

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

THURSDAY, SEPTEMBER 18, 2014

**CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, COLORADO 80903**

**CHAIRMAN SHONKWILER CALLED THE MEETING TO ORDER AT 8:35 A.M.
THE MEETING ADJOURNED AT 3:02 P.M.**

PRESENT:

Donley
Henninger
Markewich
McDonald
Phillips
Shonkwiler
Smith
Walkowski

ABSENT:

Ham

ALSO IN ATTENDANCE:

Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Senior Corporate Attorney

COMMUNICATIONS

Mr. Wysocki announced that members have been selected for the Comprehensive Plan Infill Committee and meetings will begin in early October.

RECORD OF DECISION

Moved by Commissioner Markewich, seconded by Commissioner Walkowski, to approve the August 20, 2014 meeting Record of Decision (minutes). Motion carried 6-0 (Commissioner Ham absent, Commissioner Phillips excused and Commissioner Smith abstained due to absence during the last meeting).

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

CONSENT CALENDAR

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM NO.: A.1 CPC PUZ 14-00013 (Quasi-Judicial)</p> <p>ITEM NO.: A.2 CPC PUD 14-00014 (Quasi-Judicial)</p> <p>PARCEL NO.: 5306000061</p> <p>PLANNER: Larry Larsen</p>	<p>Request by M&S Civil Consultants on behalf of Nextop Holdings, LLC for consideration of the following applications:</p> <ol style="list-style-type: none"> 1. A change of zoning from Agricultural District with Airport Overlay (A/AO) to Planned Unit Development District with Airport Overlay (PUD/AO). 2. The Ridge at Cumbre Vista Filing PUD Development Plan that would allow for the development of a 65-lot, single-family detached residential neighborhood, including public streets and sidewalks, drainage facilities and landscape tracts. <p>The property is located south of Cowpoke Road, approximately ¼ mile west of the Cowpoke Road and Black Forest Road intersection and consists of approximately 13.74 acres.</p>	5
<p>ITEM NO.: B CPC CU 14-00072 (Quasi-Judicial)</p> <p>PARCEL NO.: 6325418003</p> <p>PLANNER: Lonna Thelen</p>	<p>A request by Grey Wolf Architecture on behalf of Carefree & Powers SW, LLC for a conditional use to allow automotive repair in the PBC (Planned Business Center) zone district for Street Service, an automotive repair use. The property is zoned PBC/cr AO, contains 1.9 acres and is located at 5721 N. Carefree Circle.</p>	7

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
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NEW BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM NO.: 4.A CPC A 13-00043 (Legislative)</p> <p>ITEM NO.: 4.B CPC MP 06-00069- A3MJ14 (Legislative)</p> <p>ITEM NO.: 4.C CPC PUZ 14-00043 (Legislative)</p> <p>ITEM NO.: 4.D CPC PUD 06-00108- A6MJ14 (Quasi-Judicial)</p> <p>PARCEL NOS.: 5307002005, 14, 18, 20</p> <p>PLANNER: Larry Larsen</p>	<p>Request by Guman and Associates on behalf of Apaloosa Investments, LLC for consideration of the following development applications:</p> <ul style="list-style-type: none"> A. The Dublin North 1D Annexation. B. An amendment to the Dublin North Master Plan to allow single-family residential use. C. The establishment of the PUD zone district (Planned Unit Development: Detached Single-Family Residential, 5.66 dwelling units per acre, maximum building height of 30 feet) with Airport Overlay. D. An amendment to the Dublin North Development Plan to allow for the development of 22 single-family residential lots, public streets, and landscape areas. <p>The property is located northwest of the Dublin Boulevard and Sandy Ford Intersection, south of Vickie Lane and consists of 5.0 acres.</p>	8
<p>ITEM NO.: 5.A CPC ZC 14-00052 (Quasi-Judicial)</p> <p>ITEM NO.: 5.B CPC DP 14-00053 (Quasi-Judicial)</p> <p>PARCEL NO.: 6332107002</p> <p>PLANNER: Rick O'Connor</p>	<p>Request by Echo Architecture on behalf of Cherry Creek Systems for consideration of the following development applications:</p> <ul style="list-style-type: none"> 1. A rezoning from PBC (Planned Business Center) to C-5 (Intermediate Business) to allow for light manufacturing (irrigation components) which is not allowed within the current commercial zoning. 2. An amended development plan to reflect new uses on the property. <p>The 2.2-acre property is located along the north side of Columbine Ave., along the east side of North Hancock Ave. and is addressed as 3025 N. Hancock Ave.</p>	20

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
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ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM NO.: 6 AR CM1 14-00032 (Quasi-Judicial)</p> <p>PARCEL NO.: 7312410047</p> <p>PLANNER: Rick O'Connor</p>	<p>Request by ATT/Power River Development Services on behalf of Foothills Swim and Racquet Club for consideration of a conditional use application for approval of a stealth 50-foot high mono pole pine tree and associated equipment building. The site is zoned R1-6/HS/SS (Single family residential with Hillside and Streamside Overlays), contains 6.44 acres and would be next to the sand volleyball court (at the north end). The property is located along the east side of Delmonico Drive and is addressed as 6955 Delmonico Drive.</p>	31
<p>ITEM NO.: 7.A CPC MPA 05-00278-A2MN14 (Quasi-Judicial)</p> <p>ITEM NO.: 7.B CPC PUZ 14-00066 (Quasi-Judicial)</p> <p>ITEM NO.: 7.C CPC PUP 14-00070 (Quasi-Judicial)</p> <p>PARCEL NO.: 6220102003</p> <p>PLANNER: Meggan Herington</p>	<p>A request by EV Studio on behalf of New Life Church for consideration of the following development applications:</p> <ul style="list-style-type: none"> A. An amendment to the North Gate Master Plan to change the land use of 17.05 acres from Office/Industrial to Community Commercial and Multi-Family. B. Rezone 17.05 acres from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development; Multi-family, 30 dwelling units per acre, commercial uses permitted in the PBC zone district excluding medical and recreational marijuana center, motor vehicle service station and sexually oriented businesses, 45-foot maximum building height). C. A PUD concept plan to show a mix of commercial and multi-family. <p>The property is located at the northeast corner of Voyager Parkway and New Life Drive, north of New Life Church and is addressed as 11305 Voyager Parkway.</p>	42

CITY OF COLORADO SPRINGS PLANNING COMMISSION

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CONSENT CALENDAR

DATE: September 18, 2014
ITEM: A.1, A.2
STAFF: Larry Larsen
FILE NO.: CPC PUZ 14-00013, CPC PUD 14-00014
PROJECT: The Ridge at Cumbre Vista

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Smith, seconded by Commissioner Walkowski, to approve **Item A.1-File No. CPC PUZ 14-00013**, the change of zoning district from A/AO (Agricultural zone with Airport Overlay) to PUD/AO (Planned Unit Development: Single-Family Residential, density of 4.75 dwelling units per acre, maximum building height of 30 feet with Airport Overlay), based upon the finding that it complies with the review criteria of City Code Sections 7.5.603.B. and 7.3.603. Motion carried 7-0 (Commissioner Ham absent and Commissioner Phillips excused).

Moved by Commissioner Smith, seconded by Commissioner Walkowski, to approve **Item A.2-File No. CPC PUD 14-00014**, the Ridge at Cumbre Vista PUD Development Plan based upon the finding that the plan complies with the review criteria of City Code Section 7.3.606, subject to the following technical and/or informational modifications:

Technical Modifications on the PUD Development Plan:

1. This project will not be scheduled for City Council public hearings until the pending annexation is completed and recorded.
2. Provide the public hearing posting affidavit for City files.
3. Add the following note: "If this project does not participate in the Woodmen Heights Metropolitan District, a cost recovery for Cowpoke Road may be required. Financial obligation for improvements made by the WHMD must be met or inclusion to the WHMD shall be determined and fulfilled prior to recordation of plat".
4. Add a note indicating whether this project will or will not participate in the Woodmen Heights Metropolitan District (WHMD).
5. Provide Engineering Development Review & Stormwater approval of the development plan, the plat, the drainage report, and that all of their concerns have been addressed to their satisfaction regarding sight visibility and drainage report modifications.
6. Provide City Utilities approval of the WWMFR, the development plan and that all of their concerns have been addressed to their satisfaction regarding the 30' public utility easement.
7. Add the following note: "This project is subject to both the Woodmen Road Metropolitan District and Woodmen Heights Metropolitan District fees and requirements".
8. Provide WHMD approval to accept tracts and clarifies their maintenance responsibilities.
9. On Sheets 2 & 4, show the reception number for the off-site 30' utility easement.

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10. On Sheet 1, under Site Data, under Existing Zoning, show the City Ordinance number with approved land uses, maximum density, and building height. (It is yet to be determined.)
11. On Sheet 1, under Site Data, under Tracts & Maintenance, indicate the ownership and maintenance of the tracts, not HOA or District, but one or the other. If District maintenance, provide a letter from Woodmen Height Metro District stating they assume ownership and maintenance responsibilities.
12. On Sheets 2 and 6, label all the required the speed line of sight visibility areas.
13. On Sheet 1, add the following sentence to Note #10: " That the fence and landscaping in the front of the lot adjacent to the curve will be limited to the following: Landscaping shall be less than 3.5', bottom of canopy for trees shall be at 6' or higher, and no solid fencing greater than 3.5' for visibility.
14. On Sheet 1, add the following new note: "Per Engineering comments given in the drainage report and annexation agreement, water quality will be required for the portion of this site that flows into Cottonwood Creek."

Motion carried 7-0 (Commissioner Ham absent and Commissioner Phillips excused).

September 18, 2014

Date of Decision

Robert Shonkwiler

Planning Commission Chair

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
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CONSENT CALENDAR

DATE: September 18, 2014
ITEM: B
STAFF: Lonna Thelen
FILE NO.: CPC CU 14-00072
PROJECT: Service Street Automotive Repair

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Smith, seconded by Commissioner Walkowski, to approve **Item B-File No. CPC CU 14-00072**, the conditional use for Service Street, based upon the finding that the conditional use complies with the review criteria in City Code Section 7.5.704 and 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

Technical Modifications on Conditional Use:

1. Remove the words "as yet to be platted part of" in front of the legal description on page 1.
2. Under site data building use state "auto repair".
3. Re-label one of the trash enclosure elevations to West.
4. Key note #19 states chain link fence. The fence is wood, revise.
5. Label the lights as full cut-off on page 4.
6. Revise the drainage report to be for Lot 2 Filing 14.
7. Ensure all public sidewalks are located within a public improvement easement or public right-of-way.
8. The Motor Vehicle Lot is to have large shade trees, which cast shade on the lot surface (typically a south and west orientation). Adjust the tree designations "VL" to meet this requirement; and be sure counts are still met within each category.

Motion carried 7-0 (Commissioner Ham absent and Commissioner Phillips excused).

September 18, 2014
Date of Decision

Robert Shonkwiler
Planning Commission Chair

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
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NEW BUSINESS CALENDAR

DATE: September 18, 2014
ITEM: 4.A-4.D
STAFF: Larry Larsen
FILE NO.: CPC A 13-00043, CPC MP 06-00069-A3MJ14, CPC PUZ 14-00043, and
CPC PUD 06-00108-A6MJ14
PROJECT: Dublin North Annexation 1D and Dublin North Phase 7

STAFF PRESENTATION

Mr. Larry Larsen presented PowerPoint slides (Exhibit A).

APPLICANT PRESENTATION

Mr. Bill Guman of Guman and Associates, appeared for questions.

Commissioner Donley inquired if the five-acre tract to the west will have access to Wexford Drive. Mr. Larsen stated there is no access unless provided by the applicant. Commissioner Donley observed that undeveloped area could end up with double-frontage lots or building a parallel street. Mr. Guman stated it is speculation at this point if the developer is the same and how it's developed in the future.

Commissioner Shonkwiler inquired of the sliver of land along the west side of the site that would prevent access to a public street. Mr. Guman stated that should the owner be the same developer and owner of that tract. Mr. Larsen read a statement from the plat that states the western tract, Tract S, is designated for future development. It is owned and maintained by the current applicant to provide future access to the west. Commissioner Shonkwiler inquired if the property west of Tract S is owned by the same applicant. Mr. Larsen stated no.

CITIZENS IN FAVOR

None

CITIZENS IN OPPOSITION

None

STAFF REQUESTED TO SPEAK

Mr. Larsen displayed a copy of the annexation plat identifying Tract S along Wexford Drive. Mr. Larsen suggested the possibility of moving the right-of-way to the westerly property line.

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Commissioner Donley suggested a full easement for Tract S or moving the right-of-way to the westerly property line.

APPLICANT REBUTTAL

Mr. Guman was in agreement if Commissioner Donley's suggestion would satisfy Planning Commission's concern. Phase 5 is a mirror image of the proposed change to avoid impeding access to a public street.

DECISION OF THE PLANNING COMMISSION

Commissioners Henninger, Smith and McDonald were in favor.

Commissioner Walkowski was in favor only if Commissioner Donley's suggestion was included in the motion.

Commissioner Donley found that all applications complied with the review criteria and Comprehensive Plan.

Moved by Commissioner Donley, seconded by Commissioner Walkowski, to approve **Item 4.A-File No. CPC A 13-00043**, the Dublin North 1D Annexation, based upon the finding that the annexation complies with the findings of City Code Section 7.6.203, subject to the following conditions of approval and technical modifications:

Technical Modifications on the Annexation:

1. Prior to setting the City Council's public hearing provide the City Attorney's, City Utilities, City Engineering, City Traffic, and Land Use Review's approval of the executed annexation agreement.
2. Provide City Utilities approval of the executed Special Warranty Deed transferring water rights to the City (which will require the Owner to obtain an inventory of the Owner's water rights appropriations for the property).
3. Provide the Bureau of Reclamation's approval for inclusion into the Southeastern Colorado Water Conservancy District to Land Use Review and City Utilities.
4. **Review of Tract S to provide easement for full use for the property to the west or moving the right-of-way to the westerly property line to be considered as part of the annexation agreement, if deemed necessary by staff.**

Motion carried 7-0 (Commissioner Phillips excused and Commissioner Ham absent).

Moved by Commissioner Donley, seconded by Commissioner Walkowski, to approve **Item 4.B-File No. CPC MP 06-00069-A3MJ14**, the Dublin North Master Plan Amendment upon the finding that the plan complies with the review criteria of City Code Section 7.5.408, subject to the following technical and informational modifications:

Technical Modifications on the Master Plan Amendment:

1. Show the proposed amendment on the existing approved Dublin North Master Plan. Include all updated plan sheets.

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2. Clearly “cloud” all areas of change associated with this amendment.
3. Show the Parks and Recreation’s approved neighborhood 3.5 acre park site.
4. Changes to the master plan will include:
 - a. Showing the City file number, “CPC MP 06-00069-A3MJ14”, in the lower right corner of each sheet;
 - b. On Sheet 1, update the Data Table regarding acreage;
 - c. On Sheet 1, update the Proposed Land Use Table;
 - d. On Sheet 1, add the Dublin North 1D Annexation to the Annexation Table;
 - e. On Sheet 1, update the park and school dedication statements;
 - f. On Sheet 2, add the Dublin North 1D legal description;
 - g. On Sheet 3, add any specific Dublin North 1D Notes, if applicable;
 - h. On Sheet 4, show the Dublin North 1D area and only include: “Dublin North 1D – Residential – 8.00 – 11.99 du / ac – 5.00 ac”;
 - i. On Sheet 4, show the neighborhood park site;
 - j. On Sheets 5 & 6, show the Dublin North 1D area and neighborhood park site.
 - k. On Sheet 1, update the amendment history box as provided in the 6/11/14 review letter.
 - l. **Inclusion of a full easement for Tract S for the property to the west or moving the right-of-way to the western boundary should be considered in the master plan, if deemed necessary by staff.**

Motion carried 6-1 (Commissioner Henninger opposed, Commissioner Phillips excused and Commissioner Ham absent).

Moved by Commissioner Donley, seconded by Commissioner Walkowski, to approve **Item 4.C-File No. CPC PUZ 14-00043**, the establishment of the PUD/AO (Planned Unit Development: Detached Single-Family Residential, maximum density 5.66 dwelling units per acre, maximum building height of 30 feet, with Airport Overlay) zone district, based upon the finding that the change complies with the zone change criteria found in City Code Section 7.5.603.B and the PUD establishment criteria found in City Code Section 7.3.603. Motion carried 7-0 (Commissioner Phillips excused and Commissioner Ham absent).

Moved by Commissioner Donley, seconded by Commissioner Walkowski, to approve **Item 4.D-File No. CPC PUD 06-108-A6MJ14**, the Dublin North Phase 7 PUD Development Plan Amendment based upon the finding that the plan complies with the PUD development plan review criteria in City Code Section 7.3.606, subject to the following technical and informational modifications:

Technical Modifications on the PUD Development Plan:

1. Provide City Real Estate Services approval that all required easements have been properly vacated.

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2. It is also noted that the property is part of the 'Future Inclusion Area' of the Dublin North Metropolitan District. A note should be added to specifically address whether it is intend to include this property in that district.
3. Vickie Lane must now be included, designed, and constructed from this project, west to Templeton Gap Road. Show Vickie Lane as part of this development plan on Sheets 1, 4, 7, 10, &11.
4. On Sheet 1, under General Notes, add the following note: "Any assignments of drainage basin credits must be in the name of the ownership as shown on the plat at time of submittal for recordation. Credit assignments must be submitted to the City, Engineering Review Stormwater Department and approved by the City Finance section prior to submittal of the plat for recordation."
5. On Sheet 1, under Site Data and Proposed Zoning, add the new ordinance number that will be provided for this Phase 7 area; maintain the previous ordinance number.
6. On Sheets 2, 5, 9, 12 & 14, remove the screening wall from Tract Q and show a sidewalk connection between the Donahue Drive and Edmondstown Drive intersection south to the Dublin sidewalk.
7. On Sheet 1, under Site Data, change 30 to 22 for the number of lots within Phase 7.
8. On Sheets 7, 8 & 9, modify plan to eliminate overlapping text.
9. **Inclusion of a full easement for Tract S for the property to the west or allow revision of the PUD development plan to move the right-of-way to the west so it is contiguous with the west property line.**

Motion carried 6-1 (Commissioner Henninger opposed, Commissioner Ham absent and Commissioner Phillips excused).

