



Printers Hill

City Council

FORMAL MEETING – June 25, 2024



Printers Hill



QUICK FACTS

Address:

101 S Union Boulevard

Location:

Southeast corner for Union Boulevard and Pikes Peak Avenue across from Memorial Park

Zoning and Overlays

Current: R-5 (Multi-Family High) and R-5 P (Multi-Family High with Planned Provisional Overlay)

Proposed: MX-L (Mixed-Use Large Scale)

Site Area

26.21 acres

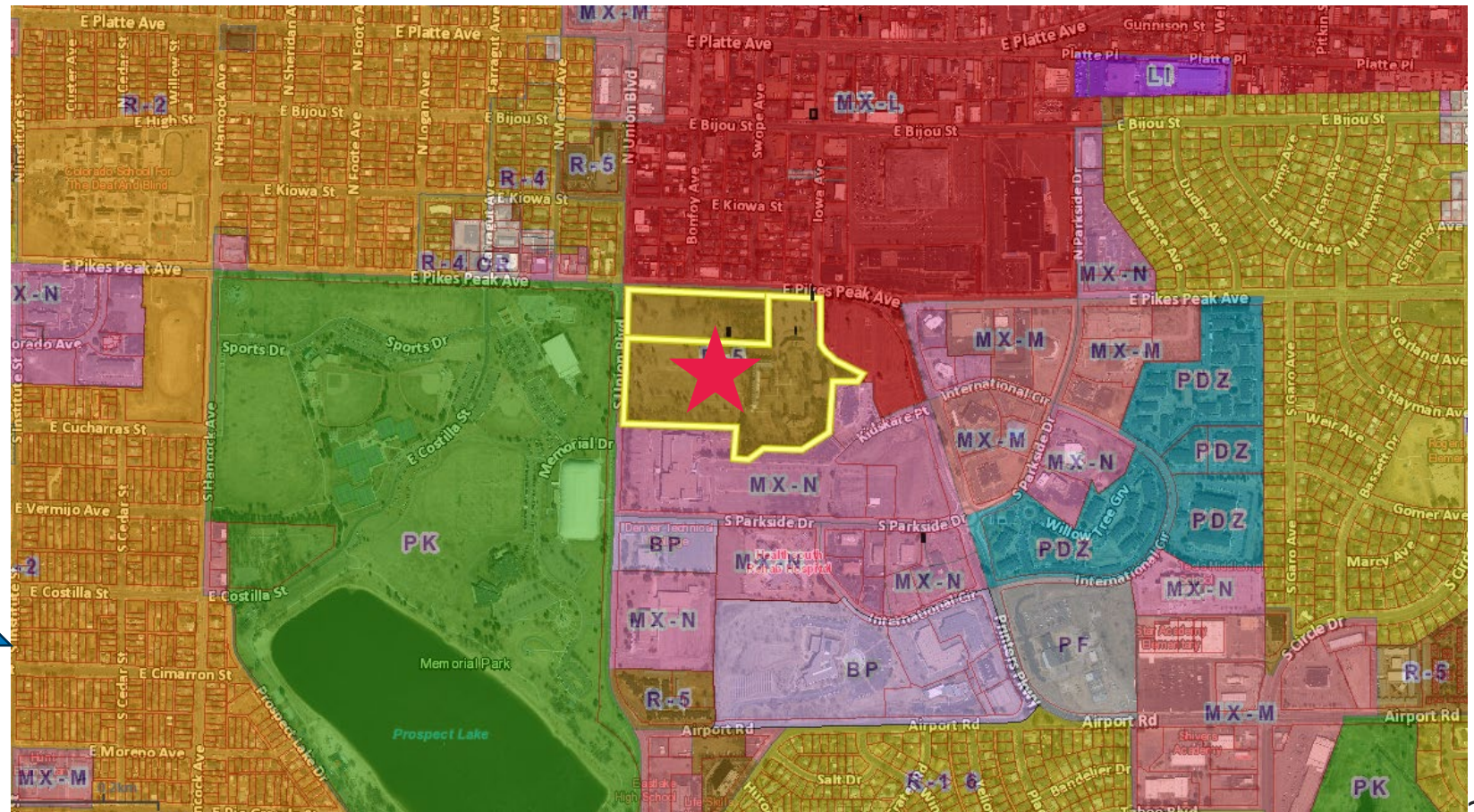
Proposed Land Use

Mix-use; residential, commercial, retail, civic, hotel

APPLICATIONS

Zone Change, Land Use Plan,
Development Standards Adjustment for
additional building height

