff sent copies of the plans 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, City Engineering, City Traffic, City Fire Prevention, CONO, El Paso County Development Services Division, Enumerations, School District #20, Police and E-911, and USAFA. While no comments from the USAFA were provided for this project, the applicant has included the standard USAFA notice, which includes notification that a given property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the USAFA's Airmanship Program.

**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 concept plan for the Oracle Boulevard Townhomes project, based upon the findings that the concept plan meets the review criteria for granting a concept plan as set forth in City Code Section 7.5.501(E).