September 18, 2014
Date of Decision

Robert Shonkwiler
Planning Commission Chair

Dublin North 1D Annexation, Master Plan, Zone
Establishment & Development Plan

City Planning Commission
September 18, 2014

Larry Larsen, Senior Planner

Dublin North 1D Annexation, Master Plan, Zone
Establishment & Development Plan

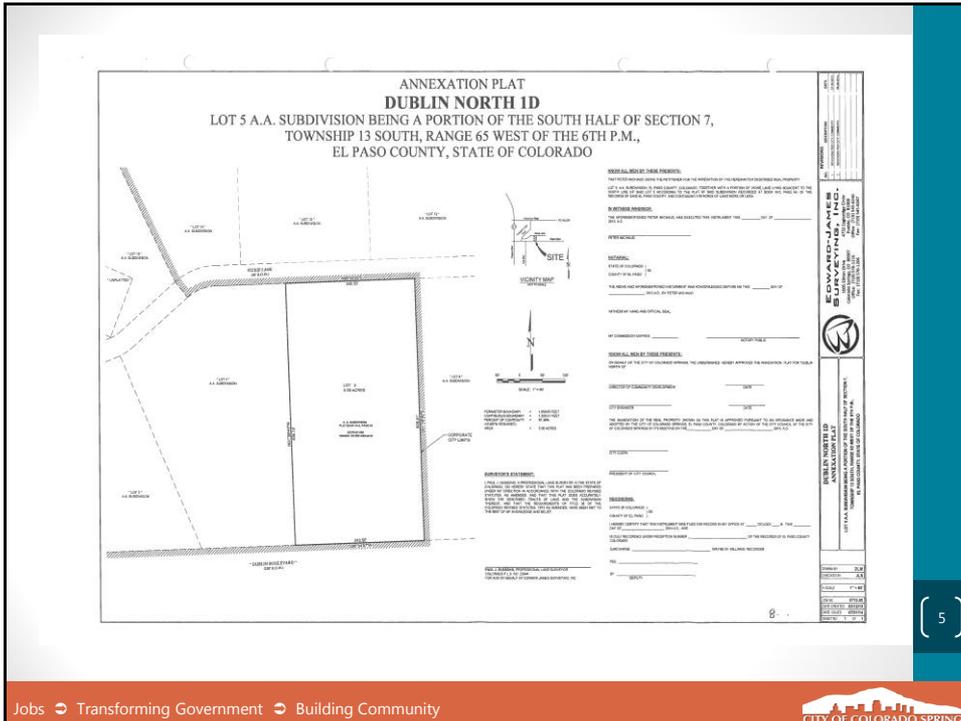
- ✓ Dublin North 1D Annexation (CPC A 13-00043);
- ✓ Dublin North Master Plan Amendment (CPC MP 06-00069-A3MJ14);
- ✓ Dublin North Phase 7 Establishment of Zoning to "PUD/AO" (Planned Unit Development with Airport Overlay) (CPC PUZ 14-00043); and
- ✓ Dublin North Phase 7 PUD Development Plan (CPC PUD 06-00108-A6MJ14).



Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

ANNEXATION AGREEMENT:

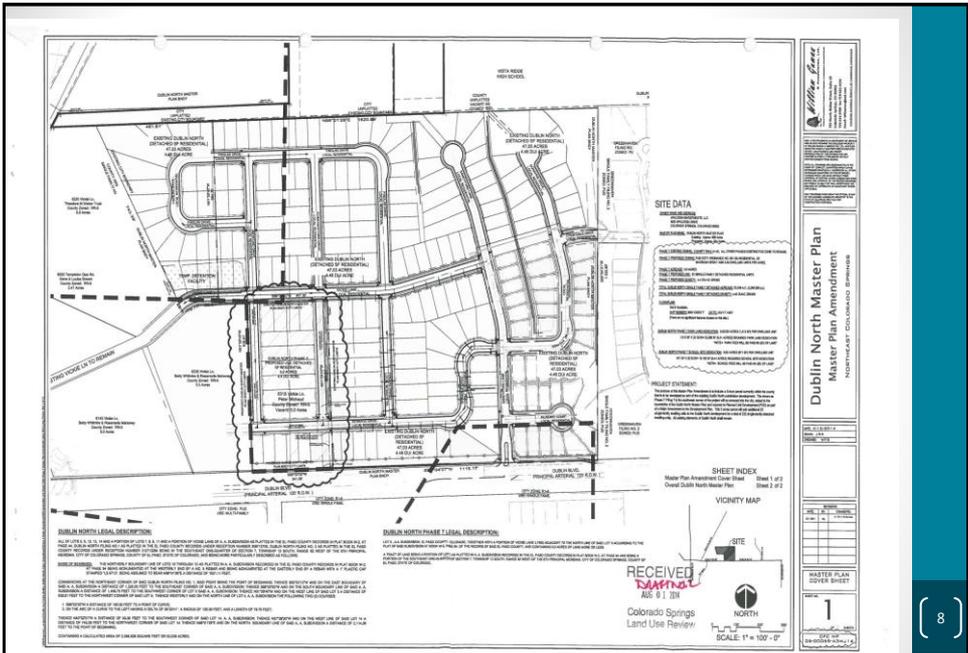
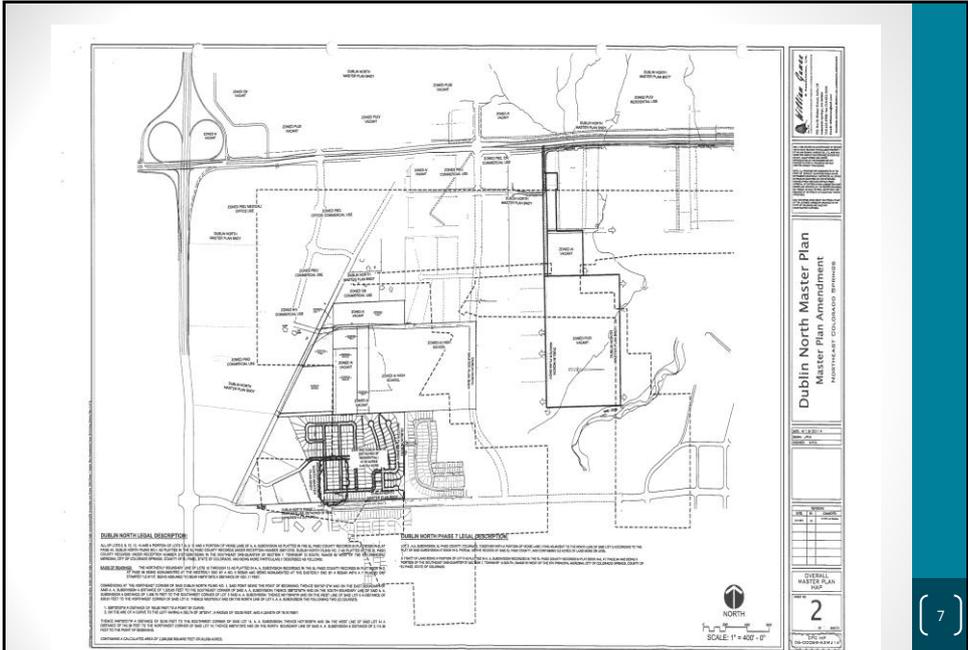
- ✓ Land Use per Master Plan: Single-Family Residential;
- ✓ Public Facilities:
 - ✓ Streets: Local and Vickie Lane Extension
 - ✓ Drainage; and
- ✓ Utilities and Water Rights.



Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

MASTER PLAN:

- ✓ Residential 3.5 to 7.99 dwelling units per acre)
- ✓ Single-Family Detached
- ✓ Access: Existing Vickie Lane
- ✓ New Internal City streets.



Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

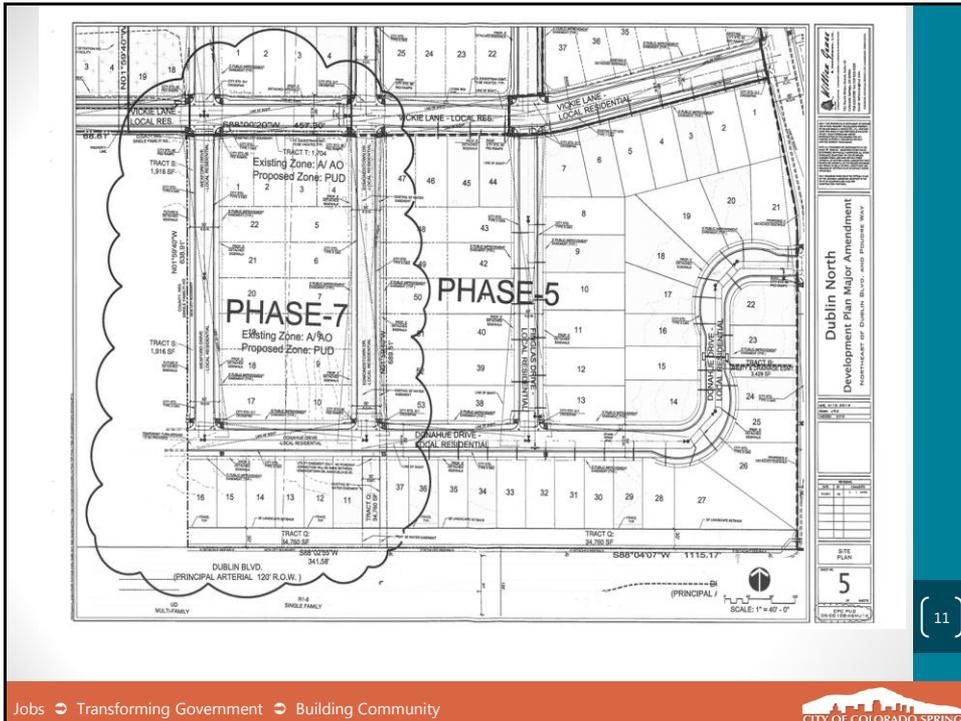
ZONE ESTABLISHMENT:

- ✓ "PUD/AO" Planned Unit Development with Airport Overlay (Residential Single-Family Detached, 5.66 Dwellings per Acre and 30' Maximum Building Height)

Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

DEVELOPMENT PLAN:

- ✓ 22 Single-Family Residential Lots
- ✓ Access: Existing Vickie Lane
- ✓ New Internal City streets.
- ✓ Landscaping



Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

DESIGN AND DEVELOPMENT ISSUES:

- ✓ Fiscal Impact Analysis
- ✓ Land Use Compatibility

Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

FINDINGS:

- ✓ Compliance with City Comprehensive Plan;
- ✓ Compliance with City Annexation Plan;
- ✓ Compliance with the Dublin North Master Plan, as proposed to be amended;
- ✓ Compliance with PUD zone district determination review criteria found in City Code Sections 7.5.603B. and 7.3.603; and
- ✓ Compliance with the PUD Development Plan review criteria found in City Code Section 7.3.606

Dublin North 1D Annexation, Master Plan, Zone Establishment & Development Plan

SUMMARY / RECOMMENDATION:

- ✓ Approve the Dublin North 1D Annexation;
- ✓ Approve the Dublin North Master Plan Amendment;
- ✓ Approve the zone district determination to "PUD/AO" Planned Unit Development / Airport Overlay; and
- ✓ Approve the Dublin North Phase 7 PUD Development Plan.

Dublin North 1D Annexation, Master Plan, Zone
Establishment & Development Plan

QUESTIONS?

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
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NEW BUSINESS CALENDAR

DATE: September 18, 2014
ITEM: 5.A-5.B
STAFF: Rick O'Connor
FILE NO.: CPC ZC 14-00052, CPC DP 14-00053
PROJECT: 3025 N. Hancock

Commissioner Phillips now in attendance.

STAFF PRESENTATION

Mr. Rick O'Connor, City Principal Planner, presented PowerPoint slides (Exhibit A).

APPLICANT PRESENTATION

Mr. Ryan Lloyd, Echo Architecture, agreed with City Staff's recommended technical modifications with the exception of the development plan modification 1 regarding outdoor storage.

Commissioner Walkowski requested clarification of the request to waive modification 1. Mr. Lloyd stated the installation requirement within 45 days was not planned. If that is required, Mr. Lloyd requested the 45 days extended to 180 days.

Commissioner Shonkwiler commented that an extension for a more suitable planting season was agreeable to him.

Commissioner Shonkwiler inquired of the existing trailers in the front parking lot. Mr. Jones stated those trailers existed prior to their lease, and they store bicycles that the bicycle shop gives out at a later date.

Commissioner Shonkwiler inquired if modification 4 would allow bicycle trailers to remain on the lot (semi-permanent parking). Mr. O'Connor replied yes, that is specifically for the Ted's Bicycle trailers. If these intend to remain then the applicant should revise the development plan to show them on the plan.

Commissioner Walkowski inquired if there is additional outdoor storage planned other than what is shown on the plan. Mr. Lloyd stated the aerial photos show the previous owner's storage that has been cleaned up by the applicant. The applicant requires a small amount of steel storage in the rear of the property. His client has no semi permanent parking needs; it would consist of the two existing trailers that contain the Ted's bicycles for giveaway.

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
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Commissioner McDonald requested clarification of screening required. Mr. O'Connor requested tennis screening to make it more of an opaque screening. It won't be taller, and most of the material will be lower than the fencing.

CITIZENS IN FAVOR

1. Ms. Sharon Stone, nearby property owner, appreciated Mr. O'Connor's coordination with the neighborhood's comments. She's anticipating the upgrades to the shopping center with this application. She opposed the retention of the existing trailers that contain bicycles along with two trailers to the east and the two metal containers in the rear fenced-in area that exceed the fence height. She is supportive but hesitant because City Code Enforcement has a history of ignoring the neighborhood's zoning complaints from the previous tenant's outside storage.
2. Ms. Stone read into the record a letter from Mr. Doug Hessong.

CITIZENS IN OPPOSITION

None

APPLICANT REBUTTAL

None

STAFF REQUESTED TO SPEAK

None

DECISION OF THE PLANNING COMMISSION

Commissioner Donley supported the applications and felt the site should be as clean and attractive as possible to support the neighborhood. He supported restricting trailers in the front parking lot.

Commissioner Markewich supported the applications.

Commissioner Walkowski found the application is a good repurpose of the building. He found that the zone change criteria is met and is consistent with Comprehensive Plan. The recommended technical modifications provide assurance to the neighborhood.

Commissioner Shonkwiler suggested June 1, 2015 as the landscaping installation deadline and no semi-permanent parking on the property.

CITY OF COLORADO SPRINGS PLANNING COMMISSION
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DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Markewich, seconded by Commissioner Smith, to approve **Item No. 5.A-File No. CPC ZC 14-00052**, the rezoning to C-5/cr (Intermediate Business with conditions of record), based upon the finding that the rezoning complies with the rezone review criteria in City Code Section 7.5.603 B, subject to the following Conditions of Record:

Conditions of Record:

1. That the following uses are prohibited:
 - a. Outdoor kennels.
 - b. Construction and/or contractors yards.

Motion carried 8-0 (Commissioner Ham absent).

Moved by Commissioner Markewich, seconded by Commissioner Smith, to approve **Item No. 5.B-File No. CPC DP 14-00053**, the 3025 Hancock Development Plan, based upon the finding that the development plan complies with the development plan review criteria in City Code Section 7.5.502.E, subject to compliance with the following technical plan modifications:

Technical Modifications on the Development Plan:

1. Provide an 8-10' landscaped area adjacent to the east and south side of the fence. All plant materials shall consist of shrubs and trees, to be generally consistent with the landscape buffer/screen requirements and be on a drip irrigation system. The fence along the east side may need to be relocated to the west to accommodate the landscaping. A landscaping plan shall be submitted to LUR for approval and all landscaping shall be installed ~~within 45 days of approval of the requests~~ **by June 1, 2015**.
2. Additional screening shall be provided to block the views of materials inside the fenced area so the storage is opaquely screened. This shall also include replacing missing slats within the existing fencing
3. No trucks **and/or trailers** shall be parked **on site** longer than 24 hours along the east side of the building.
4. **No Any** semi-permanent parking **for over one week** on the property (over one week in duration) and shall be shown on the development plan.

Motion carried 8-0 (Commissioner Ham absent).

September 18, 2014
Date of Decision

Robert Shonkwiler
Planning Commission Chair

Planning Commission Meeting September 18, 2014

3025 N. Hancock Rezone from PBC to C-5

File Numbers CPC ZC 14-00052; CPC DP 14-00053

Planner: Rick O'Connor

Jobs → Transforming Government → Building Community



Jobs → Transforming Government → Building Community



Item: 5.A, 5.B
Exhibit: A
CPC Meeting: September 18, 2014



Item: 5.A, 5.B
Exhibit: A
CPC Meeting: September 18, 2014



Item: 5.A, 5.B
Exhibit: A
CPC Meeting: September 18, 2014



Item: 5.A, 5.B
Exhibit: A
CPC Meeting: September 18, 2014



Item: 5.A, 5.B
Exhibit: A
CPC Meeting: September 18, 2014



Item: 5.A, 5.B
Exhibit: A
CPC Meeting: September 18, 2014



Item: 5.A, 5.B
Exhibit: A
CPC Meeting: September 18, 2014

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: September 18, 2014
ITEM: 6
STAFF: Rick O'Connor
FILE NO.: AR CM1 14-00032
PROJECT: Foothills Swim and Racquet Club

STAFF PRESENTATION

Mr. Rick O'Connor, City Principal Planner, briefly reviewed the application.

