

CITY PLANNING COMMISSION AGENDA  
APRIL 12, 2023

STAFF: KYLE FENNER, SENIOR PLANNER

FILE NO(S):

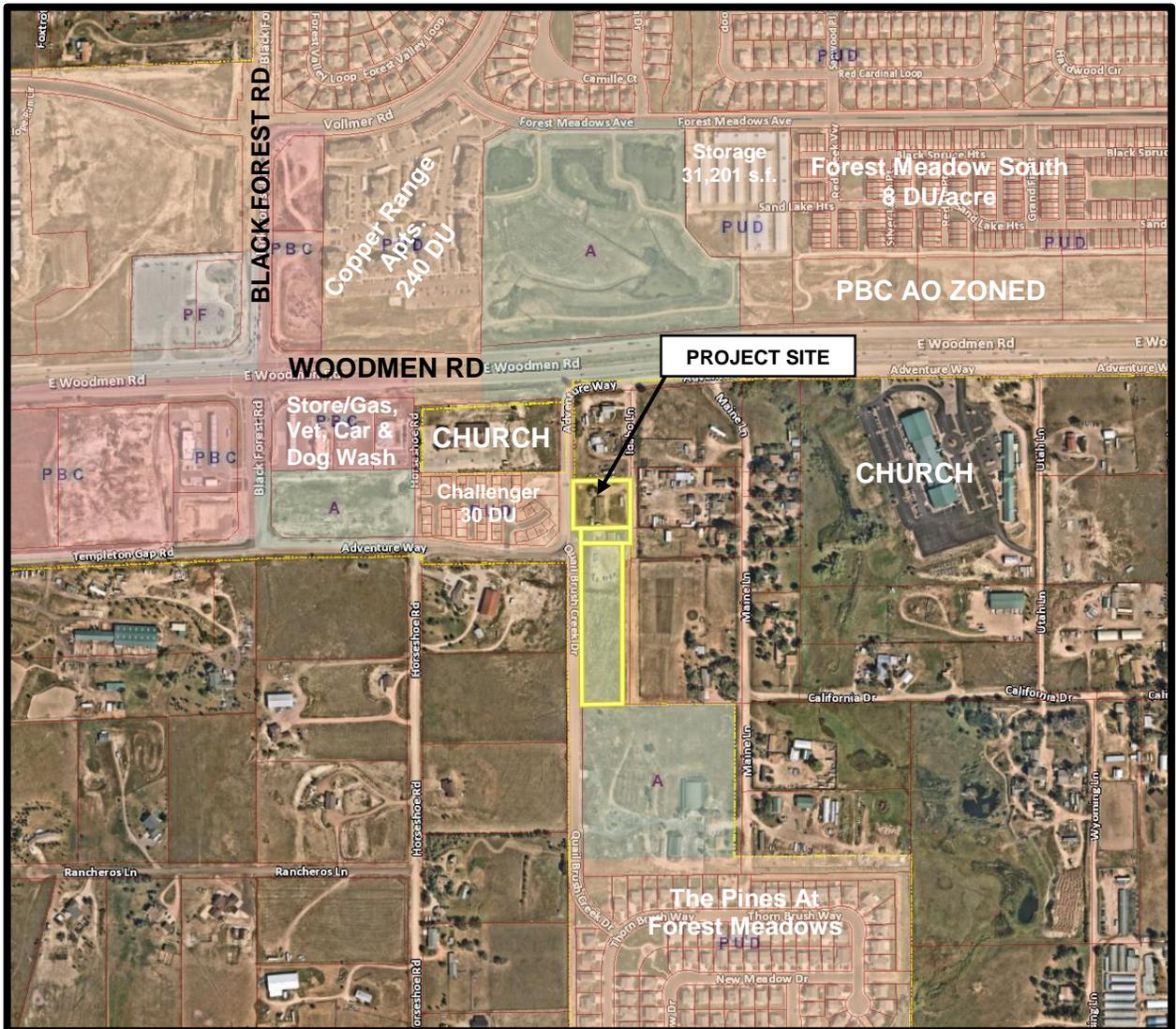
A. – ZONE-23-0002 – QUASI-JUICIAL

B. – COPN-23-0001 – QUASI-JUDICIAL

PROJECT: ADVENTURE WAY TOWNHOMES

OWNER/DEVELOPER: RLHP-01, LLC/RICHARD HEADRICK

CONSULTANT: BUCHER DESIGN STUDIO



THE PASTEL-COLORED, SHADED AREAS ARE CITY OF COLORADO SPRINGS. THE UNSHADED, AREAS ARE UNINCORPORATED EL PASO COUNTY.