VICINITY MAP



Printers Hill



PROJECT SUMMARY

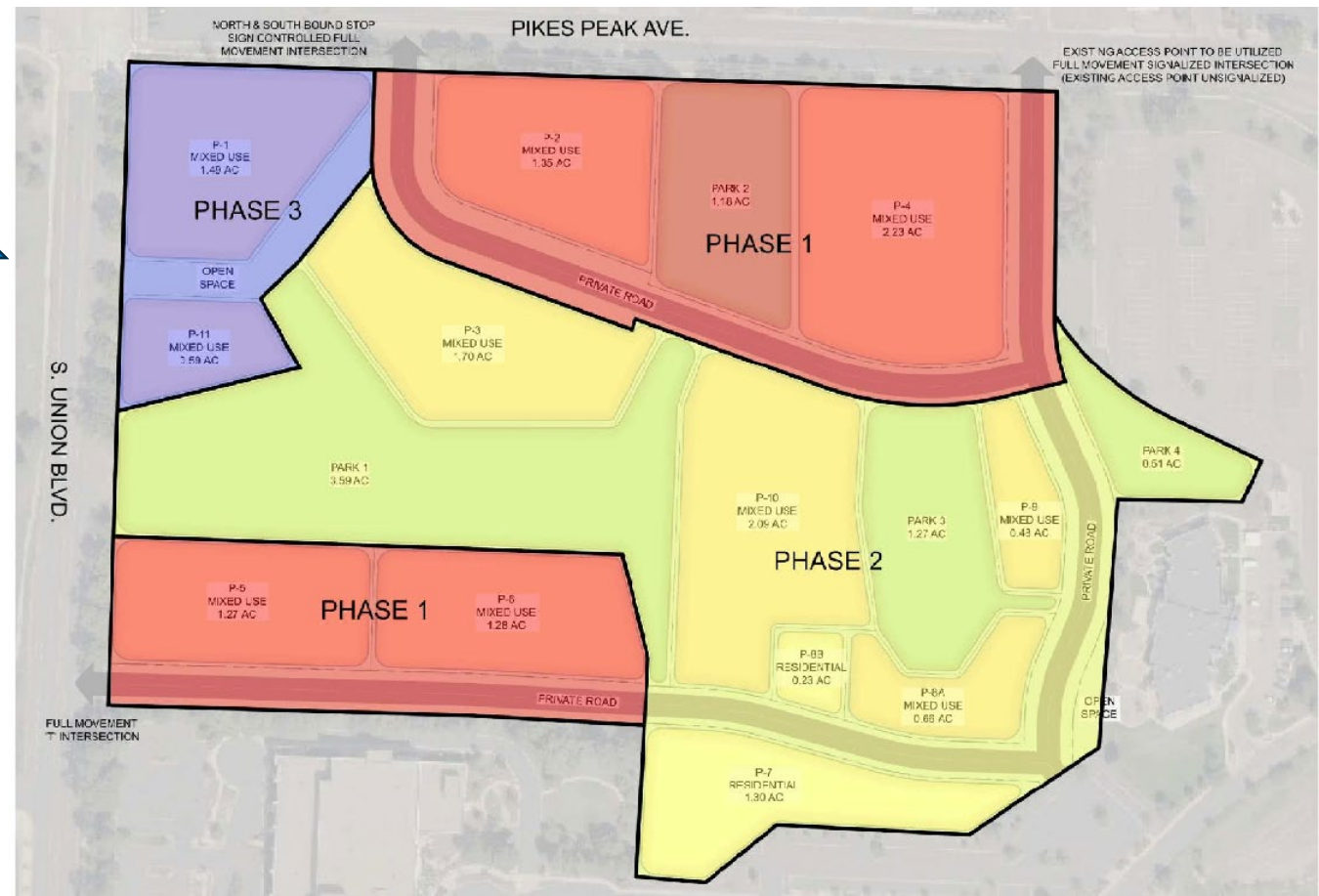
File #(s):

ZONE-23-0032, LUPL-23-0032, DVSA-23-0004

Project Proposal:

Rezone 26.21 acres to MX-L to allow for a mixed-use development and a Development Standards Adjustment to allow for a maximum building height of 160 feet