APPLICANT PRESENTATION

Mr. John Dahl displayed PowerPoint slides (Exhibit A).

CITIZENS IN FAVOR

None

CITIZENS IN OPPOSITION

Ms. Su DiVittorio appreciated the balloon test and suggested another balloon test during the winter when the foliage is without leaves. She felt the application is not compatible with the riparian area, the site does not justify the small amount of service area (1/2 mile radius), and the application will negatively affect the residential values and neighborhood.

APPLICANT REBUTTAL

Mr. Dahl stated the cell tower will service larger than a ¼ mile, but did not have the exact measurement. The balloon was not visible from Ms. DiVittorio's home or her front porch.

STAFF REQUESTED TO SPEAK

None

DECISION OF THE PLANNING COMMISSION

Commissioner Markewich found the cell tower was as muted (aesthetically) as possible.

Commissioner Walkowski found it met the Zoning Code criteria and the intent, and was not injurious to the surrounding neighborhood.

Commissioner Smith agreed with the previous commissioners' comments and supported the application.

Commissioner Henninger appreciated the tree design and supported the application.

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Commissioner Shonkwiler supported the application.

Moved by Commissioner Phillips, seconded by Commissioner Henninger, to approve **Item No. 6-File No. AR CM1 14-00032**, the Foothills Swim and Racquet Club CMRS facility, based upon the finding that the conditional use complies with the conditional use review criteria in City Code Section 7.5.704 and the development plan review criteria in City Code Section 7.5.502.E., subject to the following condition:

- That no portion of the antennas extend beyond the stealth tree branches.

Motion carried 8-0 (Commissioner Ham absent).

September 18, 2014

Date of Decision

Robert Shonkwiler

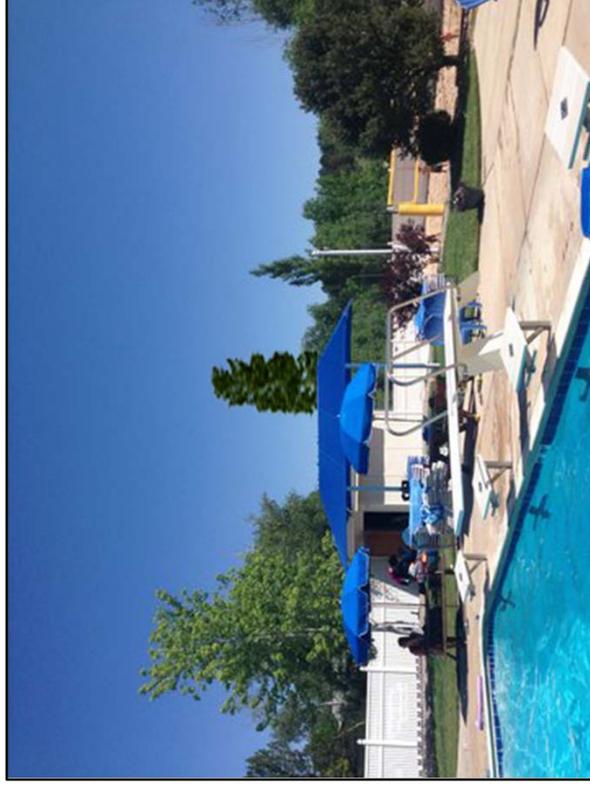
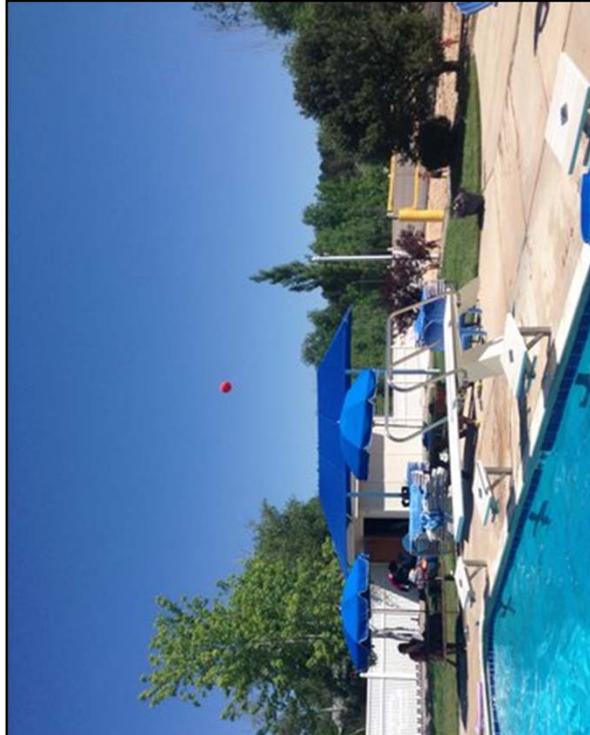
Planning Commission Chair

NSB-CO.WINTERY_DELMONICO_COL02252
FA_12906842

Balloon Test Comparison Photo Simm
6955 Delmonico From The Street

Tower Height @ 50 feet
June 26th 2014

Balloon Test Comparison Photo Simm
6955 Delmonico From The Street

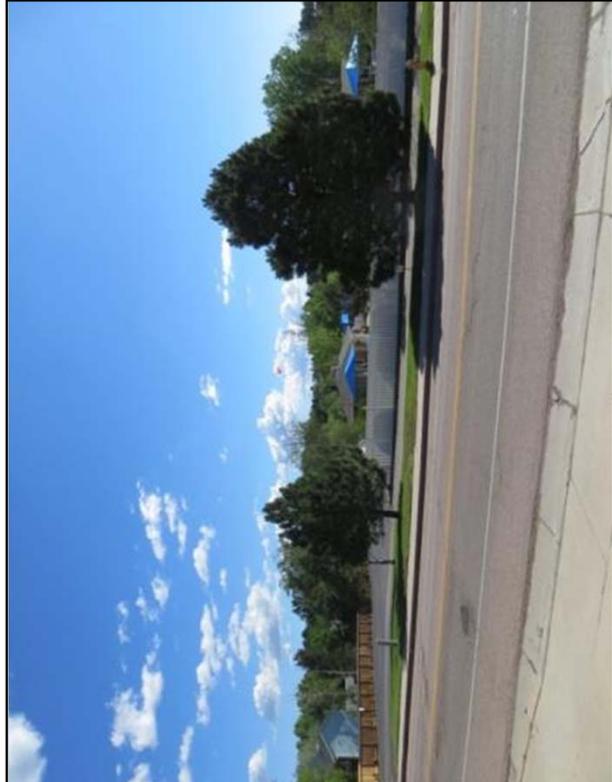


Balloon : ht. 50 ft

Item : 6
Exhibit: A

CPC Meeting: September 18, 2014

Balloon Test Comparison Photo Simm
6955 Delmonico From The Street

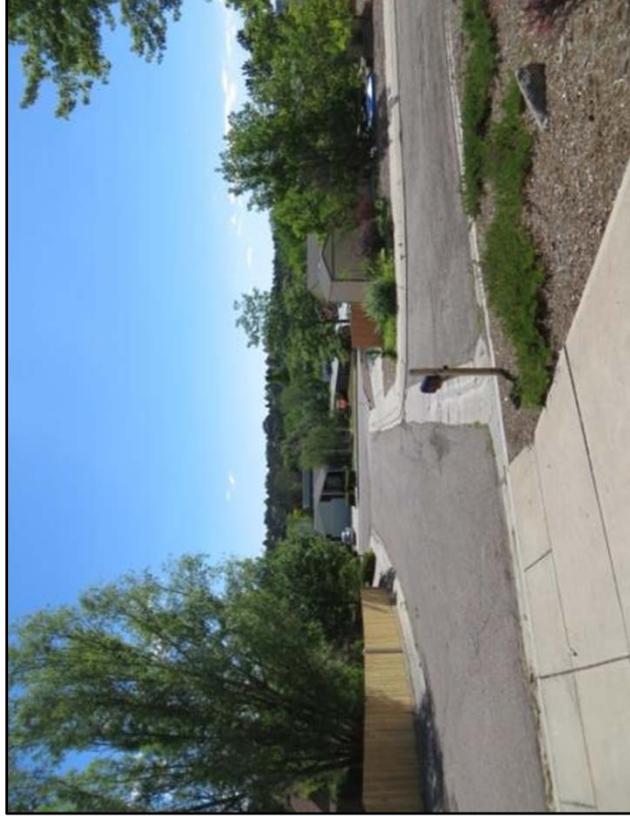


Balloon : ht. 50 ft

Item : 6
Exhibit: A

CPC Meeting: September 18, 2014

Balloon Test Comparison Photo Simm
6955 Delmonico Looking to the East

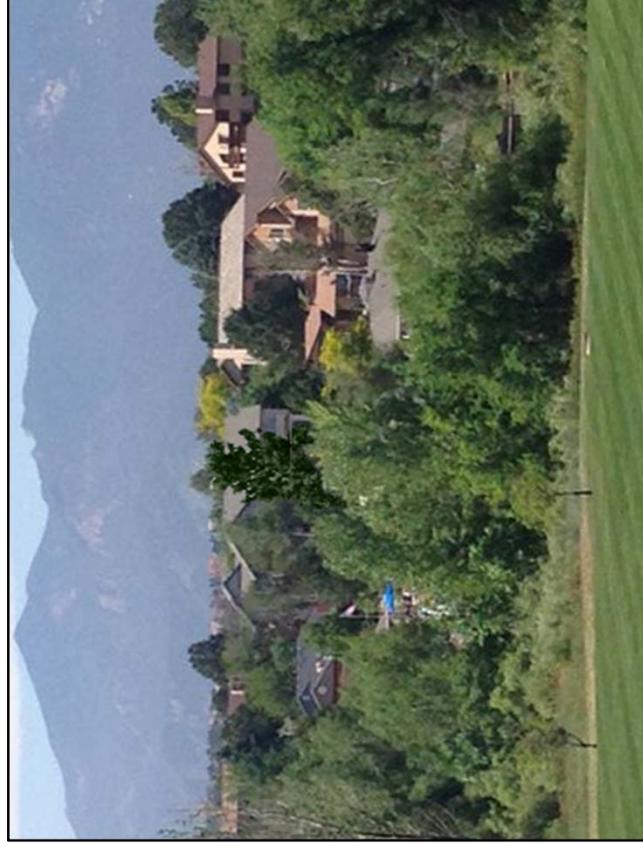


Balloon : ht. 50 ft

Item : 6
Exhibit: A

CPC Meeting: September 18, 2014

Balloon Test Comparison Photo Simm
6955 Delmonico Looking to the West



Balloon : ht. 50 ft

Item : 6
Exhibit: A

CPC Meeting: September 18, 2014

Balloon Test Comparison Photo Simm
6955 Delmonico Looking to the North

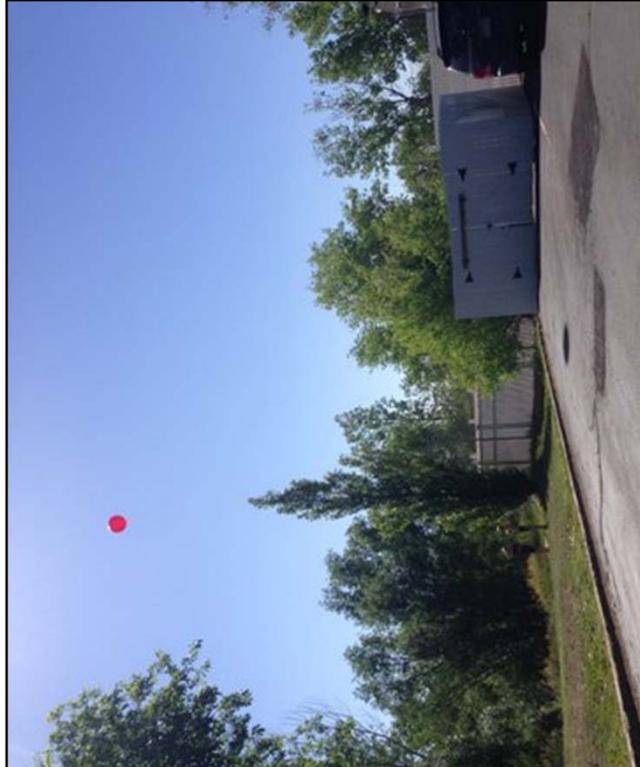


● Balloon : ht. 50 ft

Item : 6
Exhibit: A

CPC Meeting: September 18, 2014

Balloon Test Comparison Photo Simm
6955 Delmonico Looking From Parking Lot (SE)



(Photo is for illustrative purposes only)

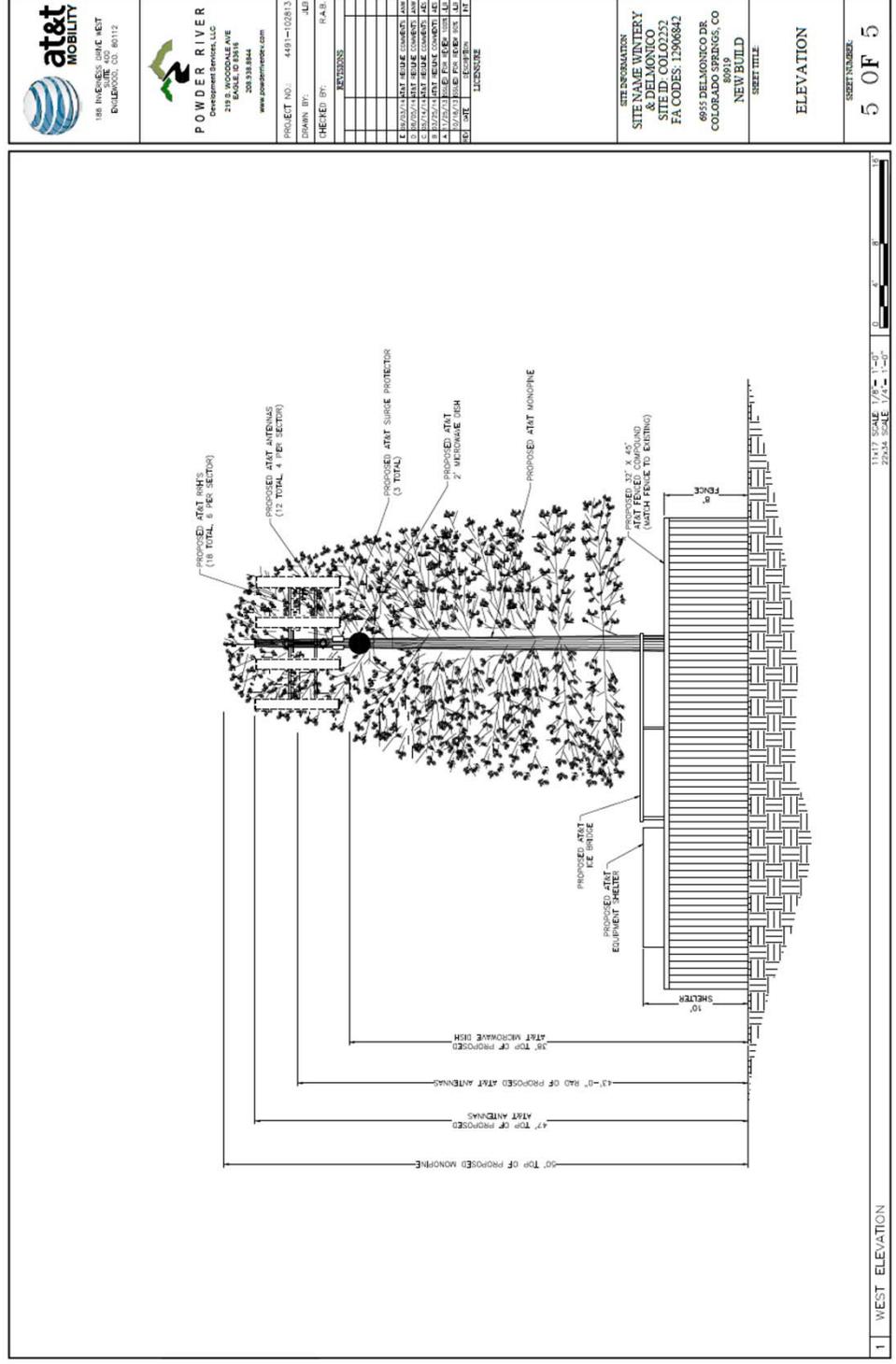
Balloon : ht. 50 ft

Item : 6
Exhibit: A

CPC Meeting: September 18, 2014

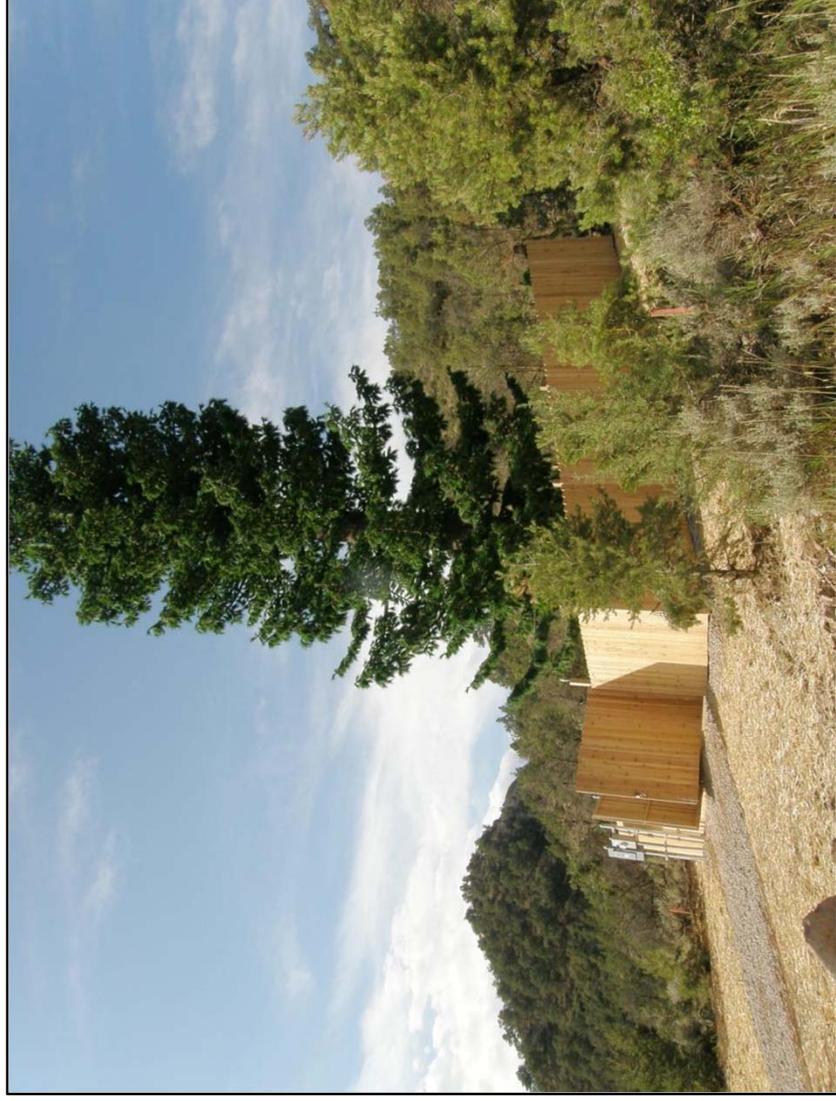
Elevation

6955 Delmonico From The Street



Item : 6
 Exhibit: A
 CPC Meeting: September 18, 2014

Example of Completed Mono Pine



(example only, for final to be similar)

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: September 18, 2014
ITEM: 7.A-7.C
STAFF: Meggan Herington
FILE NO.: CPC MPA 05-00278-A2MN14, CPC PUZ 14-00066, CPC PUP 14-00070
PROJECT: 11305 Voyager

STAFF PRESENTATION

Ms. Meggan Herington, City Principal Planner, presented PowerPoint slides (Exhibit A).