## **PROJECT SUMMARY:**

1. Project Description: A rezoning of 3 contiguous parcels totaling 3.83 acres from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay (to be known as MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)). Tracking with this zone change is the Adventure Way Townhomes Concept Plan, which generally illustrates a plan for 11, 4-plex townhomes with a maximum density of 11.5 du/acre.
2. Applicant's Project Statement: (see **"Project Statement" attached**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the Adventure Way Townhome project.

## **BACKGROUND:**

1. Site Address: 7380 Idaho Lane, if approved it will be addressed as and accessed from Adventure Way.
2. Existing Zoning/Land Use: Agriculture, Single-Family Dwelling not residentially occupied and sparingly used for getting business mail. All such uses shall cease at time of building permit, including water well and septic closure/abandonment.
3. Surrounding Zoning/Land Use:
  - North: Unincorporated El Paso County, RR-5 (Rural-Residential, 5 acres).
  - South: Unincorporated El Paso County, RR-5 (Rural-Residential, 5 acres)
  - West: Small Lot PUD AO (Planned Unit Development, Airport Overlay) and El Paso County, RR-5 (Rural-Residential, 5 acres) enclave.
  - East: Unincorporated El Paso County, RR-5 (Rural-Residential, 5 acres)
4. PlanCOS Vision: The PlanCOS Vision Map (see **"PlanCOS Vision Map"**) identifies the project site as "New/Developing." Additionally, the Vision Map identifies the location as a New/Developing Activity Center situated on a "City Priority Corridor." It is also located just east of a Park-N-Ride noted on the PlanCOS Vision Map.
5. Annexation: These properties were annexed into the City in 2007 with the Woodmen Heights Addition, No. 9 (September 12, 2007, Ordinance 06-175).
6. Master Plan/Designated Master Plan Land Use: The application conforms ideally with the Dublin North Master Plan.
7. Subdivision: The subject property is unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is flat without trees. There is a single-family dwelling on the northernmost lot that is not occupied residentially but used sparingly for business. All surface parking, storage of vehicles and residential uses will cease at time of building permit. The three parcels together are roughly eight-hundred and ninety feet (890') long, north to south and three-hundred and thirty feet (330') wide, east to west and it is generally rectangular. Access is planned to be from the west via Adventure Way via Black Forest Road.
10. Guiding Document: This request was submitted prior to the Unified Development Code (UDC) effective date of June 5, 2023, and as such was processed and reviewed under Chapter 7 standards. All established requirements in Chapter 7 have been met and therefore should be reviewed by this body under those standards. As a following step to the City Council adoption of the UDC to further the

establishment of new standards tied to zone districts, existing commercial and industrial zone districts will be renamed through a legislative process. Due to the timing and submittal of some rezoning applications and the transition to the new UDC, some zone change requests will be impacted by this change, including this application. This site is currently zoned A/AO (Agricultural with Airport Overlay) under Chapter 7 and will transition to the MX-M (Mixed-Use Medium Scale) zone district under the new UDC. It should be noted that no rights of the property owner will be revoked with the zone district rename process, but rather expanded upon. This zone change will not go into effect until June 5, 2023 (UDC effective date).

**STAKEHOLDER PROCESS AND INVOLVEMENT:** Public notice postcards went to 29 properties within the 1,000-foot notification buffer on two occasions, once at initial review and again prior to the Planning Commission hearing. The site was posted for the required 10-day posting period during both occasions noted above.

Staff received emails of opposition from seven (7) individuals (see “**Attached Stakeholder Correspondence**”). An interested resident submitted an excel spreadsheet to staff which consisted of names they indicated were obtained through a Change.org petition. Staff confirmed a Change.org petition was created. While staff is in possession of the excel spreadsheet of the petitioners, staff has not been able to include these individuals in project updates because the document lacks appropriate contact information.

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, City SWENT, City Parks, Council of Neighborhood Organizations (CONO), District 49, El Paso County, Police, and E-911. All comments received from the review agencies have been addressed. City Planning staff notes that the following review agency provided project specific comments:

- Colorado Springs Airport -- Airport staff recommended no objection with the following condition which is reflected as note on the concept plan:
  - Avigation Easement: An avigation easement is required or provide proof of previous recording (book/page or reception number) for future development plan and plat.
- City Traffic – The City’s Traffic Engineering Division reviewed and accepted the proposed site design and layout for the project. The applicant is required to submit a Traffic Impact Analysis (TIA) to analyze access locations and future roadway improvements with the submittal of a development plan.
- The following notes have been memorialized on the Adventure Way Townhouse Concept Plan:
  - City’s Water Resources Engineering Division of Public Works (herein referenced as “SWENT”): *“A drainage report acceptable to City Water Resources Engineering DIVISION (SWENT) shall be provided at time of Development Plan.”*
  - City Traffic: *“A traffic letter, study or analysis acceptable to Engineering Development Review (EDR) shall be provided at time of Development Plan.”*
  - Colorado Springs Utilities (herein referenced as “CSU”): *“A final utility plan shall be provided at time of Development Plan.”*
  - Land Use Review (herein referenced as “LUR”) Planning Landscape -- *“A final landscape plan shall be provided at time of Development Plan.”*

**ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:**

1. Review Criteria / Design & Development Issues:

a. Application Summaries

i. Zone Change:

The proposal will rezone 3 parcels from A/AO to MX-M/AO with the intent to build multi-family housing with a density of 11.5 dwelling units per acre. Because this rezone is from one “straight” zone district to another, lot and building dimensions are determined by the MX-M zone district. The requested zone establishes a use compatible with the greater, surrounding area and allowed in the MX-M zone.

The zone change from A/AO to MX-M/AO supports the multifamily housing this project proposes. The MX-M zone district accommodates a mix of, for example, commercial, retail, office, multi-family residential, and civic uses.

ii. Concept Plan:

Any Zone Change requires a concurrent entitlement application such as a concept or development plan. This concept plan serves as that required element to support the zone change request. The proposed concept plan establishes a proposed land use for multi-family housing with a density of 11.5 dwelling units per acre. The maximum building height of 50-feet is also acknowledged on the concept plan as determined by the MX-M dimensional standards. The proposed concept plan conforms with standards set forth in the MX-M zone district.

A detailed Development Plan will follow this Concept Plan prior to any redevelopment of the subject property.

The property is accessed via Adventure Way which connects to Black Forest Road and then the controlled light at Black Forest Road and Woodmen. The Adventure Way Townhouse project can also be accessed via Adventure Way connecting to Templeton Gap Road that then leads to Dublin Road, east of Powers Boulevard/State Highway 21. Most of the public comments regarded traffic, safety, and the desire to preserve a rural environment.

- b. Drainage – The City’s Water Resources Engineering Division of Public Works (herein referenced as “SWENT”) reviewed both the Concept Plan and the Zone Change and was satisfied with amendments made by the applicant. SWENT also determined that additional comments would be made at time of Development Plan review.
- c. Traffic: Engineering Development Review, Traffic Division: (herein referenced as “EDR-Traffic Division), requires the developer to dedicate 10-feet of right-of-way (ROW) on the westerly lot side of 7380 Adventure Way (the northernmost lot). A traffic letter or traffic analysis will be provided at the time of Development Plan review. There were no additional traffic comments.
- d. Conformance with the City Comprehensive Plan: The Adventure Way Townhouse project applications have been evaluated for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. The Adventure Way Townhome project is in an area of growth and development in northeast Colorado Springs as identified by the PlanCOS Vision Map. The PlanCOS Vision Map classifies the area as a New/Developing neighborhood and identifies the project site as being within the “New/Developing” Activity Center on and along East Woodmen Road; East Woodmen Road is also designated as a City Priority Corridor (**see “PlanCOS Vision Map” attachment**).

The Adventure Way Townhouse project is consistent with one of the core values of PlanCOS, which reinforces the importance of encouraging “housing for all” and one of the “Big Ideas” in the Vibrant Neighborhood Chapter 2 of PlanCOS that is entitled “Housing for All”, which has goal VN-2 that states:

*“Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.”*

To do this PlanCOS suggests, *“Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.”*

Adaptive and responsive land use change is one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project’s land uses, location and site development standards meet the overall intent of this idea.

For the reasons provided in this overall staff report, City Planning staff finds that this project and its associated applications to be in substantial conformance with PlanCOS and its guidance.

- g. Conformance with the Area's Master Plan: These parcels are covered by the Dublin North Master Plan and this Master Plan is currently Operative. After annexation, the Dublin North Master plan included the subject property with Master Plan Amendment No. 3 (approved March 25, 2008) for residential uses with a density range from 8-11.99 du/acre. The proposed density is 11.5 du/acre and fits with the criteria set forth in the Dublin North Master Plan. For the reasons provided, City Planning staff finds that the project is consistent with the Dublin North Master Plan.

**STAFF RECOMMENDATION(S):**

**ZONE-23-0002 – Zone Change**

Recommend approval to City Council the zone change of 3.83 acres from A/AO (Agriculture with Airport Overlay) to PBC/AO (Planned Business Center with Airport Overlay (to be known as MX-M/AO (Mixed-Use Medium Scale with Airport Overlay)) based upon the findings that the change of zoning request complies with the review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

**COPN-23-000 – Concept Plan**

Recommend approval to City Council of the Adventure Way Townhomes Concept Plan based upon the findings that the request complies with the review criteria for approving concept plans as set forth in City Code Section 7.5.501(E).