

CITY PLANNING COMMISSION AGENDA
MARCH 18, 2021

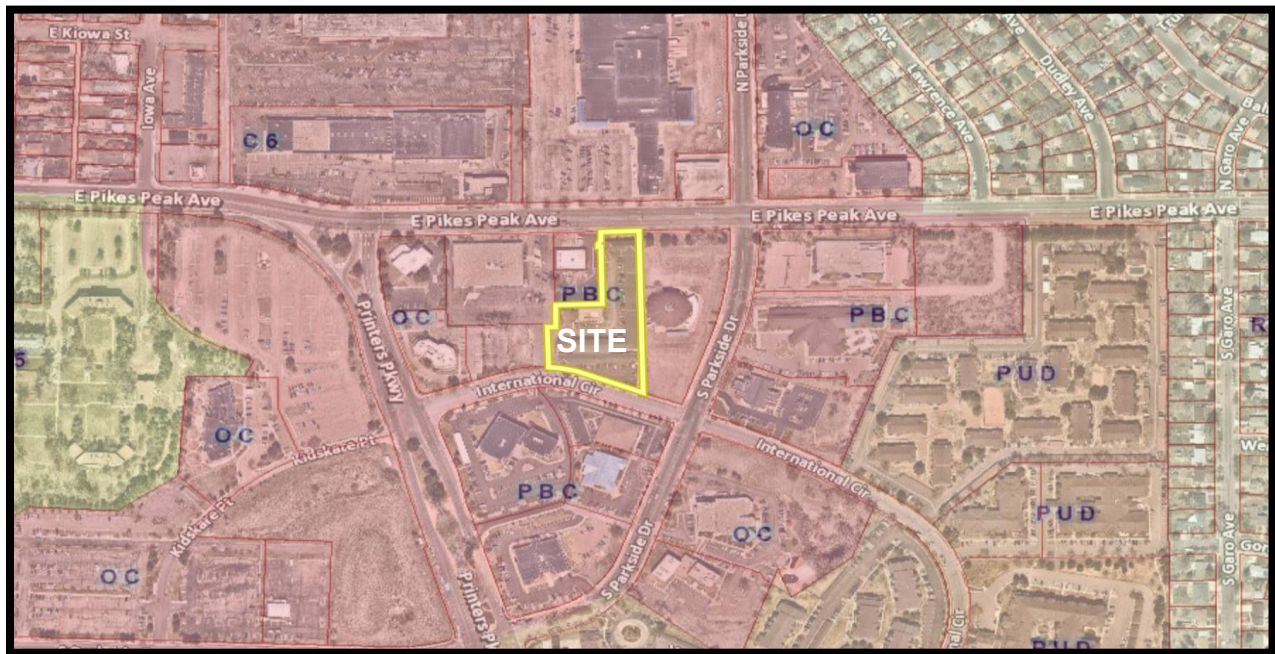
STAFF: TASHA BRACKIN

ASSOCIATED FILES:
CPC CU 20-00138 – QUASI-JUDICIAL

PROJECT: 2409 EAST PIKES PEAK AVENUE

OWNER: PATEL RILESHKUMAR

CONSULTANT: N.E.S. INC



PROJECT SUMMARY:

1. Project Description: This conditional use request is to allow conversion of an existing motel building to a multi-family land use within the PBC (Planned Business Center) zone district. The development plan illustrates 116 rental units. The site is zoned PBC (Planned Business Center), is located at 2409 East Pikes Peak Avenue, and consists of 1.97 acres.
2. Applicant's Project Statement: **(See attached Project Statement)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

BACKGROUND:

1. Site Address: 2409 East Pikes Peak Avenue
2. Existing Zoning/Land Use: PBC (Planned Business Center) / Developed with motel
3. Surrounding Zoning/Land Use: North: C-6 (General Business) / UC Health Administrative Center
East: PBC (Planned Business Center) / Stargazers Theatre

South: PBC (Planned Business Center) / Medical Offices

West: PBC & OC (Planned Business Center & Office Complex) /
Maggie Maes Restaurant, Intellitec College, and Medical Offices