APPLICANT PRESENTATION

1. Mr. John Olson, EV Studio Planning, presented PowerPoint slides (Exhibit B). He also distributed a market analysis report along with letters of support (Exhibit C). Mr. Olson stated the staff recommendation of denial was first presented last Wednesday and the applicant was surprised.
2. Mr. Bryan Holland stated it is a challenging site due to high pressure gas lines. Comments received from two different City Land Development Technical Committee (LDTC) meetings prompted the applicant to proceed with the plans, but had no idea of staff opposition until the last minute. He was aware of concerns from Cameron Butcher Company's regarding screening, and has reached out to all neighbors. He has not heard a response from the neighbor to the north. The previous owner had the opportunity to develop as office/industrial uses anytime during 1985-2004. New Life Church owned the site since 2004, and it has been on the market the last few years. He is willing to continue coordination with their neighbors, and noted letters of support from the community. He requested approval.

Commissioner Markewich inquired of current apartment vacancy rates. Mr. Wysocki stated the City Economic Vitality Division is completing a needs assessment and found occupancy rates of rental housing as high as 90%.

STAFF REQUESTED TO SPEAK

City staff comments taken out of order because City staff needs to leave the meeting shortly.

Commissioner Donley inquired about the Voyager Parkway category. Ms. Krager stated it is a principal arterial and is compatible with access and can accommodate full development of the master plan within reason.

CITIZENS IN FAVOR

1. Ms. Elizabeth Dapper of Rivers Stone Management explained the vacancy rates in the northern part of the City are at 5% or less for apartment complexes. Office/Industrial is still at an 18%

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

vacancy. This multi-family project should employ about eight persons. She recommended approval.

3. Mr. Kent Maer is a commercial broker and stated there exists 32,000,000 square feet of commercial/industrial space in the market with a 10% vacancy (3,000,000 square feet of vacant space). A stabilized market is at 95% occupancy rate; thus, historically there is a 5-7 year supply of industrial space in the northern area of the city. Over 70% of the commercial/industrial market is construction manufacturing related to residential.

Commissioner Markewich inquired of requested uses. Mr. Kent is hearing more demands for retail uses. Retail is dependent upon residential.

4. Ms. Tina Luck is a regional property manager and provided projection of 5.2% vacancy in the north end. There are only two competitors in the area. Her company delivers over 600 units with zero concessions. Adding these 344 residential units will only help.
5. Mr. Kevin Butcher, Cameron Butcher Company, nearby property owner stated his concerns regarding residential use setbacks and screen separations were resolved. If industrial uses were focused in this area, the transportation network would need to improve to provide better network of delivery (i.e. I-70 and I-25 intersection with a concentration of industrial, as well as the Wal-Mart distribution center in Cheyenne, Wyoming, and Target Distribution Center in Pueblo). He felt there is a need for residential uses in the area.
6. Pastor Brady Boyd, New Life Church, is excited to see development across the street. He referenced a letter in support from Cheddar's restaurant (see Exhibit C). He's received assurances that double the amount of young students would stay at their school if residential accommodations were available nearby.

CITIZENS IN OPPOSITION

1. Mr. Bruce Wright represented the owners of industrial buildings immediately north of this site. The owners depended upon the master plan that identified this area as office/industrial uses. They are concerned that residential uses would negatively impact and be detrimental to their investment.
2. Mr. Steve Clark, adjacent property owner from Wichita, Kansas, developed 100,000 square-foot buildings approximately 10 years ago. He felt it would be unjust to convert the site to residential that may negatively impact their ability to market their site.

Commissioner Walkowski inquired of the impact this project would have on his clients. Mr. Clark stated it is related to management issues with complaints of nearby residential occupants. Industrial users don't want to locate next to residential uses. It would impact his ability to attract tenants.

Commissioner Walkowski inquired of the specific incompatibilities. Mr. Clark stated it is lighting, noise, and the truck traffic from the industrial uses.

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

3. Mr. Johnny Stevens, who owns over 3,000,000 square feet of industrial space and partner with Mr. Clark of the adjacent property, expounded about the types of complaints received from the residential neighbors, mainly being truck noise. He was concerned with children playing nearby industrial uses and truck traffic.

APPLICANT REBUTTAL

Mr. Olson stated only 21 of the proposed units are three-bedroom units that are typically occupied by families with children.

Mr. Olson offered to continue to coordinate with Mr. Clark and Mr. Stevens to negotiate buffering between uses to make this work in everyone's favor.

STAFF REQUESTED TO SPEAK

Mr. Wysocki provided food for thought and referenced the amount of residentially-zoned property that is located nearby this applicant could take advantage of.

Commissioners Smith and Markewich inquired about the Code Enforcement complaint process regarding noise. Mr. Smith responded that City Code Chapter 9 outlines the parameters of light and noise standards for use types.

Commissioner McDonald inquired of the number of zone changes in this master plan since its inception. Ms. Herington stated there have been at least four larger zone changes within the last six years of her being assigned to this geographic area, such as Copper Ridge and other changes from multi-family to single-family.

Commissioner Phillips inquired of the apartment staff and how apartment management fields complaints. Ms. Luck stated there will be a manager on-site with a staff of seven to field the residence's calls for complaint. Tenants do not typically call City Code Enforcement, they contact management to coordinate those concerns.

DECISION OF THE PLANNING COMMISSION

Commissioner Donley noted the previous 21 amendments to the master plan. He was concerned that the City's Executive Branch was involved with these applications. This project has a greater distance separation horizontally and vertically than the mostly owner occupied single family houses to the north and was not sympathetic with the adjacent use just as he's not sympathetic with fly-over complaints near the Air Force Academy. He'd prefer no access to Voyager. He'd like to see full access onto Jet Stream. He preferred analysis of job-to-housing ratio rather than acreage. There are adequate places to provide residential within those office/industrial planned areas.

Commissioner Markewich appreciated the analysis of staff to focus on the industrial uses and "spirit" of the original master plan upheld. He is a proponent of updating the Comprehensive Plan that would allow the City to better identify desires and need for office, industrial and other uses. He agreed that items 2 and 3 of City Code Section 7.5.603.B, zone change criteria, were not met. He did not support the applications.

CITY OF COLORADO SPRINGS PLANNING COMMISSION RECORD-OF-DECISION

Commissioner Henninger stated the existing industrial use buildings are good to have on the north side of town, yet several apartment complexes and existing single-family homes in the area represent major growth in this area. This proposal is an adjustment to the master plan and the opportunity to expand and support retail and commercial. He felt that master plans are not cast in stone.

Commissioner Walkowski appreciated City staff having a forward-thinking look at master plan uses, but did not hear a defined reason for drawing the line in the sand against certain uses with regard to this project. The Comprehensive Plan says it does not provide direction for converting industrial land to other uses. A case could be made that residential density can be increased and supported. The applicant made a case that their plan represents a minor adjustment of 5% within the entire master plan. He found that the master plan criteria was met. There is plenty of office/industrial within the master plan. There may be an opportunity to make this an appropriate use for this parcel. He found this residential use would not cause a detrimental impact to surrounding uses.

Commissioner Smith was conflicted, but sympathized when he heard the amount of vacant industrial property and the fact that this property was on the market for quite some time with no interest from office/retail or industrial users. He has no compassion for residential neighbors that complain of uses that existed prior to the development of their home. He supported the applications and opposed City staff's recommendations.

Commissioner McDonald stated economics in any area dictate change to master plans and identified uses at the time of submittal. All do their best based on the information at the time the master plan was created. She supported the applications.

Commissioner Phillips found the multi-family uses are compatible with the area. He supported the applications.

Moved by Commissioner Walkowski, seconded by Commissioner Philips, to **approve Item No. 7.A-File No. CPC MPA 05-00278-A2MN14**, the amendment to the Northgate Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408. Motion carried 7-1 (Commissioner Markewich opposed and Commissioner Ham absent).

Moved by Commissioner Walkowski, seconded by Commissioner Smith, to **approve Item No. 7.B-File No. CPC PUZ 14-00066**, the zone change of 17.05 acres from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Multi-family residential, 30 dwelling units per acre maximum, commercial uses as permitted in the PBC zone district excluding Medical/Recreational Marijuana Center, Motor Vehicle Service Station and Sexually Oriented Businesses, 45-foot maximum building height), based upon the findings that the change of zoning request does comply with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603 and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603. Motion carried 7-1 (Commissioner Markewich opposed and Commissioner Ham absent).

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Commissioner Donley stated he may be voting against the concept plan based upon the high pressure gas line that crosses the site, and the access to Voyageur and Jet Steam.

Moved by Commissioner Walkowski, seconded by Commissioner Smith, to **approve Item No. 7.C-File No. CPC PUP 14-00070**, the 11305 Voyager PUD Concept Plan based upon the findings that the PUD concept plan does meet the review criteria for PUD concept plans as set forth in City Code Section 7.3.605, subject to the condition that future access is subject to review and approval by the City Engineer. Motion carried 6-2 (Commissioners Donley and Markewich opposed with Commissioner Ham absent).

September 18, 2014

Date of Decision

Robert Shonkwiler

Planning Commission Chair

11305 Voyager

Minor Master Plan Amendment, Zone Change and Concept Plan

City File Numbers

CPC MPA 05-00278-A2MN14 - Quasi-Judicial

CPC PUZ 14-00066 - Quasi-Judicial

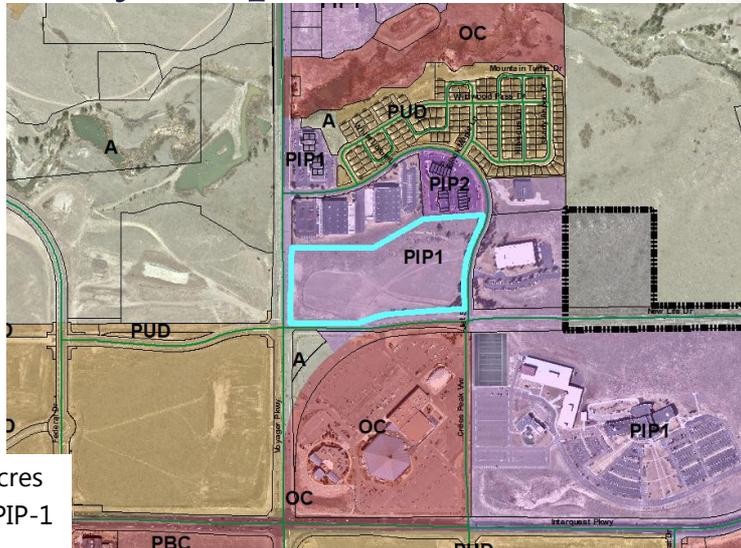
CPC PUP 14-00070 - Quasi-Judicial

City Planning Commission, September 18, 2014

Meggan Herington, AICP

Principal Planner

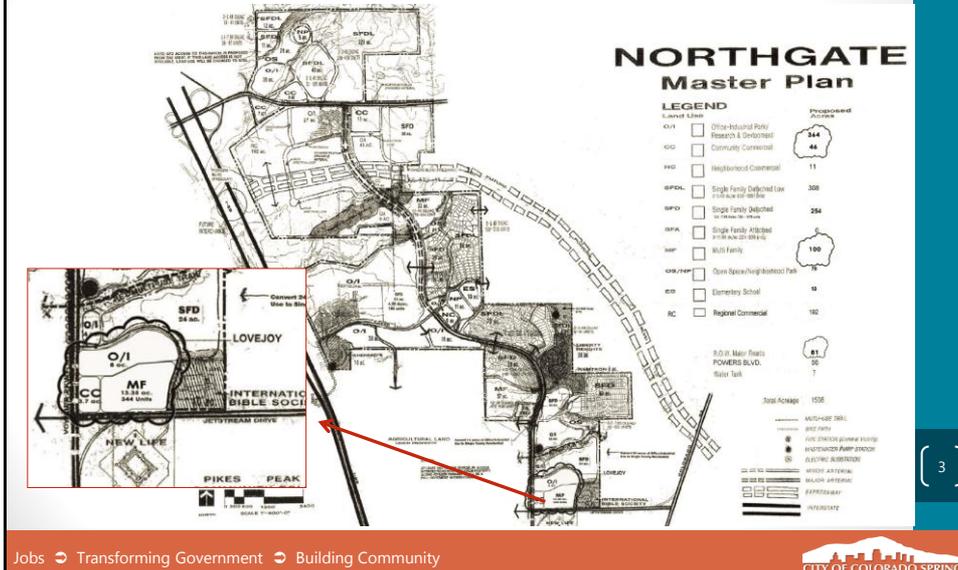
Vicinity Map



17.05 Acres
Zoned PIP-1

2

Northgate Master Plan Amendment



Jobs → Transforming Government → Building Community



Northgate Master Plan Amendment

- Northgate Master Plan adopted in 1985
- Intent of the Northgate Master Plan was to provide O/I opportunities
 - *Commitment to developing a high quality campus like setting, affording significant opportunity for large scale, very desirable industrial uses to develop based on the favorable environmental conditions and location.*
- Amended 20 times since adoption
- Office and Industrial (O/I) uses reduced from 900 acres to 364 acres
- Important to preserve valuable office and industrial properties as the intent of the Northgate Master Plan

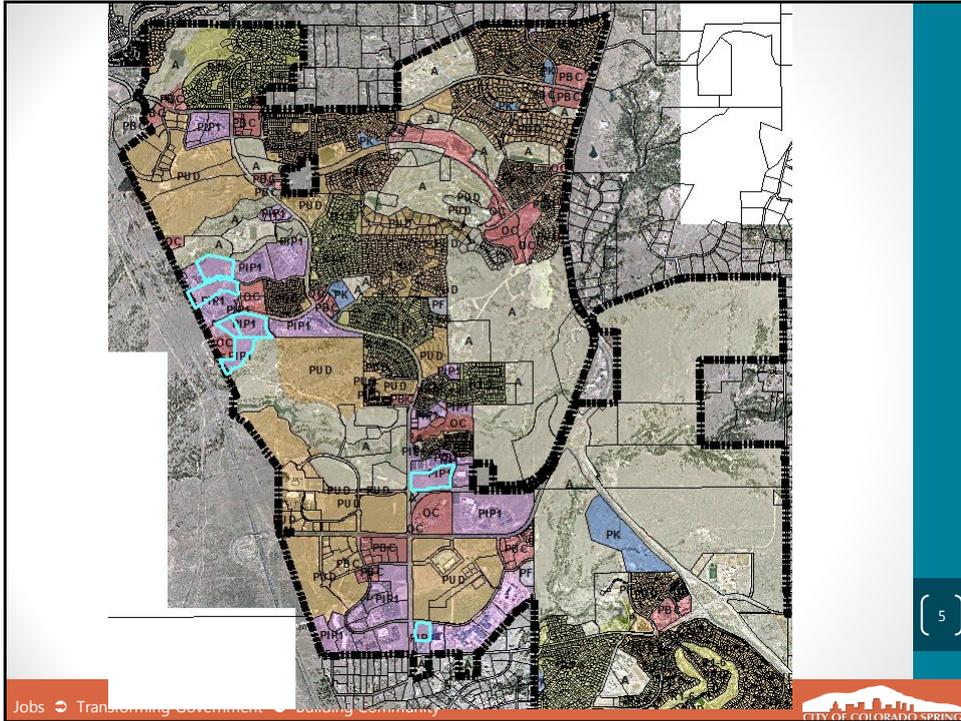
Jobs → Transforming Government → Building Community



