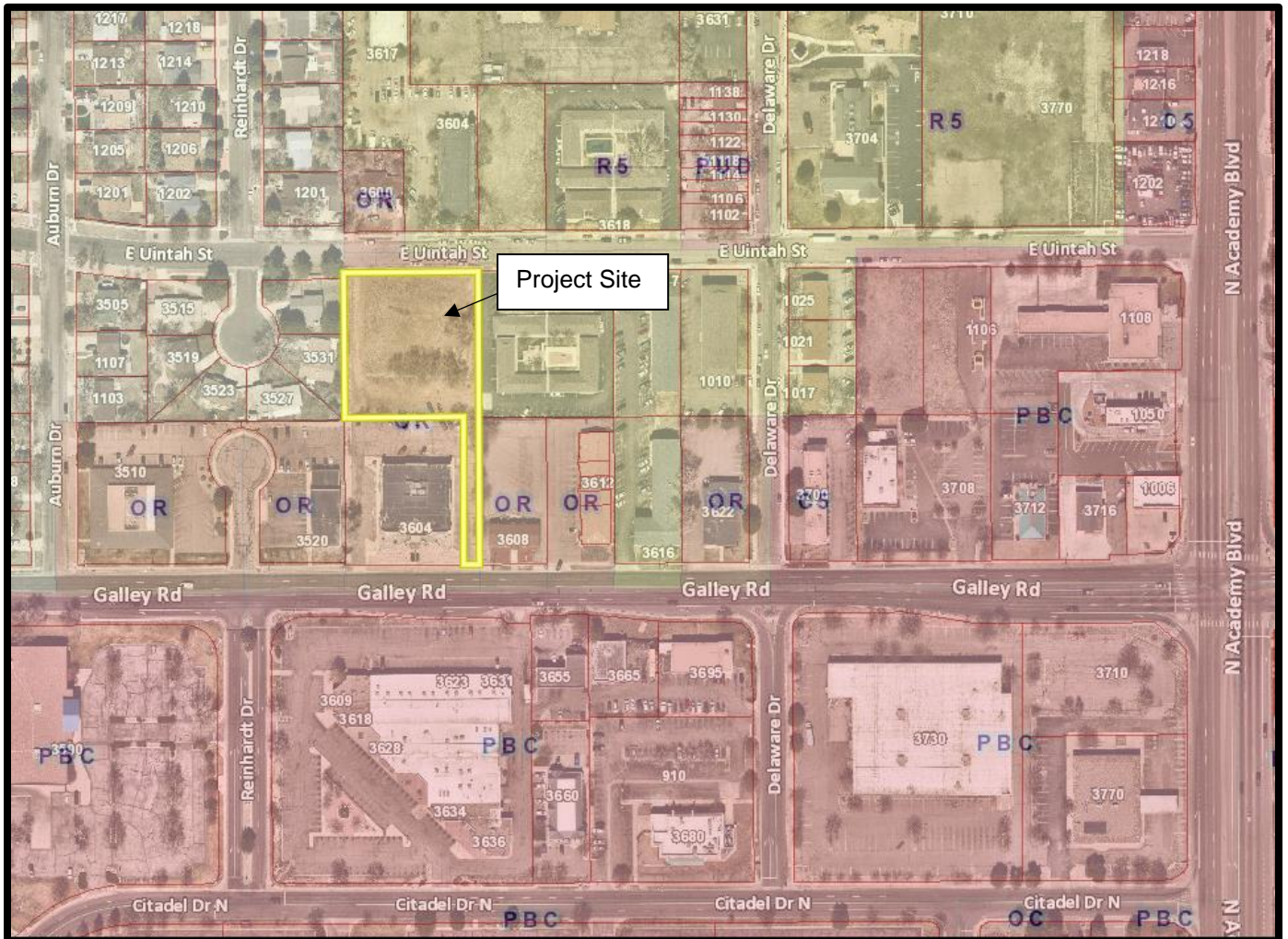


CITY PLANNING COMMISSION AGENDA  
DECEMBER 17, 2020

STAFF: KATELYNN WINTZ

FILE NO(S):  
CPC CU 20-00073 – QUASI-JUDICIAL

**PROJECT:** VILLAGE ON UINTAH  
**OWNER:** AJ CAPITAL LLC  
**DEVELOPER:** DECO DESIGN & CONSTRUCTION MANAGEMENT  
**CONSULTANT:** RMG ENGINEERS



### **PROJECT SUMMARY:**

1. Project Description: The project includes an application for a conditional use development plan to construct a 12-unit multi-family residential development consisting of six duplex style buildings (herein referred to as "Village on Uintah") on an OR (Office Residential) zoned property (**see "Conditional Use" attachment**). The subject property is located at 3606 Galley Road and is .99-acre in size.

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: Staff recommends approval of the application.

### **BACKGROUND:**

1. Site Address: The property associated with this project is addressed as 3606 Galley Road.
2. Existing Zoning/Land Use: The property is zoned OR (Office Residential) and is vacant.
3. Surrounding Zoning/Land Use: North: OR (Office/Residential) and R5 (Multi-Family Residential) and is residentially developed  
South: OR (Office/Residential) and is commercially developed.  
East: R5 (Multi-Family Residential) and is residentially developed.  
West: R1-6000 (Single-Family Residential) and is residentially developed.
4. PlanCOS Vision: According to the PlanCOS Vision Map (**see "PlanCOS Vision Map" attachment**), the project site is identified as a Changing Neighborhood.
5. Annexation: The property was annexed into the City under the Austin Bluffs Addition Number 10 annexation (November 10, 1959; Ordinance #2564).
6. Master Plan/Designated Master Plan Land Use: This property is not part of an approved Master Plan.
7. Subdivision: This property was platted as Lot 2 of the Walker Subdivision Filing 1.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is a vacant parcel with little significant vegetation.

