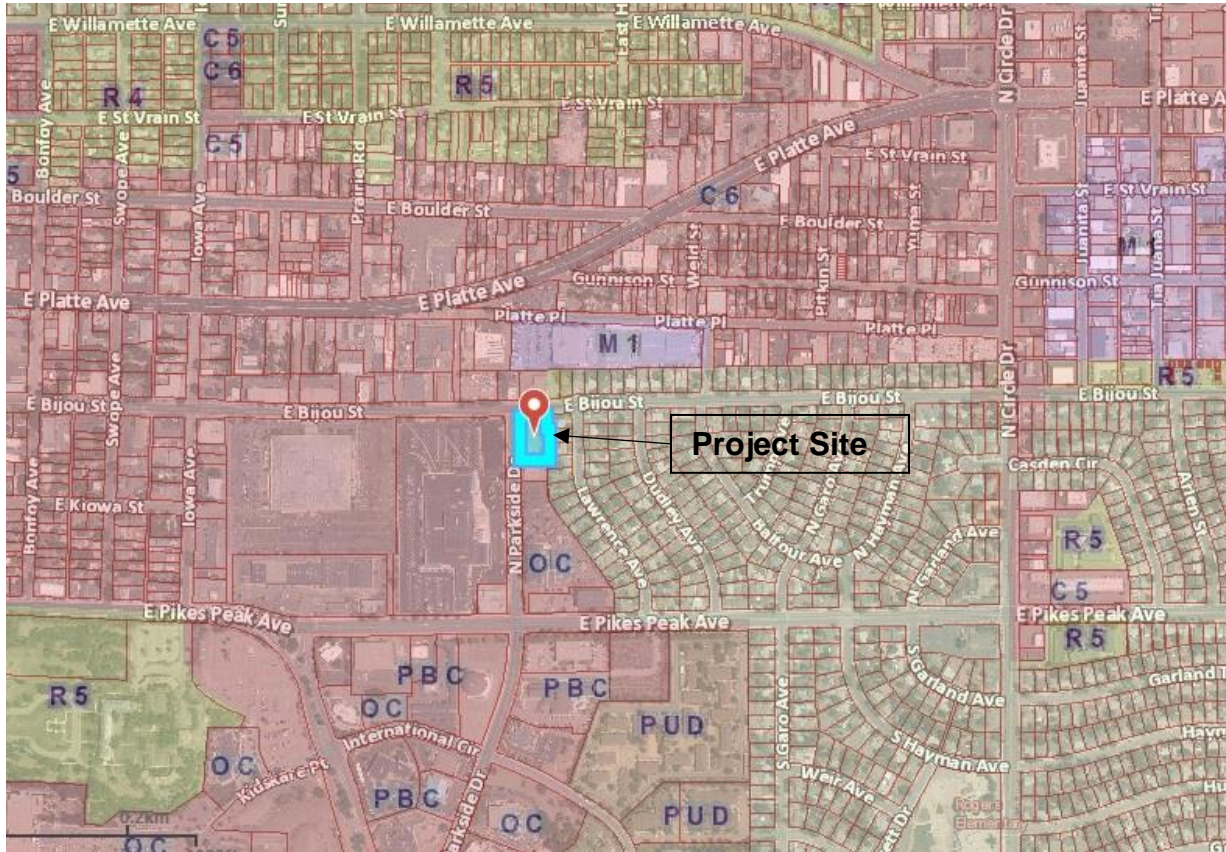


CITY PLANNING COMMISSION AGENDA
SEPTEMBER 14, 2022

STAFF: MATTHEW ALCURAN

FILE NO:
CPC ZC 22-00087 – QUASI-JUDICIAL
CPC DP 22-00088 – QUASI-JUDICIAL

PROJECT: PARKSIDE 32 MULTI-FAMILY
OWNER/APPLICANT: WEBSTERS LAND STAND, LLC.
CONSULTANT: YOW ARCHITECTS



PROJECT SUMMARY:

- Project Description: The associated project applications are for approval of the Parkside 32 Multi-Family zone change for rezoning from OC/R-1 6000 (Office Complex/Single-Family Residential) to OC (Office Complex) and an accompanying development plan to convert the existing commercial building into multi-family residential development consisting of apartments (**see “Site Plan” attachment**).
- Applicant’s Project Statement: (**see “Project Statement” attachment**).
- Planning and Development Department Recommendation: City Planning staff recommends approval of the applications.

