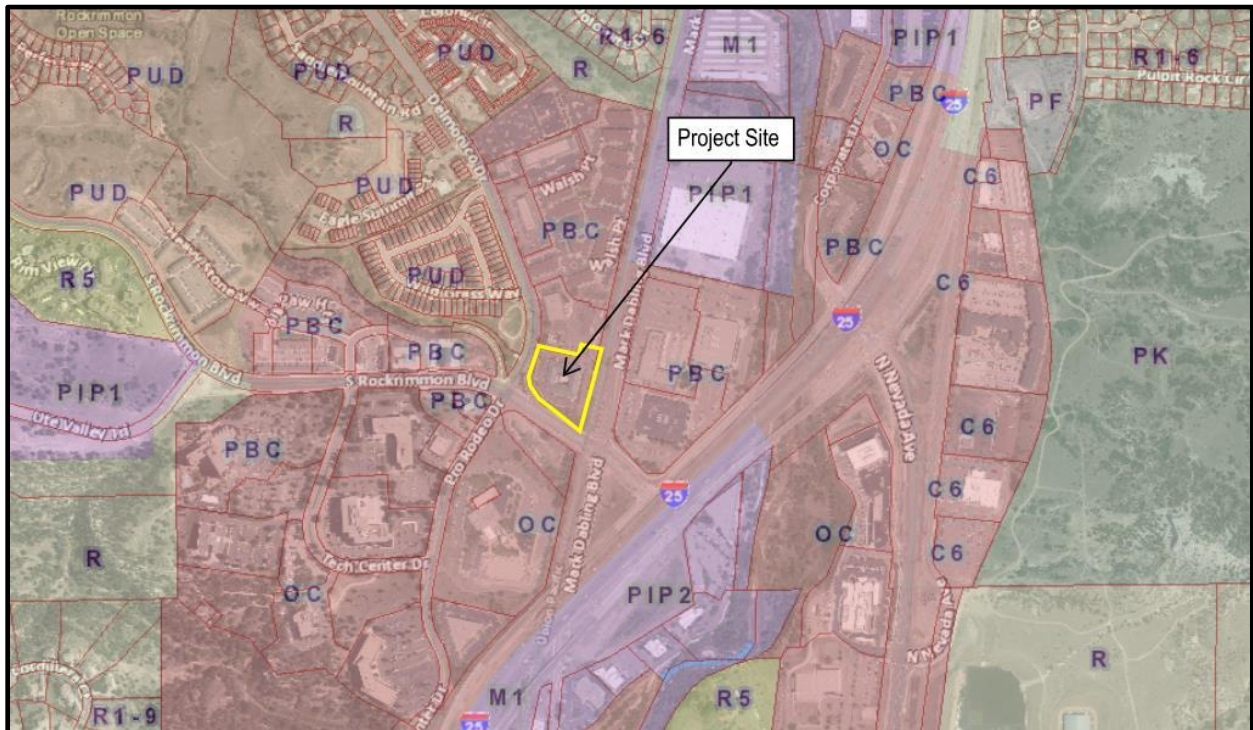


CITY PLANNING COMMISSION AGENDA
June 17, 2021

STAFF: WILLIAM GRAY

FILE NO(S):
CPC CU 21-00034 – QUASI-JUDICIAL

PROJECT: 5805 DELMONICO APARTMENTS
OWNER: HH ACQUISITION, LLC
DEVELOPER: HH ACQUISITION, LLC
CONSULTANT: YOW ARCHITECTS, PC



PROJECT SUMMARY:

1. **Project Description:** The project includes an application for a conditional use development plan consisting of 2.84 acres of land located at 5805 Delmonico Drive. The project is herein referred to as “5805 Delmonico Apartments”. The conditional use request would allow for the conversion of a currently developed hotel into a multi-family residential development consisting of apartments in a PBC/HS (Planned Business Center with Hillside Overlay) zone district (**see “Conditional Use Development Plan” attachment**). The proposed conditional use development plan illustrates the layout for the use, how it integrates into the property and the larger North Pointe Center development.
2. **Applicant’s Project Statement:** (**see “Project Statement” attachment**)
3. **Planning and Development Team’s Recommendation:** City Planning staff recommends approval of the application as proposed.