### **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 mailing of postcards to 172 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. Public comment was received by staff (**see "Public Comment" attachment**). Interested residents cited concerns about increased traffic in the area. A traffic impact analysis was submitted and reviewed by City Traffic.

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 Engineering, City Traffic, City SWENT, City Fire, and City Police. All comments received from the review agencies have been addressed. City Planning staff notes that the following review agencies provided project specific comments:

- City Traffic – A Traffic Impact Analysis (TIA) was submitted for review and noted the proposed development would generate approximately 119 vehicle trips on an average weekday. A detailed discussion of the TIA and findings is outlined below. Traffic Engineering agrees with the findings and recommendations of the report dated April 6, 2020.
- City Parks: The new residential 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. Fees in lieu of dedication will be required at building permit for each unit.

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

1. Review Criteria / Design & Development Issues:

a. Conditional Use Development Plan

The proposed Village on Uintah Conditional Use Development Plan (**see “Conditional Use” attachment**) consists of an infill development proposal for a 12-unit duplex style multi-family development with ancillary site improvements. There is one vehicle access point for the site located off Uintah Street on to a private access drive that will be owned & maintained by the homeowners association or current owner. City Planning staff applied the attached dwelling units parking requirements, which are 2 spaces per 3-bedroom unit. The plans illustrate 6 units will be developed with 2-car garages and the remaining 6 units will have 1-car garages. Additionally, the applicant provided 4 parking spaces including one handicap accessible space at the terminus of the access drive. Village on Uintah is pursuing the on-street parking credit as an alternative parking option to account for the remaining required spaces. The site meets the applicable conditions set forth in City Code Section 7.4.204(B)(1) On-Street Parking Credit for counting certain on street parking spaces as off street parking spaces and the parking plan (**see “Conditional Use” attachment**) demonstrates there will not be significant off site impacts resulting from granting this request. The site is also developed with 5-foot concrete walks on either side of the access drive for an ADA accessible route to each of the units and to safely accommodate pedestrians within the residential development. A preliminary landscape plan was submitted illustrating a variety of trees, and shrubs consistent with planting and landscape buffer requirements with proposed cedar fencing around the perimeter of the site which provides visual and physical separation to the single-family residential uses to the west; a final landscape and irrigation plan will be required within 90 days of building permit issuance.

The project site is adjacent to several multi-family residential developments and one commercial use. Infill, duplex-style multi-family residential development at this location provides housing variety in this neighborhood and acts a transitional development type from the apartments on the east of the project site to the neighboring single-family residential to the west. Village on Uintah is approximately one-half mile from the Safeway at the intersection of Galley Road and North Circle Drive and approximately one-quarter mile from the intersection of Galley Road and Academy Boulevard which includes commercial shopping centers like the Citadel Mall and Citadel Crossing Shopping Center (**see “Vicinity Map”**).

The project is also part of the Citadel Mall Qualified Opportunity Zone (QOZ) and is considered as a “low to moderate income” block group. The QOZ identifies low-income and/or undercapitalized neighborhoods throughout the City and offers possible tax incentives to developers to encourage development in the identified areas. It is unclear at this time if the developer is eligible for, or pursuing, any available tax incentives. Investment in this community with an infill residential development supports the City’s vision to encourage and support the development of attainable rental housing. Creation of a new residential development supports the goal of providing a variety of housing types at differing price points to further reinforce the City’s priorities and focus on infill development and new housing opportunities.

b. Traffic

As noted in the sections above, City Traffic Engineering reviewed the conditional use development plan and evaluated the provided Traffic Impact Analysis (TIA). The TIA identified the proposed development is anticipated to generate approximately 119 vehicle-trips on an average weekday. During the weekday morning peak hour, approximately 3 vehicles would enter and 9 vehicles would exit the development. Approximately 9 entering vehicles and 5 exiting vehicles are expected during the weekday evening peak hour. Traffic Engineering uses peak time traffic counts to evaluate roadway design and capacity. The expected trips generated based on the numbers noted in the TIA are consistent with the trip generation model developed by the Institute of Traffic Engineers. Additionally, residential development generally creates less traffic than a commercial development.

City Planning staff finds the application to be consistent with the purpose of the Conditional Use and Development Plan criteria.

2. Conformance with the City Comprehensive Plan:

City Planning staff has evaluated the proposed project for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to the PlanCOS Vision Map, the project site is identified as a Changing Neighborhood (**see "PlanCOS Vision Map" attachment**). The project aligns with PlanCOS Chapter 3 Policy UP-2.A, which states

*"Support infill and land use investment throughout the mature and developed areas of the city."*

Strategy UP-2.A-4 suggests City Staff actively support potential infill projects and utilize problem-solving approaches in support of infill.

Chapter 2 acknowledges that a diversity of housing choices and safe physical connections that promote walkability, as provided in this development, are considered as common desired elements in a neighborhood that should be encouraged and supported.

3. Conformance with the Area's Master Plan:

The project site is not part of an approved master plan; therefore, staff did not consider conformance with an approved master plan. City Planning staff finds the Village on Uintah project to be complimentary and supportive of the long-range vision for the immediate area surrounding the project (**see "Context Map" attachment**).

**STAFF RECOMMENDATION:**

**CPC CU 20-00073 – Conditional Use Development Plan**

Approve the conditional use development plan for Village on Uintah, based upon the findings that the request complies with the findings for authorizing a conditional use, as set forth in City Code Section 7.5.704, and the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E).