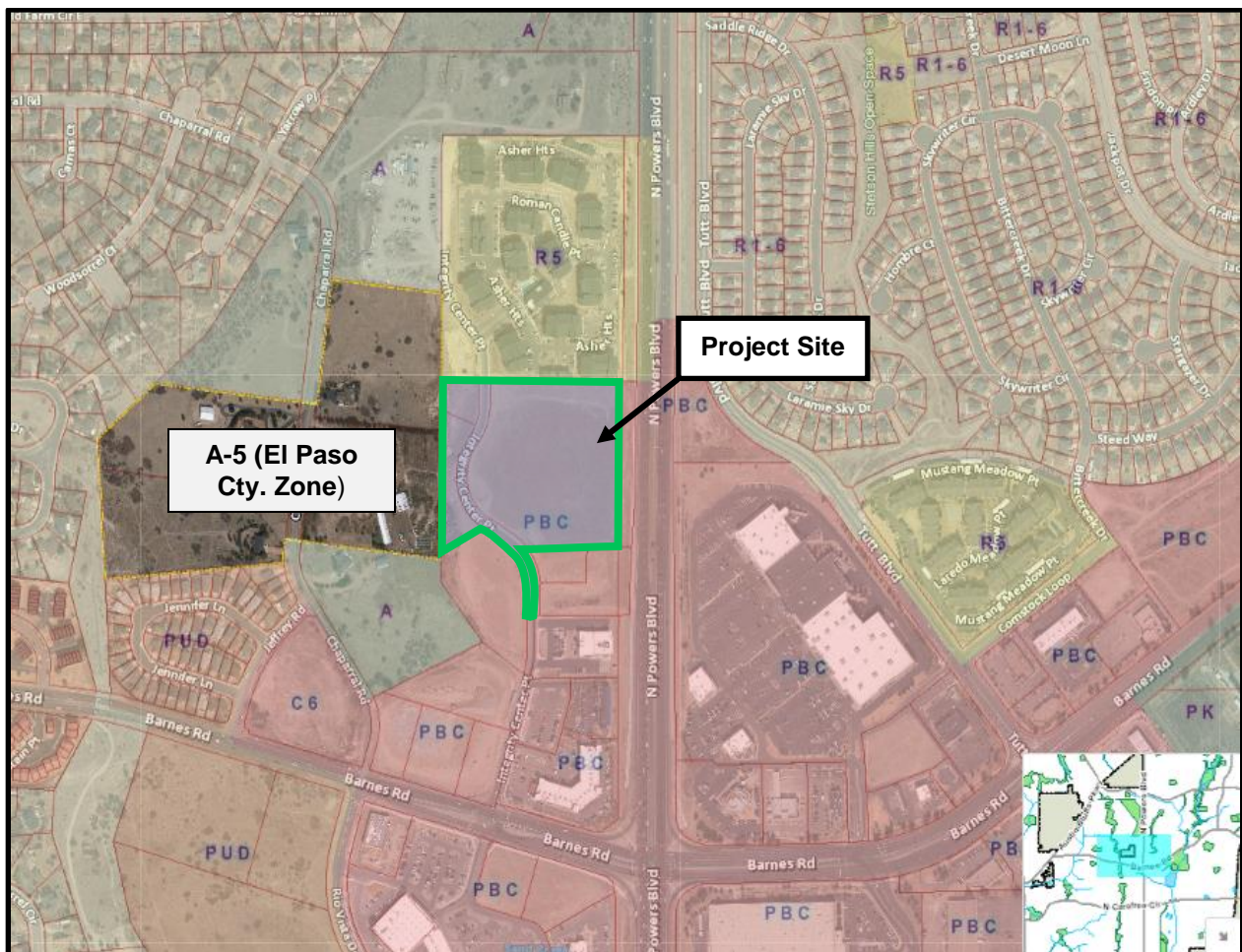


CITY PLANNING COMMISSION AGENDA
October 15, 2020

STAFF: DANIEL SEXTON

FILE NO(S):
CPC CU 20-00062 – QUASI-JUDICIAL
CPC R 20-00103 – QUASI-JUDICIAL

PROJECT: BARNES CENTER APRTMENTS FILING 2
OWNER: P & B INVESTMENTS, LLC
DEVELOPER: CORTLAND
CONSULTANT: CLASSIC CONSULTING SURVEYORS & ENGINEERS, LLC



PROJECT SUMMARY:

1. Project Description: The project includes concurrent applications for a conditional use development plan and administrative relief for 8.74-acres of land located between Integrity Center Point and Powers Boulevard. The project is herein referred to as “Barnes Center Apartments Filing 1”. The conditional use development plan will allow construction of a 182-unit multi-family apartment project with a clubhouse and ancillary site improvements. **(see “Development Plan” attachment)** The administrative relief request seeks to allow a building height of 51 feet 6.75 inches measured to the top of the building, where 45 feet is the maximum building height allowed per City Code Section 7.3.204. **(see “Development Plan” attachment)**

A concurrent final subdivision plat application is being administratively reviewed.