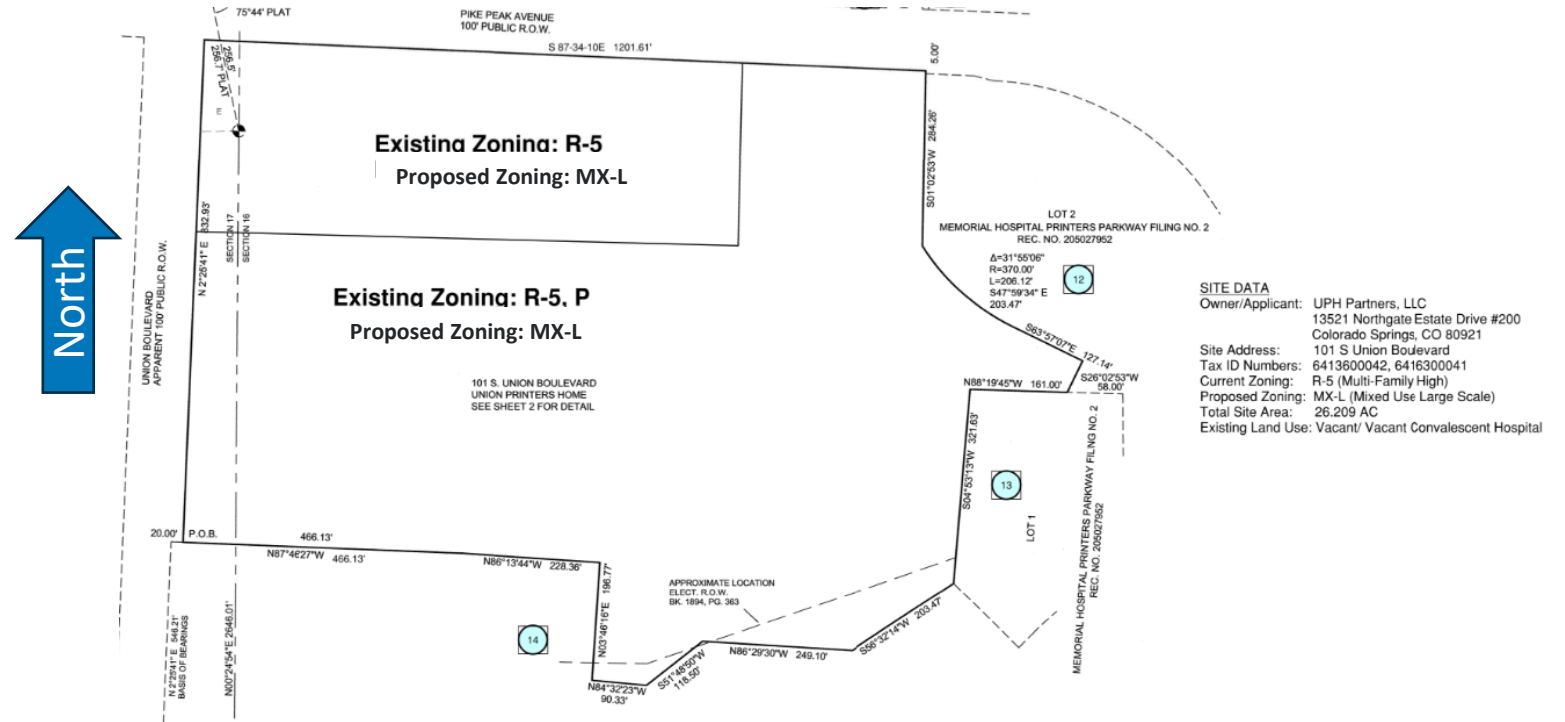
PHASING PLAN



Printers Hill

Zoning Depiction

Zone change to MX-L
(Mixed-Use Large Scale) to
allow for future mixed-use to
allow for residential,
commercial, retail, civic, and
hotel.



Printers Hill

Land Use Plan

- Proposed uses are broken down in the Land Use Summary with densities and square footage for each proposed use.
- Development plan(s) to illustrate specific proposals are required to be approved prior to any land disturbance.



Printers Hill

Development Standards Adjustment

A request for a maximum building height of 160 feet, where 65 feet would be allowed, unless along an arterial where 85 feet may be the maximum allowed.

- The applicant has committed to provide amenities of public open space, corridors, parks, public art, community garden, mini-park plazas, and greater architectural design.
- Refer to the Development Standard Adjustment Site Plan for the Maximum Building Heights for each area.