Item: 7.A-7.C

Exhibit: A

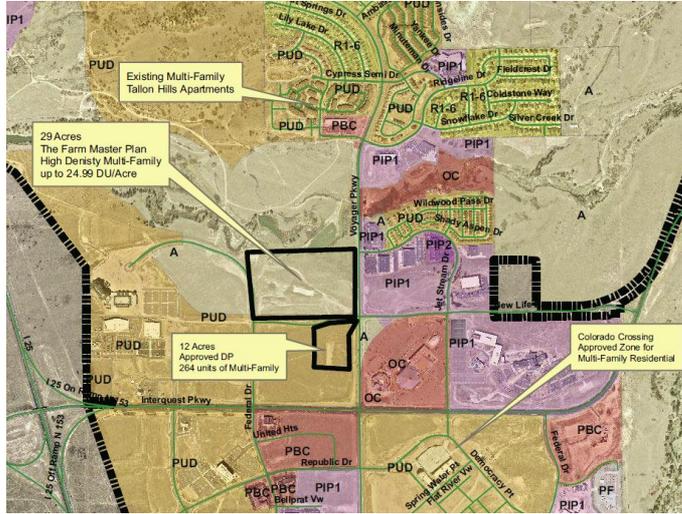
CPC Meeting: September 18, 2014



Zone Change

- Rezone from PIP-1 to PUD
- PUD
 - All uses in PBC excluding:
 - Marijuana Centers
 - Motor Vehicle Service Station
 - Sexually Oriented Business
 - 45 Foot Height Maximum
- Not in conformance with review criteria
 - Not consistent with Comp Plan
 - Not consistent with Northgate Master Plan

Zone Change

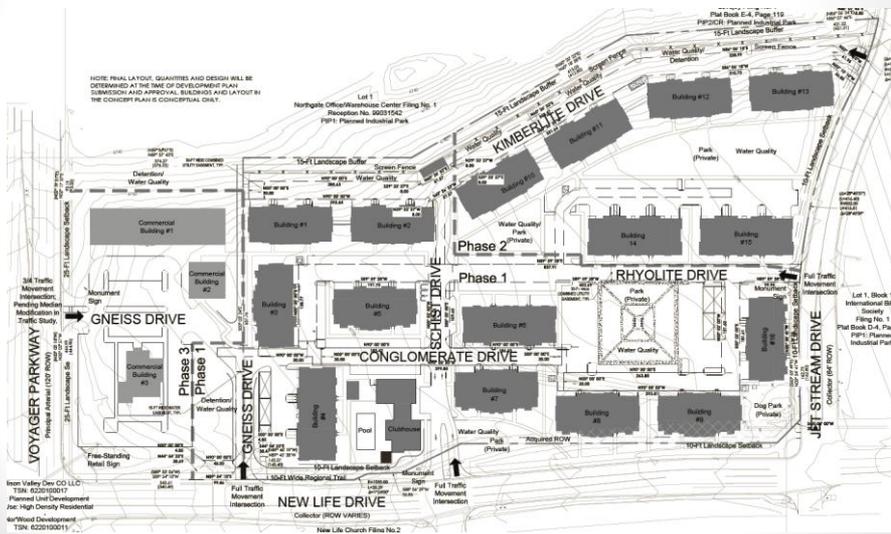


7

Jobs → Transforming Government → Building Community



Concept Plan



8

Jobs → Transforming Government → Building Community



Item: 7.A-7.C
 Exhibit: A
 CPC Meeting: September 18, 2014

Stakeholder Process

- Notification to 35 property owners
- Received comments in both support and opposition
- Opposition from property owner to the north
 - Concerned about the impact of multi-family on the existing industrial properties

{ 9 }

Recommendation

Staff recommends denial of the applications as presented finding that the applications do not meet the established review criteria.

Staff further finds:

- Important to protect remaining office and industrial properties in Northgate as the intent of the Northgate Master Plan states,
- Prevent over saturation of uses/not promoting a mix of land uses as stated in the City Comprehensive Plan
- Approval may create incompatible land uses

{ 10 }

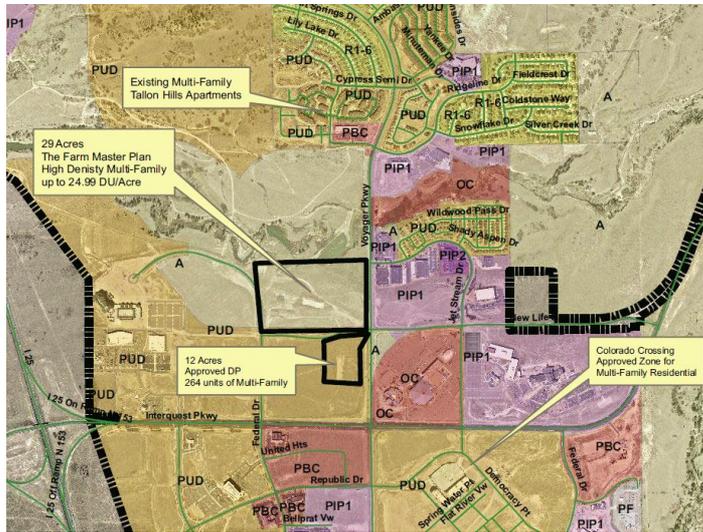
Recommendation

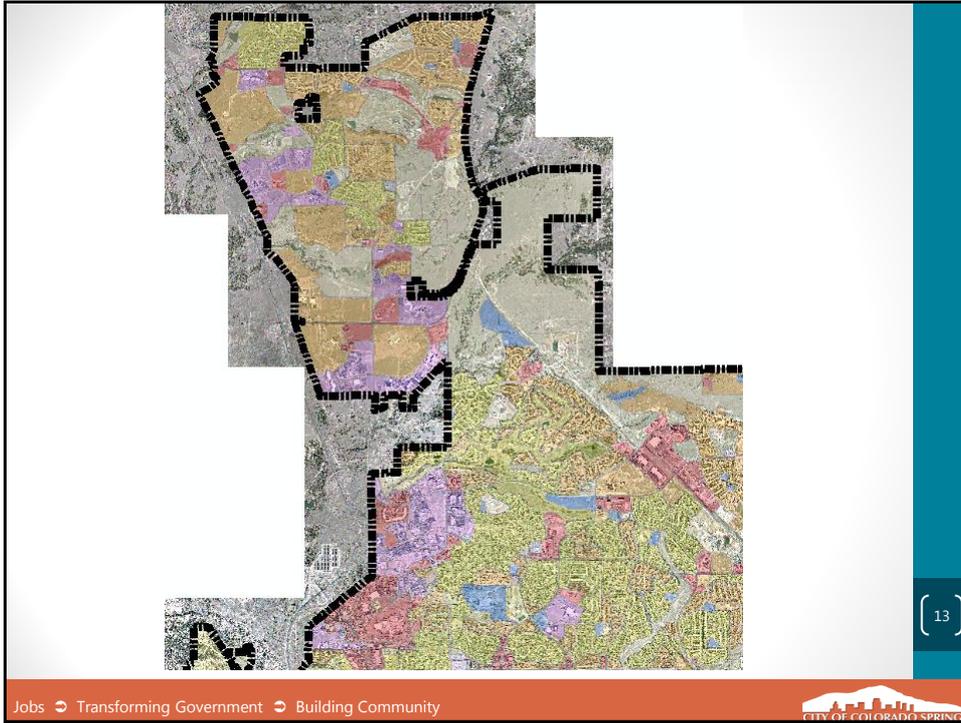
- **If** the concept plan is approved, staff recommends that a condition be added that states:

Amend the concept plan to show a right-in/right-out access to Voyager Parkway

**No recommended conditions for the other applications

Questions?





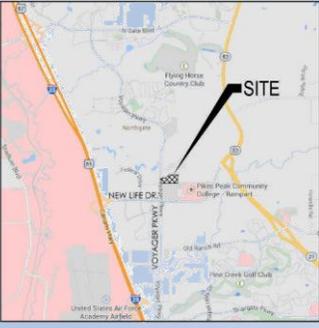
11305 Voyager Pkwy

Minor Adjustment to Northgate Master Plan
Concept Plan for the Re-Zone to PUD

Land Owner: New Life Church
Developer: Bayley Yandell Development LTD
Architect/Planner/Engineers: EV Studio



Planning Commission Hearing
Colorado Springs, CO September 18, 2014



SOURCE: GOOGLE ROAD MAP, 2014
ROAD MAP



SOURCE: USGS QUADRANGLE MAP, COLORADO-EL PASO CO. (Pikeview, Colorado-2013)
USGS MAP



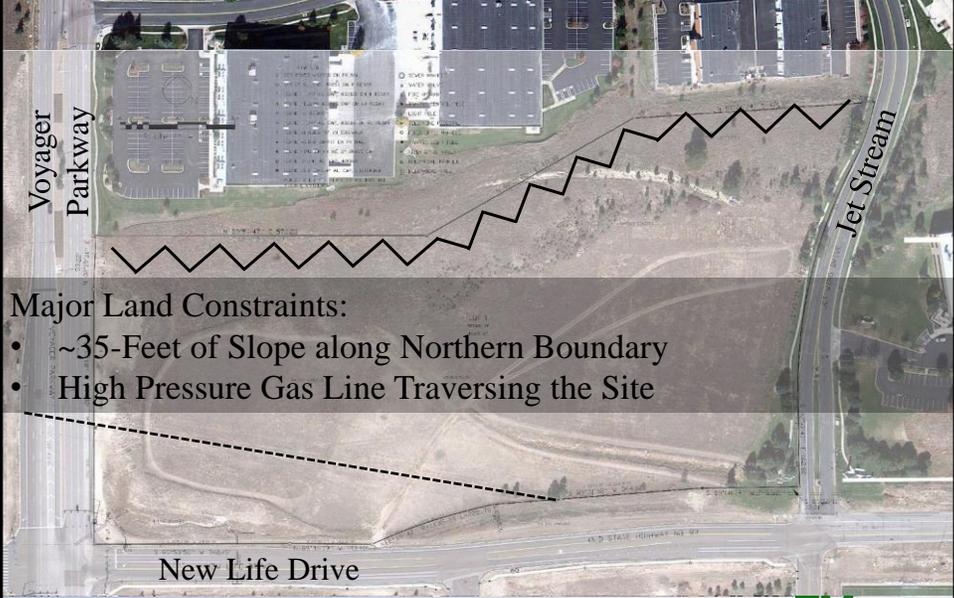
NOT TO SCALE





Site Information & History:

- Owner: New Life Church (2004)
- Annexed in 1985
- On the market since 2011
- Market Value: ~\$4,000,000.00*
- Currently Tax Exempt
- 16.69 Acres
- Zoning: PIP-1



Major Land Constraints:

- ~35-Feet of Slope along Northern Boundary
- High Pressure Gas Line Traversing the Site

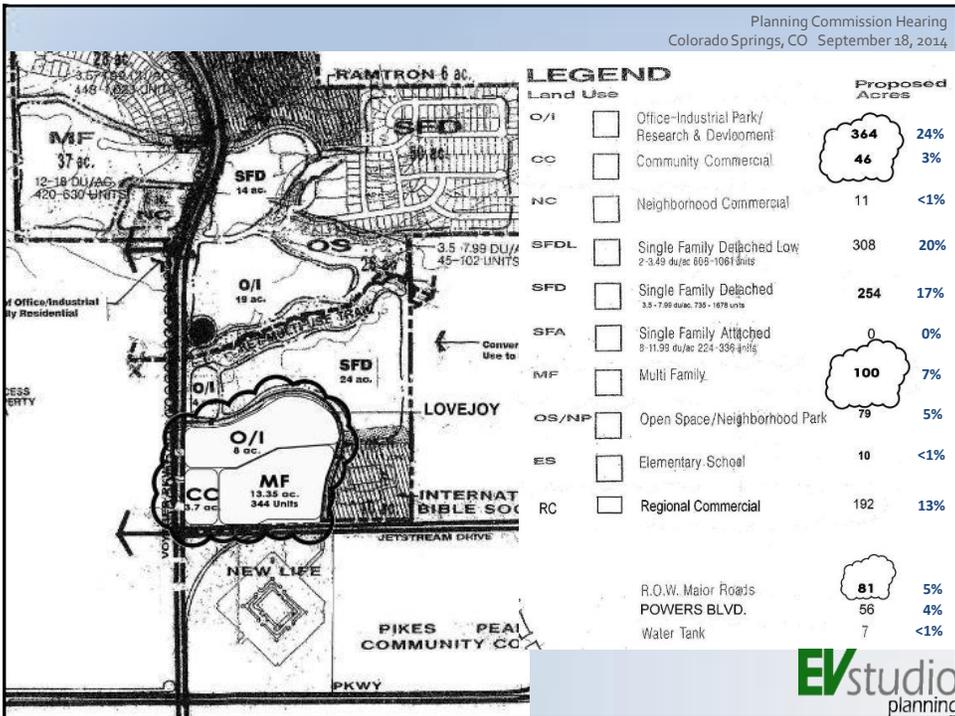
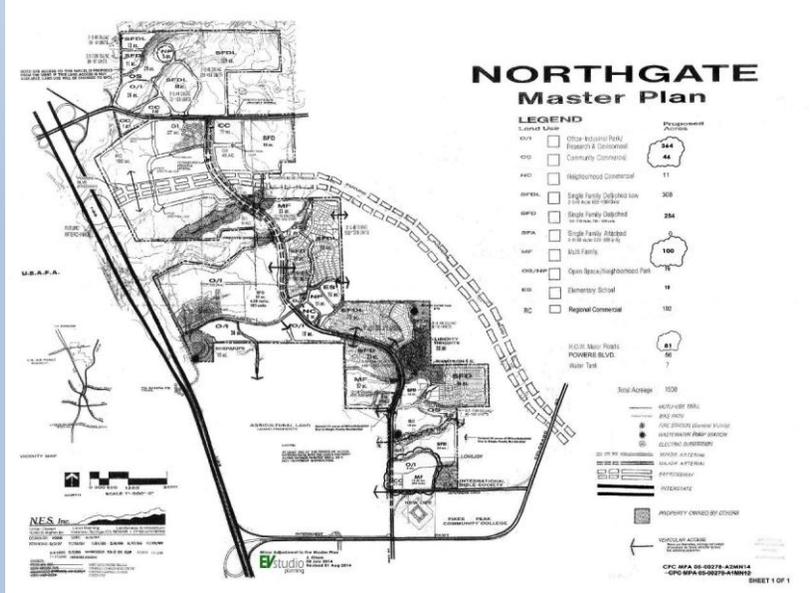


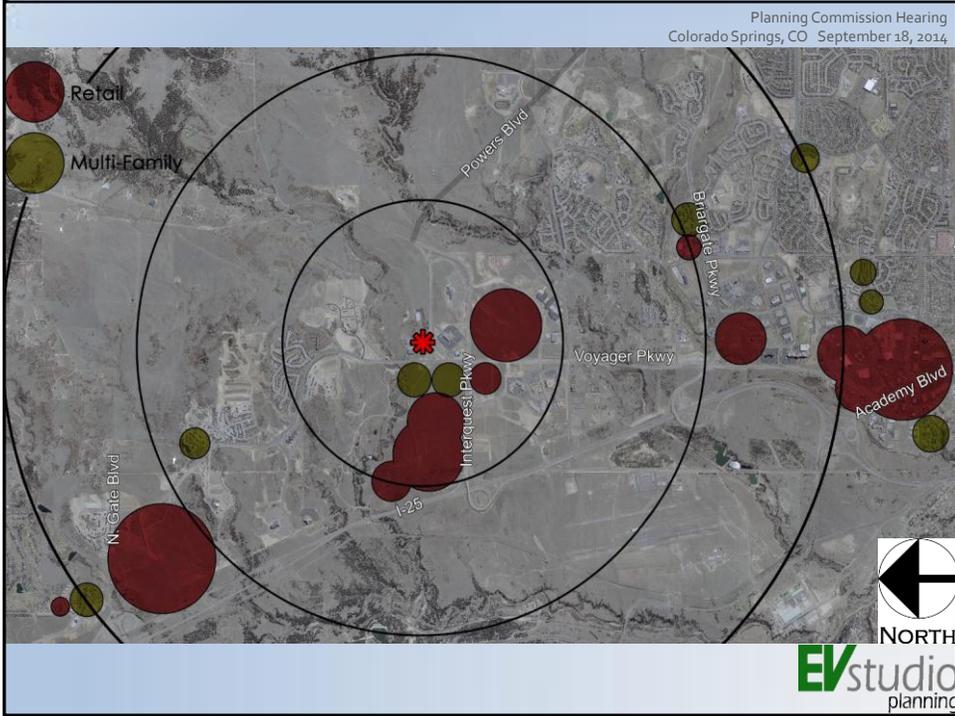
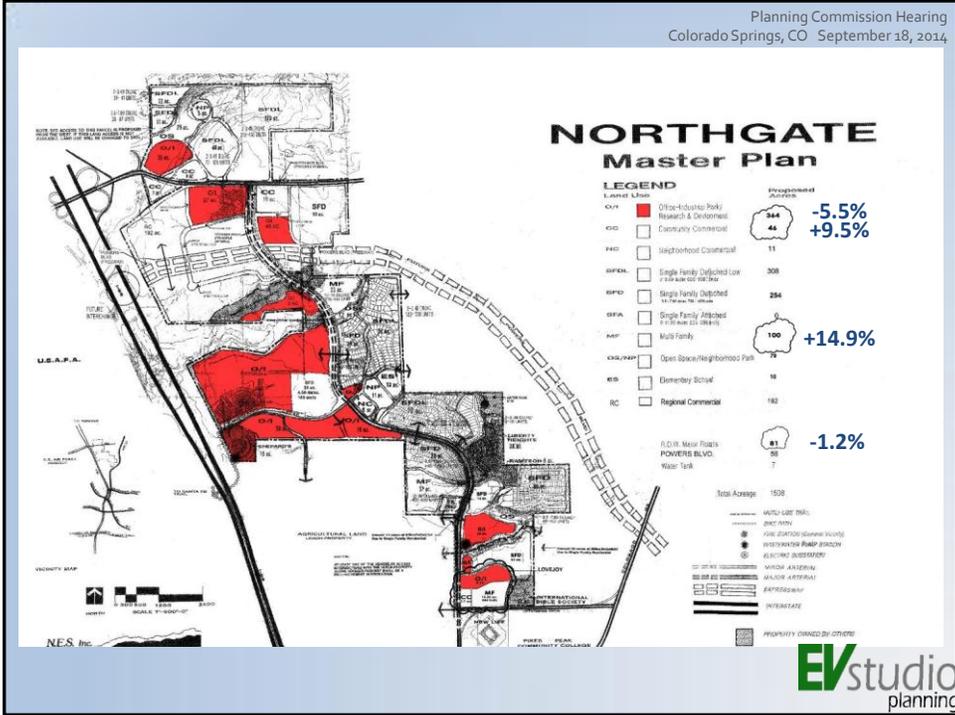


EVstudio
planning



EVstudio
planning





CONCEPT PLAN FOR 11305 VOYAGER

LOCATED IN A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH RANGE 66 WEST OF THE 6TH P.M.
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



PERMITS CONTACTS

OWNER

ARCHITECT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

ASBESTOS

FOUNDATION ENGINEER



- GENERAL NOTES**
- The development will be completed in a series of phases...
 - Final layout, quantities and design will be determined at the time of construction...
 - Final layout, quantities and design will be determined at the time of construction...
 - Final layout, quantities and design will be determined at the time of construction...
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SHEET INDEX

CONCEPT PLAN	CP1
CONCEPT PLAN	CP2

ZONING

PLANNED INDUSTRIAL PARK (PIP)

PERMITTED CONING

CONSTRUCTION PERMIT

REDEVELOPMENT

LAND DESCRIPTION

A tract of land being a portion of the Northeast 1/4 of Section 30, Township 12 South Range 66 West of the 6th P.M., City of Colorado Springs, Colorado, containing approximately 1.0 acre, more or less, as shown on the attached plat.