2. Applicant’s Project Statement: **(see “Project Statement” attachment)**
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the applications as proposed.

BACKGROUND:

1. Site Address: The property associated with this project is not addressed, as the property is unplatted.
2. Existing Zoning/Land Use: The property is zoned PBC/AO (Planned Business Center with an Airport Overlay) and is vacant.
3. Surrounding Zoning/Land Use:
North: R5/AO (Multi-Family Residential with an Airport Overlay) and is commercially developed with multi-family residential.
East: A-5 (Agricultural – 5 acres (El Paso County Zoning) and is developed with a single-family detached residential use.
South: PBC/AO (Planned Business Center with an Airport Overlay) and is commercially developed.
West: PBC/AO (Planned Business Center with an Airport Overlay) and is commercially developed.
4. PlanCOS Vision: According to the PlanCOS Vision Map **(see “PlanCOS Vision Map” attachment)**, the project site is identified as an Established Suburban Neighborhood, but is also adjacent to a New/Developing Activity Center.
5. Annexation: The property was annexed into the City under the High Chaparral annexation plat (February 12, 1985; Ordinance 85-18).
6. Master Plan/Designated Master Plan Land Use: The project site is part of the High Chaparral master planned area, which is implemented.
7. Subdivision: The property is unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project site is vacant and slopes down to the south.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 146 property owners on two occasions: during the internal review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. City Planning staff received two written correspondences inquiring about the development. **(see “Public Comment” attachment)**

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments.

Commenting agencies included Colorado Springs Utilities, City Airport, City Engineering, City Traffic, City Fire, City SWENT, City Parks, Council of Neighborhood Organizations (CONO), Police, and E-911. All comments received from the review agencies have been addressed. As an infill project within an established neighborhood, City Planning staff notes that the following review agency provided project specific comments:

- City Parks – The new residential use and units trigger the Park and School Land Dedication Ordinance (PLDO). Fees in lieu of land dedication will be due at building permit for each unit.
- School District 11 – No comments were received from the School District 11. As such, City Planning staff will require the payment of fees in lieu of land dedication for the new residential units.

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

1. Review Criteria / Design & Development Issues:

a. Application Summaries:

i. Conditional Use Development Plan and Administrative Relief

The Barnes Center Apartments Filing 2 project (**see “Development Plan” attachment**) is a 182-unit multi-family residential project containing three residential buildings, a clubhouse, and ancillary public and private site improvements. In accordance with City Code Section 7.3.205 *Additional Standards for Specific Land Uses*, residential uses are allowed within certain commercial and industrial zone districts, included the PBC (Planned Business Center) zone district. While residential dwelling units are allowed in the zone district, the dimensional standards set forth in the R5 zone district apply and govern certain aspects of the site design and layout. The Applicant’s proposal is in conformance with the established dimensional controls, set forth in City Code Section 7.3.104 *Agricultural, Residential, Special Use and Traditional Neighborhood Development Zone District Standards*, with the exception of the maximum building height standard. City Planning staff applied the parking calculation for the “Attached 1- and 2-Bedroom Dwelling Unit” uses, which have set parking ratios of 1.5 (1-bedroom) and 1.7 (2-bedroom) parking spaces per dwelling unit, which amounts to 288 parking spaces required on-site. As proposed, the Applicant has provided 301 parking spaces, which will be accommodated with carport, garage and surface spaces.

To accommodate the proposed maximum building height for the four-story residential building with a door access to the roof, the Applicant has a concurrent administrative relief request to allow a building height of 51 feet 6.75 inches where 45 feet is the maximum building height allowed per City Code Section 7.3.204. The additional height allowance combined with a 5 feet height exception, as set forth in City Code Section 7.4.102(C)(1) *Ornamental Features*, will accommodate the man-door access to the roof. City Fire desires this type of roof access, as it will afford easier access to the roof. City Planning staff, find that the additional building height needed for the roof access is a reasonable request that preserves the intent of the City’s Zoning Code and has been designed as efficiently as possible to minimize adverse impact on surrounding properties.