TIMELINE OF REVIEW



Initial Submittal Date	November 22, 2023
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Planning Commission	May 8, 2024
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City Council 1 st Reading (Setting Hearing Date)	June 11, 2024
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City Council 2 nd Reading (Second and Public Hearing Date)	June 25, 2024
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STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing/Prior to Second Hearing with City Council
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	141 Postcards
Number of Comments Received	1 Comment Received/Initial Submittal

PUBLIC ENGAGEMENT

- The applicant and development team conducted several of their own meetings with stake-holders, neighbors, and City Staff, however, Planning Staff did require an official neighborhood meeting as part of the process. The meeting was held January 11, 2024, approximately 35 people were present at the meeting. There was limited opposition at the meeting with only 1 formal written response received. After the next resubmittal, no further comments have been received.
- The main points of concern were crime, traffic, financial burden on low and fixed-income neighborhoods, park use, and fit in the area.
- At time of Planning Commission 2 additional emails were received in support of the application.

AGENCY REVIEW



Traffic Engineering

A Traffic Impact Study (TIS) was provided as required (see 'Accepted Traffic Study' attachment). Traffic Engineering has approved the Traffic Impact Study, finding that the proposed development is consistent with the Transportation Master Plan and the recommendations and findings of the TIS.

SWENT

SWENT has no further issues with the proposal as is, and a future Preliminary Drainage Report will be required.

Engineering Development Review

All Engineering review comments have been addressed on the Land Use Plan. Engineering has also reviewed and accepted the Geologic Hazard Study Waiver (see 'Geological Hazards Waiver Letter' attachment).

Colorado Springs Utilities

All comments addressed, additional comments will be provided at the time of the development plan entitlement.

Fire

No objections from Fire for the applications as proposed.

Parks

This increase in residential density triggers the Park Land Dedication Ordinance, 7.4.307. The Neighborhood Park obligation of the ordinance is to be met through an agreement with the Parks Department of Alternative Compliance. The Community Park obligation of the ordinance is to be met through fees in lieu, to be utilized for community park purposes as defined by City Code 7.4.307.G.2.

Historic Preservation

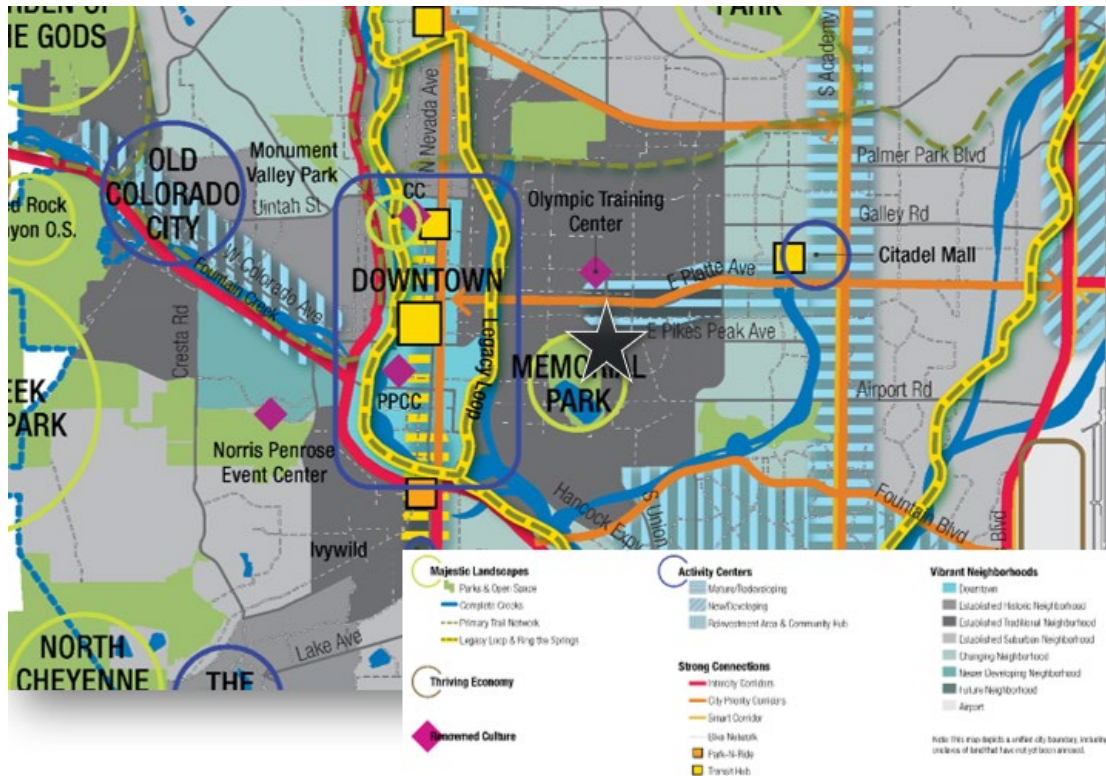
Planning staff has provided several comments in regard to Historic Preservation on the subject site. City staff continues to encourage the use of appropriate measures necessary to sustain the existing form, integrity and material of the historic property. With current motions, City Staff does not include any Historic Preservation Overlays and/or Easement language.