4. PlanCOS Vision: Established Traditional Neighborhood
5. Annexation: Union Printers Addition, 1962
6. Master Plan/Designated Master Plan Land Use: None
7. Subdivision: Rodeway Inn Subdivision
8. Zoning Enforcement Action: None
9. Physical Characteristics: Site is developed with a motel.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Public notice was mailed to 52 surrounding property owners within a 1,000-foot buffer of the site notifying the surrounding owners of the development request, and a poster detailing the request was posted on site. Staff received two letters from residents (**see attached Public Comments**) expressing their concerns that low-income housing would bring potential crime, vagrancy, and lower property values. A similar public notice was mailed to property owners within the same buffer radius notifying them of the City Planning Commission meeting, and a poster was again posted on site.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for review. Comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, Water Resources Engineering, City Traffic, City Fire, Colorado Springs School District 11, Police and the Pikes Peak Regional Building Department Enumerations and Floodplain reviewers. The project will incur park and school impact fees for each new unit, payable at building permit. No significant issues remain following review comments and resubmitted plans.

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

1. Review Criteria / Design & Development Issues:

a. Conditional Use Development Plan (see attached Development Plan)

Multi-family residential is conditionally allowed in the PBC (Planned Business Center) zone district—requiring City Planning Commission's additional review of the land use in the specific location considering the larger land use patterns. City Planning combines the review of the land use with a development plan which details site layout, preliminary grading, preliminary utility connections, landscaping, and building elevations.

The proposed 116 unit multi-family development would utilize the existing hotel structure with no significant exterior changes to the building. Existing motel rooms would be converted to accommodate 113 studio apartments and 3 one-bedroom apartments, and will operate like a typical multi-family apartment complex. The existing pool will be converted into an outdoor patio with bar-be-que facility, shade structure, and seating for use by residents as a common outdoor space. The project concept is to provide attainable market-rate housing with a building update, consistent with objectives of the City and PlanCOS.

Parking was calculated using the standard multi-family residential formula that is based on the number of bedrooms in a unit and how many of those units are proposed in the development. Based upon the requirement for 1.1 on-site parking stalls per studio unit and 1.5 on-site parking stalls per one bedroom apartment, a total of 124 parking stalls are required and 126 are provided under the existing cross-access and parking agreement with Lot 1 of the Rodeway Inn Subdivision. The parking calculations include a 5% reduction in parking allowed for the existing bus stop adjacent to the site, and the provision of five accessible spaces.

Updated landscaping will be provided with the site improvements, including new landscaping along the Pikes Peak streetscape as well as the International Circle streetscape. New landscape planters in the parking lot and the common area will enhance the site and help screen parking areas. A new irrigation system will be provided to the areas where landscaping is being added. The new landscaping and common area improvements will give this site a renewed appearance and provide rental housing for the area, which will support the surrounding employment opportunities in the vicinity.

Staff finds that the proposed plan meets the review criteria for a conditional use and development plan as set forth in City Code Section 7.5.502 and City Code Section 7.5.704.

- b. Traffic Impact Analysis
City Traffic Engineering did not require a Traffic Impact Analysis as the existing surrounding roadway network is able to accommodate the existing and the anticipated traffic generated by the project.
 - c. Drainage Report
Water Resources Engineering (stormwater) has reviewed the development plan and has no comments on the conditional use development plan given that no substantial ground disturbance will occur with the project.
2. Conformance with the City Comprehensive Plan:
The proposed conversion of this use is in alignment with development intentions of the City based on PlanCOS. The project is consistent with the envisioned land use patterns for this area as an existing traditional neighborhood under the Vibrant Neighborhoods chapter of PlanCOS in a few ways, as follows:

Goal VN-2 of the Vibrant Neighborhoods chapter:

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

Strategy VN-2.A-4, “Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.”

Another way this project supports PlanCOS is by locating additional attainable housing in support of Goal TE-1 and Strategy TE-1.C-3 of the Thriving Economy chapter, which recommends:

“Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.”

For the above reasons, Staff finds the proposed conditional use to be in substantial compliance with PlanCOS.

3. Conformance with the Area’s Master Plan:
The subject site is located within a small area that was annexed in 1962, without a Master Plan.

STAFF RECOMMENDATION:

CPC CU 20-00138 – CONDITIONAL USE

Approve the Conditional Use Development Plan for 2409 East Pikes Peak Avenue, based upon the findings that the request complies with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan review criteria in City Code Section 7.5.502.E.