From a site design and layout perspective, the Applicant has proposed a robust landscape-planting regime to aesthetically improve the site and mitigate any adverse impacts on the current single-family residential units to the west. A screen wall and garage buildings have been placed along the eastern property boundary to lessen noise from Powers Boulevard to the east. The project site also incorporates pedestrian and vehicular improvements within the project site and along the adjacent private roadway to afford greater connectivity for future residents to access the surrounding area, which includes nearby newly development or developing commercial establishments, the High Chapparal open space, a school, and transit route (Barnes Road). (**see “Context Map” attachment**).

The development parameters outlined above reinforce why this project will be a good infill development. City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for authorizing a use that is conditionally permitted in the commercial zone, as set forth in City Code 7.5.701, the purpose for establishing a development plan, as set forth in City Code Section 7.5.502(A), and the purpose for granting administrative relief, as set forth in City Code Section 7.5.1102.

b. Traffic

While the project site and envisioned land use did not warrant the preparation of a traffic impact study, the City's Traffic Engineering Division of Public Works (herein referenced as "Traffic") has reviewed the proposed conditional use development plan. Traffic has determined that the site design and layout affords adequate sightlines and queuing for vehicles entering and exiting the site via the private access drive on to the adjacent private street (Integrity Center Point). As no roadway improvements are presently necessary, no remitting of funds trigger has been applied to the development plan. City Planning and Traffic will monitor the build-out of this project to determine if additional roadway or intersection improvements are necessary.

c. Drainage

The City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT") has reviewed the development plan and accompanying final drainage report, prepared by Classic Consulting Engineers and Surveyors. SWENT has accepted the analysis and recommendations set forth in the report. Stormwater from the proposed project will be captured and directed into an on-site private full spectrum detention facility. As designed, all proposed stormwater improvements were found to comply with the City Drainage Control Manual.

City Planning staff finds that the proposed project addresses all the applicable review criteria set forth in City Code.

2. Conformance with the City Comprehensive Plan:

The project applications have been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as an Established Suburban Neighborhood, but is also adjacent to a New/Developing Activity Center. **(see "PlanCOS Vision Map" attachment)** The Barnes Center Apartments Filing 2 project is consistent with one of the core values of PlanCOS, which reinforces the important of encouraging the infill development proposals. One of the "Big Ideas" in the Vibrant Neighborhood Chapter 2 of PlanCOS is entitled "Reclaim Neighborhood Space", which has goal VN-3 that states:

"Through neighborhood plans, associations, and partnerships, empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs."

To do this, PlanCOS suggests, *"New development should focus on safe connections into and within these neighborhoods"*.

A "Big Idea" from Chapter 4, entitled "Embrace Sustainability", has Goal TE-4 that states:

"Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas."

A policy for this goal further reinforces that development should *"Prioritize development within the existing City boundaries and built environment (not in the periphery)."*

Adaptive and responsive land use change is one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project's land use, location and site design meets the overall intent of this idea. For the reasons provided in this overall staff report,

City Planning staff finds that this infill development proposal and its associated applications to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The project site is part of the High Chapparal master planned area and is identified as a commercial land use. The High Chapparal Master Plan has been deemed "Implemented". According to City Code Section 7.5.402(B)(2), a master plan can be deemed implemented when 85% or more of the planned area is built-out. Furthermore, City Code Section 7.5.603(B)(3) states, "*Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.*" City Planning staff finds that the Barnes Center Apartment Filing 2 project to be complimentary and supportive of the long-range vision for the High Chapparal Master Plan, which consisted of a mix of residential, commercial and civic uses. (see "**Context Map**" attachment) Through staff's review of the conditional use development plan and the review criteria for authorizing a conditional use, as set forth in City Code Section 7.5.704, the overall area impacts of the project were analyzed.

STAFF RECOMMENDATION:

CPC CU 20-00062 – Conditional Use Development Plan

Approve the conditional use development for the Barnes Center Apartments Filing 2 project, based upon the findings that the request meets the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E), and the findings for authorizing a conditional use, as set forth in City Code Section 7.5.704.

CPC R 20-00103 – Administrative Relief

Approve the Administrative Relief from City Code Section 7.3.204 to allow a building height of 51 feet 6.75 inches where 45 feet is the maximum building height allowed, based upon the findings that the request meets the review criteria for granting administrative relief, as set forth in City Code Section 7.5.1102.