School District 11

The application is required to pay fees in lieu of school land dedication. The District was sent a referral and provided that any enrollment growth is always a positive for District 11.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

Vibrant Neighborhoods

- Housing For All
- Reclaim Neighborhood Spaces

Unique Places

- Be a City of Places
- Embrace Creative Infill, Adaption, and Land Use Change
- Focus on Corridors and Centers

Unique Places

- Brand As the Best
- Expand Our Base
- Embrace Sustainability

Unique Places

- Honor Our History
- Grow and Celebrate Culture

Majestic Landscapes

- Provide Parks, Trees, and Trails for the People

APPLICATION REVIEW CRITERIA



7.5.704 Zone Change

Criteria for Approval

1. *The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district.*
2. *The rezoning will not be detrimental to the public interest, health, safety, convenience or general welfare.*
3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*
4. *Impacts of the permitted If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*
5. *If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*
6. *If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).*
7. *The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.*
8. *If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*
9. *If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*
10. *Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).*

Statement of Compliance

ZONE-23-0032

After evaluation of the Printers Hill Zone Change, the application meets the review criteria .

APPLICATION REVIEW CRITERIA



7.5.514 Land Use Plan

Criteria for Approval

1. *Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;*
2. *Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;*
3. *Compatibility with the land uses and development intensities surrounding the property;*
4. *Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;*
5. *Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;*
6. *Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;*
7. *Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.*

Statement of Compliance

LUPL-23-0010

After evaluation of the Union Printers Home Land Use Plan, the application meets the review criteria .

APPLICATION REVIEW CRITERIA



7.5.525 Development Standards Adjustment

Criteria for Approval

1. *The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested.*
2. *When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested.*
3. *The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC.*
4. *The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the following:*
 - a. *Benefits to the general public: Parks, trails, or other similar public or cultural facilities; Public landscape buffers or beautification areas; Public art; Permanent conservation of natural areas or lands; Increased building setbacks; Decreased building height; or Other benefits as agreed upon by the Planning Commission.*
 - b. *Benefits the users, customers, or residents of the proposed development: Green space or public open space, trails, or other similar recreational amenities; Upgrades in architectural design; Increased landscaping; Increased buffering; Permanent conservation of natural areas or lands; Secure bicycle facilities, where appropriate; or Other benefits as agreed upon by the Planning Commission or City Council*

Statement of Compliance

DVSA-23-0004

After evaluation of the Printers Hill Development Standards Adjustment, the application meets the review criteria .

OPTIONAL MOTIONS



ZONE-23-0032– Printers Hill Zone Change

Motion to Approve

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 26.21 acres located at 101 South Union Boulevard from R-5 P (Multi-Family High and Planned Provision Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale) zone district based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

Motion to Deny

Deny an ordinance amending the zoning map of the City of Colorado Springs pertaining to 26.21 acres located at 101 South Union Boulevard from R-5 P (Multi-Family High and Planned Provision Overlay) and R-5 (Multi-Family High) to MX-L (Mixed-Use Large Scale) zone district, based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

OPTIONAL MOTIONS



LUPL-23-0010– Printers Hill Land Use Plan

Motion to Approve

Approve the Union Printers Home Land Use Plan related to 26.21 acres based upon the findings that the request complies with the criteria for Land Use Plans as set forth in City Code Section 7.5.514.

Motion to Deny

Deny the Union Printers Home Land Use Plan related to 26.21 based upon the findings that the request does not comply with the criteria for Land Use Plans as set forth in City Code Section 7.5.514.

OPTIONAL MOTIONS



DVSA-23-0004– Printers Hill Development Standard Adjustment

Motion to Approve

Approve the Development Standards Adjustment to City Code Sections 7.2.305 and 7.4.201 allowing for the establishment of a maximum building height of 160 feet as depicted on the associated site plan based upon the findings that the request complies with the criteria for Development Standards Adjustment as set forth in City Code Section 7.5.525.

Motion to Deny

Deny the Development Standards Adjustment to City Code Sections 7.2.305 and 7.4.201 allowing for the establishment of a maximum building height of 160 feet based upon the findings that the request does not comply with the criteria for Development Standards Adjustment as set forth in City Code Section 7.5.525.