BACKGROUND:

- **Site Address:** The property address is 125 North Parkside Drive
- **Existing Zoning/Land Use:** The subject property is currently zoned OC/R-1 6000 (Office Complex/Single-Family Residential) and includes a 3-story 24,992 square foot commercial building.
- **Surrounding Zoning/Land Use:**
 - North: C6/R5 (General Business/Multi-Family Residential) and commercially and residentially developed.
 - South: OC (Office Complex) and is commercially developed.
 - East: R-1 6,000 (Single-Family Residential) and is residentially developed (single family homes).
 - West: C6 (General Business) and is commercially developed (UC Health Memorial Administrative Center).
- **PlanCOS Vision:** According to the PlanCOS Vision Map (**see “PlanCOS Vision Map” attachment**), the project site is identified as an Established Traditional Neighborhood.
- **Annexation:** The subject property was annexed into the City on March 1, 1959, under the Rolling Hills Addition.
- **Master Plan/Designated Master Plan Land Use:** The project site is not a part of a Master Plan.
- **Subdivision:** The property is currently unplatted and AR FP 22-000267 is under review.
- **Zoning Enforcement Action:** None
- **Physical Characteristics:** The 0.73-acre property is located at the southeast corner of East Bijou Street and North Parkside Drive adjacent to an established single-family residential neighborhood and across from established commercial and medical office development.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 157 property owners on two occasions; during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. One written correspondence with questions regarding the proposal was received (**see “Public Comment” attached**). The public comment received included three (3) questions regarding the size of the apartments, income level to rent, and if the project was low-income housing.

The applicant provided a written response to the received public comment, in an email dated July 20, 2022 (**see “Public Response” attached**).

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater, City Parks and Recreation, Engineering, City Traffic, City Fire, and Police. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. This application is not within the two-mile buffer for military notification. City Planning staff notes that the following review agencies provided project specific comments:

- **City Traffic** – The City’s Traffic Engineering Division stated they have no comments on the development plan or zone change applications.
- **City Fire** – The City’s Fire Department (CSFD) stated they did not have any exceptions with the development plan or zone change as submitted.
- **City Engineering** – The City’s Engineering Development Review (EDRD) required the following note "Accessible routes, including ramps and sidewalks, within the public right-of-way shall be per the City’s Standard drawings and Specifications. City’s Engineering Development Review

Inspector will have the final authority on accepting the public improvements." In addition, EDRD accepted the proposed rock cobble placed in between the sidewalk and curb.

- SWENT – Stormwater Enterprise (SWENT) had no major review comments for this project. SWENT confirmed that the proposed change of use did not require a Drainage letter.
- CSU – Colorado Springs Utilities (CSU) required a preliminary utility and public facility plan which was reviewed and accepted. The review comments issued by CSU have been addressed
- City Landscape Architect – The City's Landscape Architect accepted the proposed new northern boundary trees and shrubs, the enhanced western boundary landscape area, as well as the Alternative Compliance Request to negate the eastern boundary landscape buffer due to the existing required parking spaces.
- City Police – Colorado Springs Police Department (CSPD) reviewed and accepted the photometric plan.

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

1. Review Criteria / Design & Development Issues:

a. Background information

The 0.73-acre site is located at the southeast corner of E. Bijou Street and N. Parkside Drive. The original approval of the project site as a commercial building occurred in 1959 per the El Paso County Assessor's Office. The applicant submitted a pre-application meeting with City Planning staff to discuss the conversion of commercial to multi-family use. Staff discovered a dual-zoning (OC/R-1 6000) which is not allowed. Staff recommended a zone change to remove the R-1 6000 zone designation keeping the OC zone designation, which allows for multi-family residential as a permitted use.

b. Zone Change

Any change of zone application must be evaluated using the review criteria in Section 7.5.603.B. of City Code. Specifically, the request must not be detrimental to public interest, health, safety, convenience, or general welfare; the proposal must be consistent with the City's Comprehensive Plan; and the request must be consistent to the approved master plan for the area. Staff finds that the first 2 criteria are met, and the third criteria is not applicable as the project site is not located with a master plan area. While a more detailed analysis of how the newly adopted PlanCOS applies to this project is provided below, it should be noted that the City has been supporting infill development and redevelopment opportunities.

This project includes a zone change request from OC/R-1 6000 (Office Complex/Single-Family Residential) to OC (Office Complex). The proposed zone change is compatible with the general area (**see attachment "Surrounding Uses"**).

