

PROJECT STATEMENT – 535 Costilla St.

The parcel being submitted for review is located at 535 E. Costilla Street and S. El Paso Street, east of downtown Colorado Springs. The parcel totals 77,500 square feet (1.779 AC) and currently zoned PIP1/CR. The proposed applications include a zone change to MX-M and a replat to subdivide the parcel into two lots. One lot will be 0.78 acres containing the existing school use to remain. A second lot at 0.99 acres will be created for multi-family residential use as permitted by the MX-M zone with a proposed density of 30-50 dwelling units per acre. While the total site acreage under consideration is 1.77 acres; the 0.78 acre parcel will contain the existing Coperni 2 Charter School auxiliary buildings/classrooms. These buildings and use will remain as existing and are not part of any site improvements or redevelopment plans at this time. The charter schools operating hours are from 6:30 am – 6:00 pm with classes running from 8:00 am to 4:00 pm. The school is closed on the weekends.

In addition, the proposed rezone seeks to remove the existing conditions of record. The conditions of record were put into place in 1980 when the property was zoned PIP1 from MX-M and required buyers to contribute 1% of the land price to a fund that is used to finance works of art. This property will no longer be an industrial use and it seems that the fund that is to be contributed to is no longer open.

The application being submitted to the City of Colorado Springs for consideration:

- Concept Plan for a proposed use of multi-family residential of a density of 30-50 dwelling units per acre on 0.99 acres
- Replat to subdivide the parcel into two lots.
- Zone Change Exhibit to rezone the property from PIP1/CR to MX-M.

Concept Plan Review Criteria

1. ***Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?*** The development will not have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in adjacent areas. The proposed use fits in with the current mixed-use neighborhood with education, religious worship, and office/industrial properties along E Costilla Steet.
2. ***Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?*** The project will be designed as such to maximize light and air throughout the site. The surrounding lots range greatly in size from 8,150 SF to 2.7 acres with a variety of uses including warehouses, religious worship, and a private school. There is also a large open space area along Shooks Run Trail to the west of the property providing ample light and air.
3. ***Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?*** The use of this property is proposed to be multi-family residential within a MX-M zone and will be designed to harmoniously blend with the adjacent land uses and surrounding neighborhoods through desired planning practices, building heights, setbacks, architectural palettes, and landscape materials.
4. ***Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow***

and pedestrian movement both on and off the site? The proposed access point along the north side of the property on E Costilla Street will provide safe and convenient access. The lot will have its own off-street parking area. This project will also retain the detached public sidewalk along E Costilla Street that is also part of the Shooks Run Trail. This will sustain pedestrian safety and provide adequate movement for pedestrians on and off-site.

5. **Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?** The proposed land uses will not overburden capacities of existing streets. This is an infill project, and all existing infrastructure has capacity to accommodate the proposed use. Increased off-street parking provided on site will help alleviate concerns regarding over parking on adjacent properties.
6. **Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?** The site is surrounded by a mix of warehouses and commercial properties. There are single family homes in the area however they will not be directly impacted by this development as they are a block or more away.
7. **Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?** The proposed Concept Plan will provide a gradual transition from the school to the single family residential on the next block. It will not create any detrimental land use relationships.
8. **Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?** The proposed Concept Plan is in conformance with all code and applicable elements of the subdivision review process. Its development also aligns with the goals laid out in PlanCOS, which include increasing density and variety in housing options striving to provide attainable housing and find that missing middle. The project predominately meets PlanCOS Goal VN-2 "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."

Final Plat Review Criteria

- A. **To promote the health, safety, convenience, and general welfare of the citizens of the City.** The project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscape materials. It will be designed in such a way that allows for safe and convenient vehicle and pedestrian circulation.
- B. **To set forth appropriate standards for subdivision design which will:**
 1. **Encourage the development of sound, economical, stable neighborhoods and create a healthy living environment for the residents of the City, in conformance with the goals and policies of the Comprehensive Plan.** The project predominately meets PlanCOS Goal VN-2 "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". This project will enhance an already existing and stable neighborhood.
 2. **Provide for lots of adequate size, configuration and appropriate design for the purpose for which they are to be used and to accommodate the physical features of the site.** These lots will be of similar size and bulk as other multi-family developments found within this area of

Colorado Springs. The lot sizes vary greatly in the area and the proposed project is surrounded by a mix of uses.