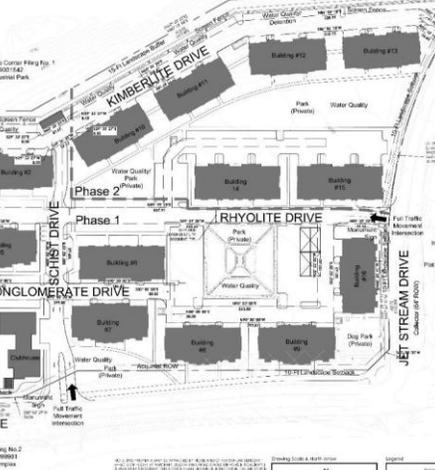
LEGAL DESCRIPTION

That certain 1.0 acre, more or less, of the Northeast 1/4 of Section 30, Township 12 South Range 66 West of the 6th P.M., City of Colorado Springs, Colorado, as shown on the attached plat.

ADJACENT PROPERTIES

North: 11305 Voyager Parkway, Colorado Springs, Colorado
 South: 11305 Voyager Parkway, Colorado Springs, Colorado
 East: 11305 Voyager Parkway, Colorado Springs, Colorado
 West: 11305 Voyager Parkway, Colorado Springs, Colorado

11305 VOYAGER
 11305 Voyager Parkway
 Colorado Springs, Colorado
 CO-13-072
 NOT FOR CONSTRUCTION
 COVER SHEET
 CP1
 CDS PLAN 14.0302
 Sheet 1 of 2



NOTES: FINAL LAYOUT, QUANTITIES AND DESIGN WILL BE DETERMINED AT THE TIME OF CONSTRUCTION...

PHASE 1: [Detailed description of Phase 1 development]

PHASE 2: [Detailed description of Phase 2 development]

PHASE 3: [Detailed description of Phase 3 development]

LEGEND

Symbol	Description
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking Lot
[Symbol]	Proposed Road
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Water Quality Area
[Symbol]	Proposed Utility Line
[Symbol]	Proposed Fencing
[Symbol]	Proposed Signage
[Symbol]	Proposed Other



11305 VOYAGER
 11305 Voyager Parkway
 Colorado Springs, Colorado
 CO-13-072
 NOT FOR CONSTRUCTION
 CONCEPT SITE PLAN
 CP2
 CDS PLAN 14.0302
 Sheet 2 of 2



NOTE: FINAL LAYOUT, QUANTITIES AND DESIGN WILL BE
DETERMINED AT THE TIME OF DEVELOPMENT PLAN
SUBMISSION AND APPROVAL. BUILDINGS AND LAYOUT IN
THE CONCEPT PLAN IS CONCEPTUAL ONLY.





Neighboring Property Concerns Addressed:

Air Force Academy Flight Patterns

- Noted on Concept Plan

Biblica

- Applicant is willing to Remove Southern Access Drive along Jet Stream

Office/Industrial to the North

- Applicant is providing a screen fence and an increased landscape buffer
- Applicant is willing to limit the multi-family (For Rent)





Response to City Comments:

“Continued changes in the office and industrial land use could result in an eventual elimination of this use type and a negative impact on the ability to site these types of uses in the Northgate area and City as a Whole”

The project at hand is 16.7 Acres of land which has been annexed, zoned & vacant since annexation in 1985. It has been listed for sale since 2011

Response to City Comments:

The Currently Approved North Gate Master Plan includes 381 Acres of Land Designated as O/I or Office/Industrial Park/Research & Development

We are showing a Decrease of 16.7 Acres, or 5.5%, Leaving 364 Acres of Land within the Master Plan Area Alone.

As Stated in the Staff Report, the Amendment for Copper Ridge decreased O/I by 192 Acres, or by One Third.



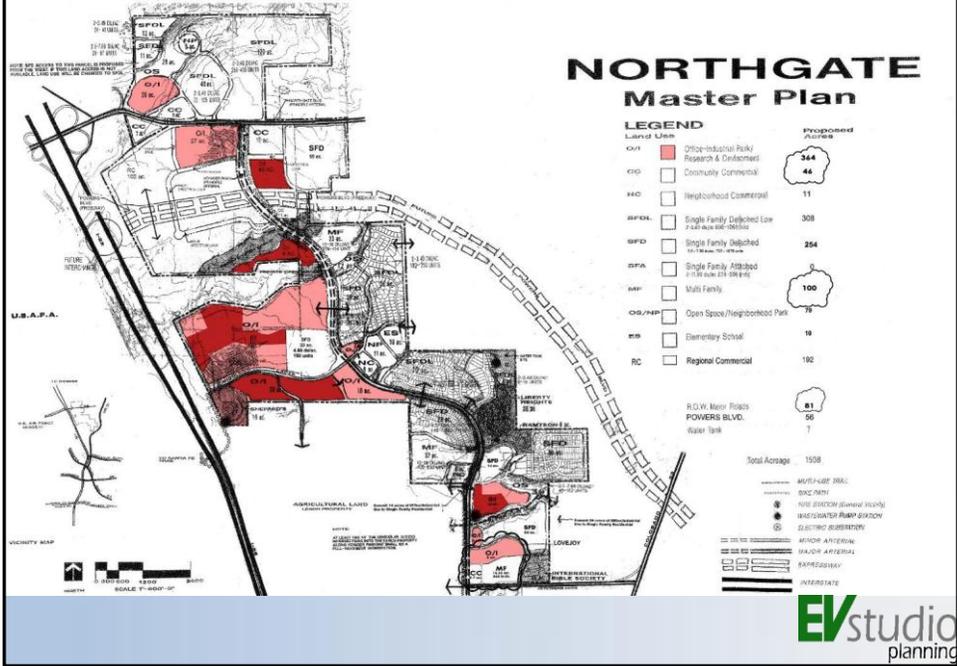
Response to City Comments:

“Elimination of the office and industrial (PIP-1) could impact the overall ability of the City to attract new corporate headquarters, office/industrial flex space and other similar uses.”

This Property is 16.7 Acres of contiguous land with the burden of an existing high pressure gas line bisecting the site;

In the MP Area, 364 Acres of O/I remain, with ~134 Acres remaining undeveloped.





Response to City Comments:

“Changing the zoning from PIP-1 to PUD to allow additional multi-family would potentially unbalance the uses in the area”

The O/I Land Area in the North Gate Master Plan with this revision is Still 24% of the land in the Master Plan Area; Multi-Family is only 6.6% of the land.

NorthGate Land Use Vs. City-Wide Land Use:

Ratio Comparison North Gate vs. City (Commercial/Office/Industrial: Residential)

Colorado Springs: ~ 1:4
NorthGate: ~ 1:1

*Colorado Springs C/O/I: 9,632 Acres
*Colorado Springs Res: 31,729 Acres

*According to the 2012 data found in the 2013 QLI Document for Colorado Springs

NorthGate C/O/I: 613 Acres
NorthGate Residential: 662 Acres



Response to City Comments:

“It is the finding of staff that the proposal to rezone from PIP-1 to PUD does not meet all of the required criteria for zone changes, particularly criterions 2 and 3.”

Criterion 2. “The Proposal is consistent with the goals and policies of the Comprehensive Plan.”

Analysis in the following slides...



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern

- Adjacent land uses to the property include Multi-Family directly to the West and Southwest.
- Multi-Family is a complementary use to the existing New Life Church, Pikes Peak Community College, and Commercial uses in the Area



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 202: Make Natural and Scenic Areas and Greenways an integral part of the land use pattern

- The Developer of the Property will construct the connection to the trail network with a 10-ft wide trail along New Life Drive as a part of the project
- Internally, we are committed to providing a high amount of private park spaces and opportunities to include passive and active areas for storm water infiltration.



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 203: Develop a Land Use Pattern that is Mutually Supportive with the Intermodal Transportation System

Policy LU 301: Promote a Mixed Land Use Pattern

Policy LU 302: Encourage Development of Mixed-use Activity Centers

Policy LU 303: Promote A Pedestrian-oriented and Transit-oriented Development Pattern



Goals & Policies – Comprehensive Plan –Mar. '01

- Our Plan includes internal Pedestrian & Vehicular Connectivity between residences, clubhouse & Commercial
- we have incorporated the opportunity for commercial service and restaurant uses to be cohesive with the placement of the apartments without physical barriers
- Our inclusion of the 10-ft wide trail connection, proximity to New Life Church, PPCC, and multiple planned retail uses will make the automobile a choice for residents, not a requisite



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 401: Encourage Appropriate Uses and Designs for Redevelopment and Infill Projects

- Appropriate uses include those which complement the adjacent uses.
- a multi-family residential use accompanied by community retail and services is a more complementary use than the uses for which it is currently zoned
- The proposed use provides an option for students of Pikes Peak Community College and Members of New Life Church to live close to daily activities.



Goals & Policies – Comprehensive Plan –Mar. '01

- Industrial Uses, such as those permitted in PIP-1, are better screened or buffered than complementing.
- Site topography provides 35+ feet of elevation change to aid in buffering the industrial use to the north
- Horizontal distance from any of our apartment buildings to:
 - Building Properties to North: 125-feet
 - Northern property line: 75-feet



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the wider subarea and Citywide Pattern

- The integration of multi-family residential and community commercial into this area provides for the area to better function as a neighborhood and not as an isolated subdivision



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 601: Assure Provision of Housing Choices

- In the Staff Report, the City states that “*Changing the zoning from PIP-1 to PUD to allow additional multi-family would potentially unbalance the uses in the area*” yet when we consider that this area is disproportionate to how the city functions for residential (City: 1:4); (Site: 1:1), Re-zoning this land does exactly what this goal states... I.E. More Residential is needed to balance the uses



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 602: Integrate Housing with Other Supportive Land Uses

- (Same Response as LU 203; 301; 302; 303)
- Our Plan includes internal Pedestrian & Vehicular Connectivity between residences, clubhouse & Commercial
- we have incorporated the opportunity for commercial service and restaurant uses to be cohesive with the placement of the apartments without physical barriers



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 701: Plan and Develop New Commercial Areas as Activity Centers

- We have included community commercial as an added amenity to the residents.
- It will also aid in serving the congregation of New Life Church before and after services.



Goals & Policies – Comprehensive Plan –Mar. ‘01

Policy LU 801: Locate New Employment Activities within Mixed-Use Centers

- The incorporation of residential in the area provides the balance to promote additional employment centers.
- the area is in need of residences to accommodate the prospective employers

Goals & Policies – Comprehensive Plan –Mar. ‘01

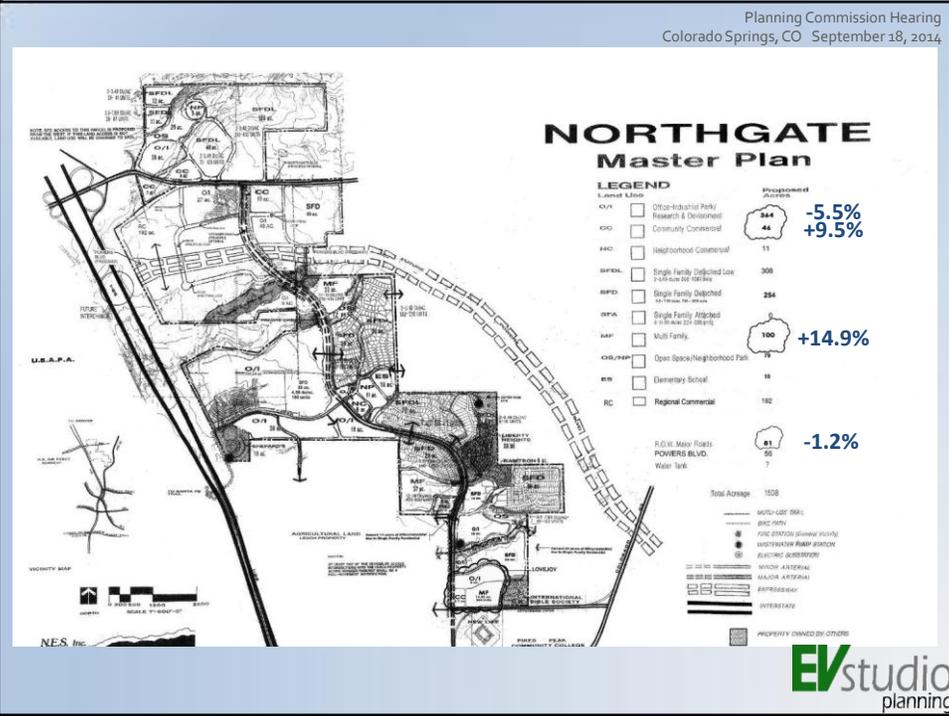
Policy LU 801: Locate New Employment Activities within Mixed-Use Centers

- *Strategy LU 801e: Plan and Locate Complimentary Mixed Uses to Serve Large, Single-Employer Campuses*
“Plan and Locate complementary mixed-use centers to serve the needs of employees in large campuses. Include **commercial, service, restaurant**, lodging, recreational, and **higher density residential uses with good pedestrian connections.**”

Response to City Comments:

Criterion 3. "Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as a implemented do not have to be amended in order to be considered consistent with a zone change request."

Modifications to the Master Plan were less than 15% in any one category.



Response to City Comments:

“...deviating from the original vision of that part of the city to have a balance between residential and non-residential uses.”

- As stated before, the City’s ratio of Residential to C/O/I is approximately 4:1;
- An increase in residential in the NorthGate Area provides a Market Balance to C/O/I more in line with the city as a whole.



Response to City Comments:

“Multi-family residences in this area may have a negative impact on existing and potential future industrial uses on the surrounding parcels. Approval of this zone change would essentially isolate a pocket of the existing PIP-1 Zoning, which staff fears would result in possible issues with attracting new tenants or expansion of the existing uses.”

- In terms of actual Land Use, this re-zone does not “isolate” Existing & Potential Industrial Uses, it provides the transition with significant grade change and buffer.



Response to City Comments:

“The northern neighbor has concerns about the impacts of new residential neighbors. The overall issue is compatibility and whether future residents on the subject property will object to the existing industrial uses to the north”

- The plan is to develop the property as “For Rent” Apartments;
- We are providing an increased landscape buffer with increased trees and a screen fence in addition to the existing natural elevation change.



Potential Conditions of Approval

1. Limit access points along Jet Stream to northern access point only
 - Limit the Multi-Family Area as “For Rent”
2. All Buffering Requirements of the City shall be met along the northern property line without administrative relief
 - 15-foot wide landscape buffer
 - Screen consisting of vegetation (6’ tall)
 - One tree per 20 lineal feet of buffer
 - 50% Plants as Evergreen
 - Opaque Fence – 6’ Height



Discussion...

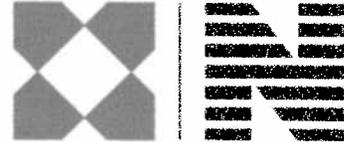
NOTE: FINAL LAYOUT, QUANTITIES AND DESIGN WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMISSION AND APPROVAL. BUILDINGS AND LAYOUT IN THE CONCEPT PLAN IS CONCEPTUAL ONLY.



Summary:

1. 344 Apartments; 3.7 Acres of Commercial/Retail
2. Low Impact Development Incorporated along with a 10-ft wide trail
3. Compatibility and Letters of Support from New Life Church to the South and Biblica to the East
4. Addressed all City Staff Comments.
5. ~\$55 Million Construction Budget
6. Harmonious Land Uses complementary to the adjacent land uses of the commercial, church and the college

Newmark Grubb Knight Frank



TO: BRYAN HOLLAND

FROM: KENT MAU / RANDY MILLER
NEWMARK GRUBB KNIGHT FRANK
CBRE

The Industrial Market is a total of 31 mm SF making it the largest market in commercial real estate in Colorado Springs. This market is 9% vacant and it has 2,778,000 square feet of space, and to fill this up will require an additional 7,000 new job hires. It will be a long time before 7,000 new workers are absorbed, so despite a low vacancy rate, the gains to get near stabilized occupancy will require a lot of new growth. Several points:

1. Under current vacancy and using the recent trends in absorption it will take 7 to 40 years to lease up to stabilized occupancy.
2. There is a glut of industrial space (see Randy's notes on the attached)
3. When you strip off the top building (Highest rent) (Off R&D and office showroom) which make up 9 mm of the 31 mm total (at 30% of the industrial market you are left with the following uses:
 - Office / Warehouse
 - Manufacturing / Assembly
 - Warehouse/ Distribution

These uses cannot afford \$5.00 ground.