Staff finds that the request for the zone change is in conformance with the City Code Section 7.5.603(B).

c. Development Plan

The submitted Development Plan for the Parkside 32 Multi-Family project proposes a multi-family residential development consisting of thirty-two (32) one-bedroom apartments. The project site is currently zoned OC/R-1 6000 (Office Complex/Single-Family Residential) and the associated zone change application will remove the residential designation to OC (Office Complex) only. The project site is 0.73 acres in size (**see "Development Plan" attachment**). A multi-family residential use is a permitted use in the OC (Office Complex) zone district, pursuant to City Code Section 7.3.203.

The project involves converting an existing 3-story commercial building into a multi-family residential development. The current configuration consists of commercial offices occupying the 1st and 2nd floors, with underground parking at ground level. The existing commercial building will be remodeled as residential apartments consisting of 32 one-bedroom apartments. In addition, the new residential interior will feature a guest restroom, lounge room, and remote workroom located on the 1st floor, a lounge and remote work room on the 2nd floor, and a pet washroom and trash room facility to be located within the ground level interior parking garage. Furthermore, the 32 interior parking spaces will include one ADA accessible parking space, and interior storage for all 32 residential units. As designed, the building is well-suited for the change of use from commercial office space to apartments.

Existing site improvements include restriping for 24 exterior parking spaces as well as enhanced landscaping along the western boundary and new landscaping to include trees and shrubs along the northern boundary. The new northern landscaping will enhance the corner project frontage which currently exists with solid pavement. The parking for the project will be brought into current compliance with accessible parking space requirements for the disabled. All existing curb, gutter, ADA ramps, and driveway access points will remain as directed by City review agencies.

Access to the site is from E. Bijou Street consisting of one drive access leading into the ground level interior parking garage and a second leading to the 24 exterior parking spaces. A one-way 12-foot private drive access located along the southern boundary exits onto Parkside Drive. It has been determined that all existing access points to be adequate for the proposed use. The project will also contain a bike rack for residents located near the southwest corner of the building. It is a project that has good connectivity with both the road and bike transportation networks of the City.

As previously mentioned, the site contains an existing parking lot that will be resurfaced and restriped for has a total of 24 exterior parking spaces for residents and guests. There are 32 interior parking spaces located within the ground level indoor garage for residents, which includes one ADA accessible parking space. The total number of spaces being provided is 56 and the required number of spaces based on the unit count is 48 parking spaces.

In the review of the proposed project the sites existing location, building, landscaping, trash enclosures, parking and handicap accessibility were all considered and each of these site features were determined to either meet or will be required to be improved to the intent of the zoning code. Together, the proposed use and how it integrates into the existing building and the design and layout of existing site improvements as outlined above demonstrate and reinforce why this project is compatible with the surrounding neighborhood.

City Planning staff finds that the proposed plan is in conformance with the purpose for establishing a development plan as set forth in City Code Section 7.5.502(E).

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed application 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 Traditional Neighborhood (**see "PlanCOS Vision Map" attachment**).

The Parkside 32 Multi-Family project is consistent with one of the core values of PlanCOS, which reinforces the importance of encouraging infill development proposals. One of the "Big Ideas" in the Vibrant Neighborhood Chapter 2 of PlanCOS is entitled "Embrace Creative Infill, Adaptation and Land Use Change", 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 meet 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 application to be in substantial conformance with PlanCOS and its guidance.

3. Conformance with the Area’s Master Plan:

The project site is not located within an adopted area master plan. The neighborhoods surrounding the project are developed with a mix of commercial and residential land uses. The applicant’s residential proposal is complimentary and supportive of the current land use patterns. Through staff’s review of the development plan application and consideration of the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(B), the overall area impacts of the project were analyzed.

STAFF RECOMMENDATION:

CPC ZC 22-00087 – ZONE CHANGE

Recommend approval to the City Council the zone change of 0.73 acres from OC/R-1 6000 (Office Complex/Single-Family Residential) to OC (Office Complex) based upon the findings that the change of zoning request complies with the three (3) criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

CPC DP 22-00088 – DEVELOPMENT PLAN

Recommend approval to Planning Commission a Development Plan for the Parkside 32 Multi-Family project, based upon the findings that the request meets the review criteria for granting a Development Plan, as set forth in City Code Section 7.5.502(E).