3. **Promote design flexibility.** The plat subdivides the property into two lots. One to remain as with the current use of education the second to be multifamily residential with a density of 30-50 DU/AC which allows for a variety of housing types to be built.
 4. **Provide for streets of adequate capacity and with which appropriate improvements will handle anticipated traffic flow.** The proposed land use will not overburden capacities of existing streets as this area has been existing for several decades. Adequate off-site parking is being provided so residence and guests will not overwhelm the existing streets. A traffic letter has been included with the submittal.
 5. **Preserve the significant natural features and environmental quality of the City.** There are no natural features found on site.
- C. **To set forth appropriate standards for utilities and services which will:**
1. **Provide an efficient, adequate and economical supply of utilities and services to land proposed for development, in order to assure that governmental costs are minimized to the greatest extent possible.** The area and existing parcel are currently served by CSU providing all necessary utilities. Additional utility service lines will be provided as necessary. There are no storm water/ detention requirements as the site is less than one acre.
 2. **Ensure at the time of subdivision that adequate storm drainage, sewage disposal and other utilities, services and improvements needed as a consequence of subdivision of land are provided.** The area and existing parcel are currently served by CSU providing all necessary utilities. Additional utility service lines will be provided as necessary. There are no storm water/ detention requirements as the site is less than one acre.
 3. **Provide for the undergrounding of all public utilities lines up to thirty thousand (30,000) volts except as otherwise provided in section 7.7.805 of this article.** Public utilities are proposed to be underground and are subject to Colorado Springs Utilities (CSU) and City of Colorado Springs design criteria.
- D. **To assure the provision of adequate and safe circulation which will:**
1. **Minimize traffic hazards through means of appropriate street design and provide for safe and convenient vehicular and pedestrian traffic circulation.** There is one access into the site off Costilla. This access is an existing access point and shall not disrupt the traffic patterns along Costilla. Vehicle and pedestrian circulation will be kept separate with as little conflict as possible.
 2. **Provide for adequate vehicular access to abutting properties and the subdivider's remaining holdings.** There are no internal streets proposed. The proposed use will utilize existing public roadways.
 3. **Assure that street rights of way are provided for in accord with the major thoroughfare plan and the City Engineer design manual.** There are no internal streets proposed. The proposed use will utilize existing public roadways.
 4. **Provide for safe and convenient pedestrian access throughout the community.** The existing Shooks Run Trail along Costilla will remain. This helps to connect this site to the greater community trail network.
- E. **To assure adequate public facilities are provided which will:**
1. **Enhance the coordination of subdivision development with the provision of public facilities such as parks, recreation areas, schools and other types of community facilities.** There are no public facilities or parks required or provided with this replat.
 2. **Ensure that public facilities are provided in accord with the City's Comprehensive Plan.** The area and existing parcel are currently served by CSU providing all necessary utilities.

Additional utility service lines will be provided as necessary. There are no storm water/detention requirements as the site is less than one acre. The cost of any necessary on-site service lines will be coordinated in partnership by the developer, the City of Colorado Springs and Colorado Springs Utilities.

3. ***Provide for adequate law enforcement and fire protection facilities.*** Law enforcement and fire protection facilities are not proposed as part of this project. Fire Hydrants will be proposed as needed.
- F. ***To ensure the appropriate development of the community through the implementation of the goals and policies of the Comprehensive Plan. (Ord. 96-44; Ord. 01-42)*** The project predominately meets PlanCOS Goal VN-2 “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”.

Zone Change Review Criteria

1. ***The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*** The project will be designed to harmoniously blend with the adjacent land uses and neighborhoods through desired planning practices, architectural palettes, and landscape materials. There are no planned streets as the parcel is surrounded by existing roadways.
2. ***The proposal is consistent with the goals and policies of the comprehensive plan.*** The project predominately meets PlanCOS Goal VN-2 “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”.
3. ***Where a master plan exists, the proposal is consistent with such plan and an approved amendment to such plan.*** There is not an approved master plan for this area.