The range of price of dirt to an industrial user is \$2.25 to \$3.50 sf.

There will be no demand from 22 mm sf of industrial use on north end from this sector because one cannot buy ground at this price in our market area.

THERE IS AN ABUNDANCE OF VACANT LAND SUITABLE FOR OFFICE INDUSTRIAL BUILDING IN THE IMMEDIATE AREA SURROUNDING SUBJECT PROPERTY: SEE MAP AND SPREADSHEET

- 70 + Acres surrounding Epic 1 and other Patriot office flex properties
- 143 Acres – at Colorado Crossing – Voyager and Interquest
- 76.5 Acres of Commercial Zoned Land – Flying Horse
- 26 Acres at Federal and Interquest
- 700 Acres of AG land east of Flying Horse on Highway 83
- 2,000 acres north and east of Flying Horse, east side of Highway 83
- Numerous other 5 -16 acre parcels on Federal, Old Ranch Road, and in Briargate at the Deluxe Property on Union, on Telstar, and Research Parkway, to name a few

THERE IS AN ABUNDANCE OF VACANT OFFICE AND OFFICE WAREHOUSE SPACE FOR LEASE IN THE MARKET AREA:

- Ramtron/Cypress Building is half empty – 34,000 sf industrial space ASKING \$6.00/sf NNN. All 68,000 sf is for sale and available for user.
- Quantum Buildings have combined opportunity of 406,207 square feet in 3 buildings. ALL of the space is available via sublease or direct.
- Ford Motor Credit vacancy – 80,000 sf vacant
- Patriot Interquest II – 46,000 sf vacant
- 1150 Kelly Johnson – 33,000 sf
- 4 Story 70,000 sf Office Building
- Partially completed at Colorado Crossing 100,000 sf

Industrial Land across the city – available for \$2.25 - \$2.82/sf ASKING prices.

Monument – PIP – 7 acres \$2.50/sf ASKING

Lexington Road/Union – Briargate – 7.41 Acres – PIP \$2.23 PSF ASKING

East Platte – 28 Acres – PIP Zoned - \$2.82/sf ASKING

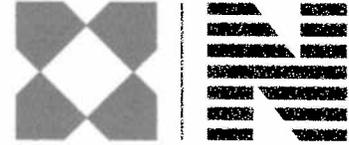
Arrowswest – 17.73 acres in Arrowswest Industrial Park area- \$2.72 sf ASKING

Item: 7.A-7.C

Exhibit: C

CPC Meeting: September 18, 2014

Newmark Grubb Knight Frank



In 3 ½ years of actively marketing the 16.9 acres at New Life Drive and Voyager, we have not had any significant interest from buyers seeking industrial, office or office flex products.

- Industrial Developers cannot pay more than \$3.50 PSF for land
- There hasn't been any new office or office flex projects built in the Interquest area in more than 5 years.
 - Primarily retail, hotels, residential
- We did have an offer from Apartment Developer Brian Douglas Properties for all of the land. Would build majority apartments with some retail on front.
- Did have an offer from a retail developer for 5 acres to put 4 restaurant cluster on the front facing Voyager.

Based on the above and our combined experienced of our 60 years in CRE business, we do not agree with the contention that the market is tight for these uses. There is more than enough land and space available to last for some time to come.

The demand has never existed in any significant way on industrial uses to park in this area due to price constraints, an industrial market who has been weak for the last 15 years. With the exception of a few BTS for companies, there is no demand for industrial ground.



Cheddar's Casual Café
Attn: Mark Rogers
1140 Interquest Pky.
Colorado Springs Co, 80921

To Whom It May Concern,

My name is Mark Rogers. Along with my father and sister, I own and operate the Cheddars Casual Café restaurant, located on Interquest Parkway, in Colorado Springs. This location is perhaps our best across the entire country, as it has the best setting, with Pikes Peak and the Air Force Academy nearby. It also has a great clientele and fantastic employees. Unfortunately, the sales aren't what we expected, because of delays and closures within the development, like the Hammond's Hotel halting construction.

Now, for the first time in years, we're seeing a little growth, and we couldn't be more excited about what that means for the area and our business. For example, there is a Drury Hotel being constructed behind our restaurant, and there are apartments under-contract less than a mile away. The highway construction on I-25 is also almost complete, which will bring back consistent driving patterns, and thus better dinner business, things we've been patiently awaiting for quite some time.

Finally, the reason for this letter is to show our family's support for the proposed apartments on Voyager and New Life Dr. I understand that a zoning hearing will take place in the near future, and I hope these residences are authorized for development. More rooftops lead to greater guest traffic, which will in turn allow us to hire more employees, thus creating a great situation for the city.

Thank you for your consideration,

Mark Rogers
Roaring Fork Restaurants, Inc.
President / C.O.O.
mrogers@rfrco.com
(214) 762-7400



[Print](#) | [Close Window](#)

Subject: FW: File # CPC MPA 05-00278-A2MN14
From: Bryan Holland <bholland@bydevelopment.org>
Date: Tue, Sep 09, 2014 9:35 am
To: "John Olson (john@evstudio.com)" <john@evstudio.com>
Attach: image002.jpg
Preliminary Development Plan New Life Apt.pdf

From: Alan Goins (USA) [mailto:Alan.Goins@biblica.com]
Sent: Tuesday, September 9, 2014 9:44 AM
To: Herington, Meggan
Cc: Bryan Holland
Subject: File # CPC MPA 05-00278-A2MN14
Importance: High

Dear Ms. Herington,

We, Biblica U.S., located at 1820 Jet Stream Drive, appreciate the opportunity to provide comments on the proposed New Life Church Development located to the west of our property. In an earlier letter, we stated that we had no objection to the proposed rezoning or concept plan. The one concern that remains is the traffic impacts the development will have on Jet Stream Drive. Although we have had the opportunity to review the traffic study and plan, we continue to raise concern about how vehicular traffic generated from the development will impact this roadway and the intersection of New Life Drive and Jet Stream Drive. The developer has indicated to us that they would be willing to lose, altogether, the entrance directly across from our drive (see attached) instead of the drive further north if that would be acceptable to the city. If this were the case, Biblica would be in support of the project. Let me also state that the developer has been very open and transparent with their project plan and demonstrated a willingness to work with us to mitigate any traffic impacts. If you require a more formal written letter of support, I would be happy to send one as well.

Sincerely,

Alan J. Goins
Facilities Manager
1820 Jet Stream Drive
Colorado Springs, CO 80921
719.867.2634
Alan.Goins@biblica.com
www.Biblica.com



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Item: 7.A-7.C
Exhibit: C
CPC Meeting: September 18, 2014

Property Comparison Report - Financial Implications

Property Address	1705 & 1727 Jet Stream	4610-4650 Nautilus Peak VW	10625 Federal Drive	Subject Property
Current Property Use	86,034 SF Distrib & Storage Warehouse	Vue21 Apartment Homes - 322 Units	Wal-Mart Data Center	Vacant land currently zoned PIP1
Year Built	1999	2008	2012	NA
Land Size in Acres	8.85	11.35	25.15	16.69
Land Size in Square Feet	385,506.00	494,406.00	1,095,534.00	727,016.40
2014 Market Value "Land" *	\$ 1,214,344.00	\$ 2,570,911.00	\$ 5,203,787.00	\$ 3,998,588.00
2014 Market Value "Land" Per Acre	\$ 137,214.01	\$ 226,511.98	\$ 206,910.02	\$ 239,579.87
2014 Market Value "Land" Per Land SF	\$ 3.15	\$ 5.20	\$ 4.75	\$ 5.50
2014 Market Value "Improvements" *	\$ 3,354,592.00	\$ 30,505,208.00	\$ 23,747,552.00	NA
2014 Market Value "Improvements" Per Acre	\$ 379,049.94	\$ 2,687,683.52	\$ 944,236.66	NA
2014 Market Value "Improvements" Per Land SF	\$ 8.70	\$ 61.70	\$ 21.68	NA
2014 "Total" Market Value *	\$ 4,568,936.00	\$ 33,076,119.00	\$ 28,951,339.00	\$ 3,998,588.00
2014 "Total" Market Value Per Acre	\$ 516,263.95	\$ 2,914,195.51	\$ 1,151,146.68	\$ 239,579.87
2014 "Total" Market Value Per Land SF	\$ 11.85	\$ 66.90	\$ 26.43	\$ 5.50
2014 Assessed Value "Land" *	\$ 352,160.00	\$ 204,640.00	\$ 1,509,100.00	NA
2014 Assessed Value "Land" Per Acre	\$ 39,792.09	\$ 18,029.96	\$ 60,003.98	NA
2014 Assessed Value "Land" Per Land SF	\$ 0.91	\$ 0.41	\$ 1.38	NA
Total Assessed "Improvements" *	\$ 972,840.00	\$ 2,428,220.00	\$ 6,886,790.00	NA
Total Assessed "Improvements" Per Acre	\$ 109,925.42	\$ 213,940.09	\$ 273,828.63	NA
Total Assessed "Improvements" Per Land SF	\$ 2.52	\$ 4.91	\$ 6.29	NA
"Total" Assessed Value *	\$ 1,325,000.00	\$ 2,632,860.00	\$ 8,395,890.00	NA
2014 "Total" Assessed Value Per Acre	\$ 149,717.51	\$ 231,970.04	\$ 333,832.60	NA
2014 "Total" Assessed Value Per Land SF	\$ 3.44	\$ 5.33	\$ 7.66	NA
2014 Total Tax Rate	0.084149	0.090316	0.077149	NA
Total Current Year (2014) Taxes *	\$ 111,497.44	\$ 237,789.39	\$ 647,734.51	NA
Total Tax Revenue Per Acre	\$ 12,598.58	\$ 20,950.61	\$ 25,754.85	NA
Total Current Year (2014) City Taxes **	\$ 5,669.68	\$ 11,266.01	\$ 35,926.01	NA
Total City Tax Revenue Per Acre	\$ 640.64	\$ 992.60	\$ 1,428.47	NA
Last Reported Sale Date *	3/4/1999	11/27/2013	NA	NA
Last Reported Sale Amount*	\$ 828,847.00	\$ 53,800,000.00	NA	NA
Last Reported Sale Amount Per Acre	\$ 93,655.03	\$ 4,740,088.11	NA	NA
Last Reported Sale Amount Per Land SF	\$ 2.15	\$ 108.82	NA	NA

* Data pulled from El Paso County Assessor and Treasurer Tax Information and Database

RESPONSE TO CITY COMMENTS:

“CONTINUED CHANGES IN THE OFFICE AND INDUSTRIAL LAND USE COULD RESULT IN AN EVENTUAL ELIMINATION OF THIS USE TYPE AND A NEGATIVE IMPACT ON THE ABILITY TO SITE THESE TYPES OF USES IN THE NORTHGATE AREA AND CITY AS A WHOLE”

THE PROJECT AT HAND IS 16.7 ACRES OF LAND WHICH HAS BEEN ANNEXED, ZONED & VACANT SINCE ANNEXATION IN 1985. IT HAS BEEN LISTED FOR SALE SINCE 2011



RESPONSE TO CITY COMMENTS:

THE CURRENTLY APPROVED NORTH GATE MASTER PLAN INCLUDES 381 ACRES OF LAND DESIGNATED AS O/I OR OFFICE/INDUSTRIAL PARK/RESEARCH & DEVELOPMENT

WE ARE SHOWING A DECREASE OF 16.7 ACRES, OR 5.5%, LEAVING 364 ACRES OF LAND WITHIN THE MASTER PLAN AREA ALONE.

AS STATED IN THE STAFF REPORT, THE AMENDMENT FOR COPPER RIDGE DECREASED O/I BY 192 ACRES, OR BY ONE THIRD.

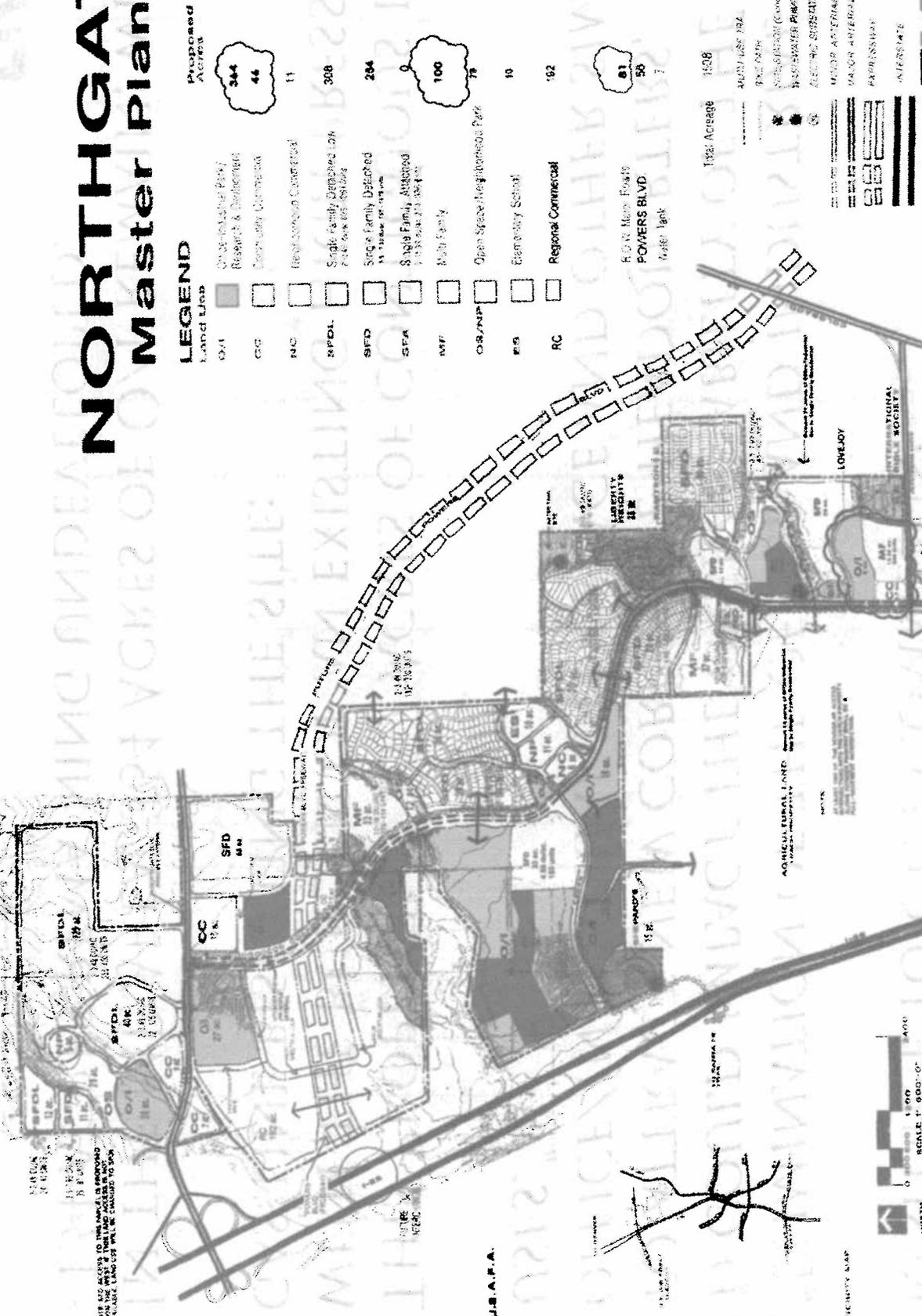
RESPONSE TO CITY COMMENTS:

“ELIMINATION OF THE OFFICE AND INDUSTRIAL (PIP-1) COULD IMPACT THE OVERALL ABILITY OF THE CITY TO ATTRACT NEW CORPORATE HEADQUARTERS, OFFICE/INDUSTRIAL FLEX SPACE AND OTHER SIMILAR USES.”

THIS PROPERTY IS 16.7 ACRES OF CONTIGUOUS LAND WITH THE BURDEN OF AN EXISTING HIGH PRESSURE GAS LINE BISECTING THE SITE;

IN THE MP AREA, 364 ACRES OF O/I REMAIN, WITH ~134 ACRES REMAINING UNDEVELOPED.

NORTHGATE Master Plan



LEGEND

Land Use	Proposed Acreage
O-1	344
CC	44
NC	11
SPDL	368
SFD	284
SPA	100
MFI	78
OS/RMP	10
ERS	182
RC	61



RESPONSE TO CITY COMMENTS:

“CHANGING THE ZONING FROM PIP-1 TO PUD TO ALLOW ADDITIONAL MULTI-FAMILY WOULD POTENTIALLY UNBALANCE THE USES IN THE AREA”

THE O/I LAND AREA IN THE NORTH GATE MASTER PLAN WITH THIS REVISION IS STILL 24% OF THE LAND IN THE MASTER PLAN AREA; MULTI-FAMILY IS ONLY 6.6% OF THE LAND.

NORTHGATE LAND USE VS. CITY-WIDE LAND USE:

RATIO COMPARISON NORTH GATE VS. CITY
(COMMERCIAL/OFFICE/INDUSTRIAL: RESIDENTIAL)

COLORADO SPRINGS: ~ 1:4
NORTHGATE: ~ 1:1

*COLORADO SPRINGS C/O/I: 9,632 ACRES

*COLORADO SPRINGS RES: 31,729 ACRES

* ACCORDING TO THE 2012 DATA FOUND IN THE 2013 QLI DOCUMENT FOR COLORADO SPRINGS

NORTHGATE C/O/I: 613 ACRES

NORTHGATE RESIDENTIAL: 662 ACRES

RESPONSE TO CITY COMMENTS:

“IT IS THE FINDING OF STAFF THAT THE PROPOSAL TO REZONE FROM PIP-1 TO PUD DOES NOT MEET ALL OF THE REQUIRED CRITERIA FOR ZONE CHANGES, PARTICULARLY CRITERIONS 2 AND 3.”

CRITERION 2. “THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.”

ANALYSIS IN THE FOLLOWING SLIDES...

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 201: PROMOTE A FOCUSED, CONSOLIDATED LAND USE PATTERN

- ADJACENT LAND USES TO THE PROPERTY INCLUDE MULTI-FAMILY DIRECTLY TO THE WEST AND SOUTHWEST.
- MULTI-FAMILY IS A COMPLEMENTARY USE TO THE EXISTING NEW LIFE CHURCH, PIKES PEAK COMMUNITY COLLEGE, AND COMMERCIAL USES IN THE AREA

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 202: MAKE NATURAL AND SCENIC AREAS AND GREENWAYS AN INTEGRAL PART OF THE LAND USE PATTERN

- THE DEVELOPER OF THE PROPERTY WILL CONSTRUCT THE CONNECTION TO THE TRAIL NETWORK WITH A 10-FT WIDE TRAIL ALONG NEW LIFE DRIVE AS A PART OF THE PROJECT
- INTERNALLY, WE ARE COMMITTED TO PROVIDING A HIGH AMOUNT OF PRIVATE PARK SPACES AND OPPORTUNITIES TO INCLUDE PASSIVE AND ACTIVE AREAS FOR STORM WATER INFILTRATION.

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 203: DEVELOP A LAND USE PATTERN THAT IS MUTUALLY SUPPORTIVE WITH THE INTERMODAL TRANSPORTATION SYSTEM

POLICY LU 301: PROMOTE A MIXED LAND USE PATTERN

POLICY LU 302: ENCOURAGE DEVELOPMENT OF MIXED-USE ACTIVITY CENTERS

POLICY LU 303: PROMOTE A PEDESTRIAN-ORIENTED AND TRANSIT-ORIENTED DEVELOPMENT PATTERN

GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

- OUR PLAN INCLUDES INTERNAL PEDESTRIAN & VEHICULAR CONNECTIVITY BETWEEN RESIDENCES, CLUBHOUSE & COMMERCIAL
- WE HAVE INCORPORATED THE OPPORTUNITY FOR COMMERCIAL SERVICE AND RESTAURANT USES TO BE COHESIVE WITH THE PLACEMENT OF THE APARTMENTS WITHOUT PHYSICAL BARRIERS
- OUR INCLUSION OF THE 10-FT WIDE TRAIL CONNECTION, PROXIMITY TO NEW LIFE CHURCH, PPCC, AND MULTIPLE PLANNED RETAIL USES WILL MAKE THE AUTOMOBILE A CHOICE FOR RESIDENTS, NOT A REQUISITE

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 401: ENCOURAGE APPROPRIATE USES AND DESIGNS FOR REDEVELOPMENT AND INFILL PROJECTS

- APPROPRIATE USES INCLUDE THOSE WHICH COMPLEMENT THE ADJACENT USES.

- A MULTI-FAMILY RESIDENTIAL USE ACCOMPANIED BY COMMUNITY RETAIL AND SERVICES IS A MORE COMPLEMENTARY USE THAN THE USES FOR WHICH IT IS CURRENTLY ZONED

- THE PROPOSED USE PROVIDES AN OPTION FOR STUDENTS OF PIKES PEAK COMMUNITY COLLEGE AND MEMBERS OF NEW LIFE CHURCH TO LIVE CLOSE TO DAILY ACTIVITIES.



GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

- INDUSTRIAL USES, SUCH AS THOSE PERMITTED IN PIP-1, ARE BETTER SCREENED OR BUFFERED THAN COMPLEMENTING.
- SITE TOPOGRAPHY PROVIDES 35+ FEET OF ELEVATION CHANGE TO AID IN BUFFERING THE INDUSTRIAL USE TO THE NORTH
- HORIZONTAL DISTANCE FROM ANY OF OUR APARTMENT BUILDINGS TO:
 - BUILDING PROPERTIES TO NORTH: 125-FEET
 - NORTHERN PROPERTY LINE: 75-FEET

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 501: PLAN RESIDENTIAL AREAS TO INTEGRATE NEIGHBORHOODS INTO THE WIDER SUBAREA AND CITYWIDE PATTERN

- THE INTEGRATION OF MULTI-FAMILY RESIDENTIAL AND COMMUNITY COMMERCIAL INTO THIS AREA PROVIDES FOR THE AREA TO BETTER FUNCTION AS A NEIGHBORHOOD AND NOT AS AN ISOLATED SUBDIVISION

GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

POLICY LU 601: ASSURE PROVISION OF HOUSING CHOICES

- *IN THE STAFF REPORT, THE CITY STATES THAT “CHANGING THE ZONING FROM PIP-1 TO PUD TO ALLOW ADDITIONAL MULTI-FAMILY WOULD POTENTIALLY UNBALANCE THE USES IN THE AREA” YET WHEN WE CONSIDER THAT THIS AREA IS DISPROPORTIONATE TO HOW THE CITY FUNCTIONS FOR RESIDENTIAL (CITY: 1:4); (SITE: 1:1), RE-ZONING THIS LAND DOES EXACTLY WHAT THIS GOAL STATES... I.E. MORE RESIDENTIAL IS NEEDED TO BALANCE THE USES*

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 602: INTEGRATE HOUSING WITH OTHER SUPPORTIVE LAND USES

- (SAME RESPONSE AS LU 203; 301; 302; 303)
- OUR PLAN INCLUDES INTERNAL PEDESTRIAN & VEHICULAR CONNECTIVITY BETWEEN RESIDENCES, CLUBHOUSE & COMMERCIAL
- WE HAVE INCORPORATED THE OPPORTUNITY FOR COMMERCIAL SERVICE AND RESTAURANT USES TO BE COHESIVE WITH THE PLACEMENT OF THE APARTMENTS WITHOUT PHYSICAL BARRIERS

GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

POLICY LU 701: PLAN AND DEVELOP NEW COMMERCIAL AREAS AS ACTIVITY CENTERS

- WE HAVE INCLUDED COMMUNITY COMMERCIAL AS AN ADDED AMENITY TO THE RESIDENTS.
- IT WILL ALSO AID IN SERVING THE CONGREGATION OF NEW LIFE CHURCH BEFORE AND AFTER SERVICES.

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 801: LOCATE NEW EMPLOYMENT ACTIVITIES WITHIN MIXED-USE CENTERS

- THE INCORPORATION OF RESIDENTIAL IN THE AREA PROVIDES THE BALANCE TO PROMOTE ADDITIONAL EMPLOYMENT CENTERS.
- THE AREA IS IN NEED OF RESIDENCES TO ACCOMMODATE THE PROSPECTIVE EMPLOYERS



GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

POLICY LU 801: LOCATE NEW EMPLOYMENT ACTIVITIES WITHIN MIXED-USE CENTERS

- STRATEGY LU 801E: PLAN AND LOCATE
COMPLEMENTARY MIXED USES TO SERVE LARGE,
SINGLE-EMPLOYER CAMPUSES

“PLAN AND LOCATE COMPLEMENTARY MIXED-
USE CENTERS TO SERVE THE NEEDS OF
EMPLOYEES IN LARGE CAMPUSES. INCLUDE
COMMERCIAL, SERVICE, RESTAURANT,
LODGING, RECREATIONAL, AND HIGHER
DENSITY RESIDENTIAL USES WITH GOOD
PEDESTRIAN CONNECTIONS.”

RESPONSE TO CITY COMMENTS:

CRITERION 3. “WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS A IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.”

MODIFICATIONS TO THE MASTER PLAN WERE LESS THAN 15% IN ANY ONE CATEGORY.

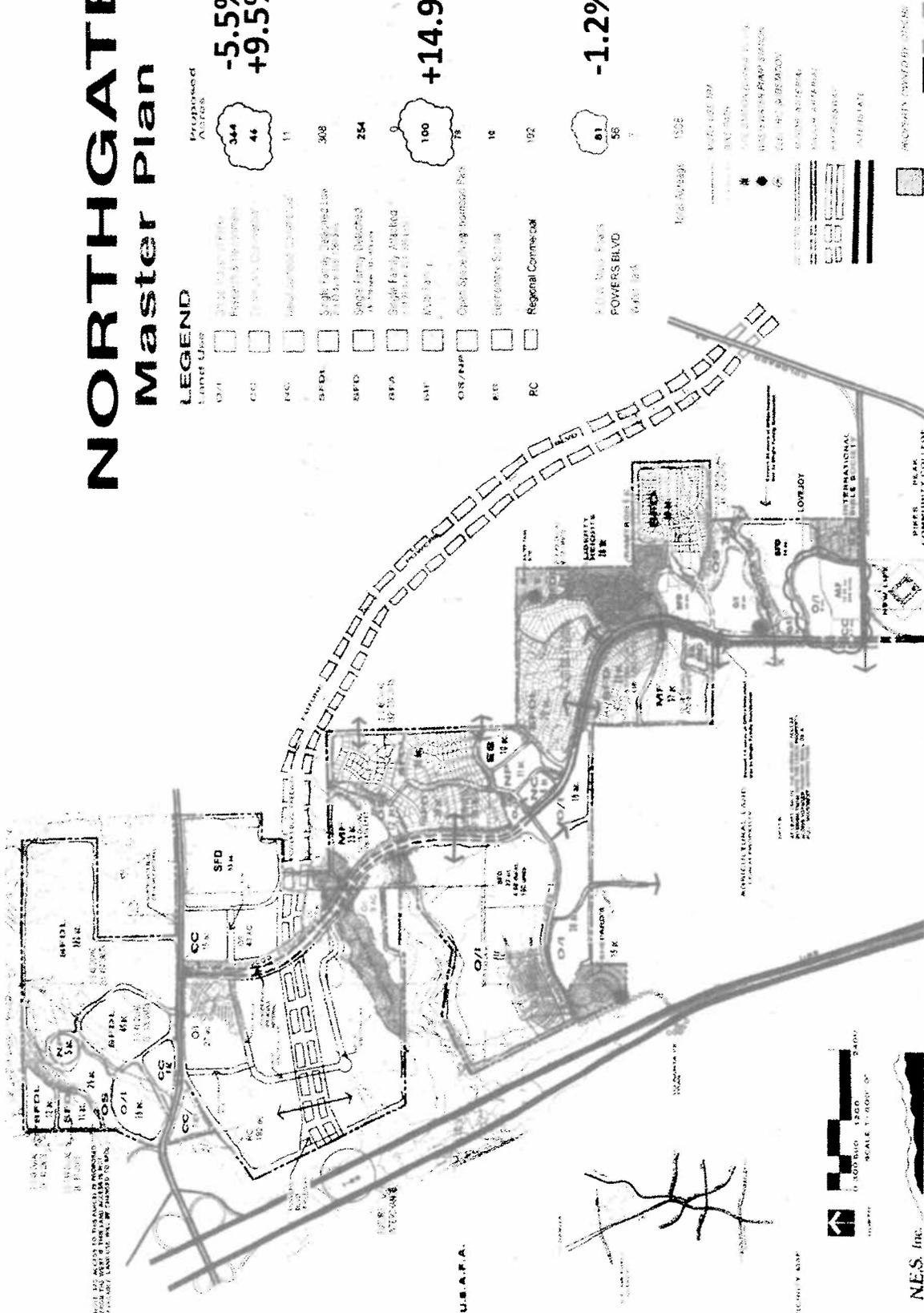
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NORTHGATE Master Plan

Legend	Preparation of A-20000	Change
O/I	344	-5.5%
CC	46	+9.5%
PC	11	
SFDL	308	
SFPL	254	
RFA	100	+14.9%
MP	78	
O/S/MP	16	
PC	192	
PC	61	-1.2%



RESPONSE TO CITY COMMENTS:

“ ...DEVIATING FROM THE ORIGINAL VISION OF THAT PART OF THE CITY TO HAVE A BALANCE BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES.”

- AS STATED BEFORE, THE CITY’S RATIO OF RESIDENTIAL TO C/O/I IS APPROXIMATELY 4:1;
- AN INCREASE IN RESIDENTIAL IN THE NORTHGATE AREA PROVIDES A MARKET BALANCE TO C/O/I MORE IN LINE WITH THE CITY AS A WHOLE.

RESPONSE TO CITY COMMENTS:

“MULTI-FAMILY RESIDENCES IN THIS AREA MAY HAVE A NEGATIVE IMPACT ON EXISTING AND POTENTIAL FUTURE INDUSTRIAL USES ON THE SURROUNDING PARCELS. APPROVAL OF THIS ZONE CHANGE WOULD ESSENTIALLY ISOLATE A POCKET OF THE EXISTING PIP-1 ZONING, WHICH STAFF FEARS WOULD RESULT IN POSSIBLE ISSUES WITH ATTRACTING NEW TENANTS OR EXPANSION OF THE EXISTING USES.”

- IN TERMS OF ACTUAL LAND USE, THIS RE-ZONE DOES NOT “ISOLATE” EXISTING & POTENTIAL INDUSTRIAL USES, IT PROVIDES THE TRANSITION WITH SIGNIFICANT GRADE CHANGE AND BUFFER.

Item: 7.A-7.C

Exhibit: C

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RESPONSE TO CITY COMMENTS:

“THE NORTHERN NEIGHBOR HAS CONCERNS ABOUT THE IMPACTS OF NEW RESIDENTIAL NEIGHBORS. THE OVERALL ISSUE IS COMPATIBILITY AND WHETHER FUTURE RESIDENTS ON THE SUBJECT PROPERTY WILL OBJECT TO THE EXISTING INDUSTRIAL USES TO THE NORTH”

- THE PLAN IS TO DEVELOP THE PROPERTY AS “FOR RENT” APARTMENTS;
- WE ARE PROVIDING AN INCREASED LANDSCAPE BUFFER WITH INCREASED TREES AND A SCREEN FENCE IN ADDITION TO THE EXISTING NATURAL ELEVATION CHANGE.

POTENTIAL CONDITIONS OF APPROVAL

1. LIMIT ACCESS POINTS ALONG JET STREAM TO NORTHERN ACCESS POINT ONLY
 - LIMIT THE MULTI-FAMILY AREA AS “FOR RENT”

2. ALL BUFFERING REQUIREMENTS OF THE CITY SHALL BE MET ALONG THE NORTHERN PROPERTY LINE WITHOUT ADMINISTRATIVE RELIEF
 - 15-FEET WIDE LANDSCAPE BUFFER
 - SCREEN CONSISTING OF VEGETATION (6’ TALL)
 - ONE TREE PER 20 LINEAL FEET OF BUFFER
 - 50% PLANTS AS EVERGREEN
 - OPAQUE FENCE – 6’ HEIGHT

Land in InterQuest Area Suitable for Office Industrial - (Compare to Numbers on Map)

Property	Location	Size	Comments
1 InterQuest COPT	South side of InterQuest Parkway, west of Federal Drive	105 Acres	105 acres directly south of Hollywood Theater and Cheddars Restaurant. Surrounds 5 story Epic I Building. 70+ acres are PUD - surround office flex properties Interquest I and Interquest II. Interquest II currently has 46,000 sf vacant.
2 Norwood InterQuest Marketplace	North side of InterQuest - up to Voyager; east of Brunswick Family and Kum & Go.	70 Acres (Approximate)	Owner is Norwood. Mixed use development. Retail and some residential. Apartment project for 269 units breaking ground soon.
3 Colorado Crossing	SEC of Voyager and InterQuest	153 Acres	Court Appointed Trustee in charge. Numerous construction based liens. 143 Acres of PUD. Depending on the demands of the market, the vacant land could be office, industrial, etc.
4 Allison Ranch	NWC of Voyager and New Life Drive	485 Acres ±	Rolling acres with awesome views and topography. Primarily residential development, "The Farm"... Proposing 29 acres of Multi-Family.
5 Flying Horse - Undeveloped acreage	West Side of Highway 83	300 Acres ±	Part of the very successful Flying Horse residential and commercial development with clubhouse and golf course. There are a total of 76.5 acres designated for Commercial within the Flying Horse master plan, updated in November 2012
6 InterQuest and Federal	SEC of InterQuest and Federal Drive	26.427 Acres	North of the Wal-Mart Data Center along Federal Drive - directly east of Colorado Crossing. This has frontage on Interquest Pkwy/Highway 83 at Federal Drive intersection. Contiguous to Walmart Data Center. Zoned P8C but could be used for Office or Industrial.
7 InterQuest Commons	SWC InterQuest and Voyager	22 Acres	Directly west of Colorado Crossing at the Corner of InterQuest and Voyager. This 22 acres just sold to a developer who has extensive interest from numerous fast food and other retail PAD users. Retailers need additional "house tops" residential housing units to support their various businesses.
8 AG Land - East of Flying Horse - North of Powers	NW termination of Ridgeline Drive west side of Voyager	700 + Acres	VACANT AG LAND - Extensive acreages on the east side of Highway 83 across from Flying Horse north of Powers - AG land, but no shortage of land that can be purchased and used for PIP Uses.
9 Biblica-Owned Land Parcel	East of Jet Stream on north side of New Life Drive	10 Acres	10 acres on east side of the Biblica Building, on the north side of New Life Drive. On same side of New Life Drive as SUBJECT property... next to Biblica Office Warehouse complex.
10 Shamrock Ranch	North East of Flying Horse Ranch - above Old North Gate Road - borders Highway 83 on east side.	2,000 Acres	2,000 acre ranch.