BACKGROUND:

1. **Site Address:** The property associated with this project is located at 5805 Delmonico Drive.
2. **Existing Zoning/Land Use:** The property is zoned PBC/HS (Planned Business Center with Hillside Overlay) and is developed with a hotel/motel use (Hyatt House, an extended stay hotel).
3. **Surrounding Zoning/Land Use:**
North: PBC/HS (Planned Business Center with Hillside Overlay) and is developed with commercial uses (General Office).
South: OC/SS/HS (Office Complex with Streamside and Hillside Overlays) and is developed with a civic use for cultural services (Pro Rodeo Hall of Fame and Museum of America).
East: PBC/HS (Planned Business Center with Hillside Overlay) and is developed with both commercial and civic uses for a proprietary school (Pima Medical Institute) and general office.
West: PUD/SS (Planned Unit Development with Streamside Overlay) and is developed residentially. The residential use is single-family attached (Wildgrass).
4. **PlanCOS Vision:** According to the PlanCOS Vision Map (**see “PlanCOS Vision Map” attachment**), the project site is identified as an Established Neighborhood and is proximate to an Intercity Corridor (Interstate 25) and the Ring the Springs trail network.
5. **Annexation:** The property was annexed into the City under the Golden Cycle Addition No. 1 annexation plat (April 1, 1966; ordinance unknown)
6. **Master Plan/Designated Master Plan Land Use:** The project site is part of the Rockrimmon Master Plan. The master plan designates the land use for this site as Planned Business Center. Rockrimmon Master Plan is an implemented plan.
7. **Subdivision:** The property is platted as Lot 1 of North Pointe Centre Filing No. 4.
8. **Zoning Enforcement Action:** None
9. **Physical Characteristics:** The project site is developed. Improvements include an existing building, asphalt paved parking and drives and landscaping.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 92 property owners on two occasions: during the internal review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. City Planning staff received one (1) public

comments regarding this project (**see “Public Comment” attachment**). The one comment from an interested citizen cited no concern for the proposed project.

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. The review agencies for this project included, Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City SWENT, City Parks, Council of Neighborhood Organizations (CONO), Academy District 20 and City Police. All comments received from the review agency have been addressed. Following is the review comment from City Fire:

- City Fire – Change of Occupancy to be approved through Pike Peaks Regional Building Department. Current occupancy is R-1 and Applicant intends to convert to R-2 occupancy. Through a building permit, the Applicant will need to verify the required fire protection and life safety systems according to the new occupancy. Provide site plans indicating the following items: existing fire lanes, fire department access, fire hydrant location, fire department connections and traffic calming devices. All obstructed fire lanes due to pavement deterioration and/or potholes must be repaired during renovations to the property.
- Academy District 20 - Academy District 20 is opposed to the conditional use application for the Delmonico Apartments residential development. No residential development was anticipated in this area in the long-range planning of the District. While the number of students anticipated to be generated by the proposed multifamily residential development is small, it will still have an impact on the District when added to all of the single and multi-family development occurring in the District. If this multifamily residential development conditional use application is approved by the City of Colorado Springs, the District is requesting fees in lieu of land dedication for each residential unit based on the current City Code.

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

1. Review Criteria / Design & Development Issues:

a. Development Background

The original approval of the project site as a hotel occurred in 1998. It is a part of North Pointe Center, a planned business center project, that was approved in 1978 as an office, retail and restaurant development.

b. Application Summary

i. Conditional Use Development Plan:

The submitted Conditional Use Development Plan for the 5805 Delmonico Apartments project proposes a multi-family residential development consisting of apartments on a site zoned PBC/HS (Planned Business Center with Hillside Overlay) and 2.84 acres in size (**see “Conditional Use Development Plan” attachment**). A multi-family residential use is a conditionally permitted use in the PBC (Planned Business Center) zone district, pursuant to City Code Section 7.3.203.

The project involves converting an existing extended stay hotel into a multi-family residential development. There are total of 124 rooms within the hotel that will be remodeled as residential apartments. The unit mix for the project is two (2) two-bedroom units, 65 one-bedroom units, and 57 studio units. In addition, the existing building includes an interior courtyard, swimming pool, fitness center, bar/restaurant, meeting rooms and laundry. As designed, the building is well-suited for the change of use from hotel to apartments.

Existing site improvements include parking and landscaping. The parking for the project will be brought into current compliance with accessible parking space

requirements for the disabled. A new sidewalk will be constructed to improve connectivity to the adjacent Rockrimmon Trail, which links to the Ring the Springs and Legacy Loop trails. Landscaping will be improved in the southeast corner of the site adjacent to Rockrimmon Boulevard where the existing grass is in poor condition and to improve the screening of the trash enclosures. Last, the on-site drive aisles and parking spaces will be resurfaced and restriped.

Access to the site is from Delmonico Drive and it has been determined to be adequate for the both the proposed use and existing uses that are located at North Pointe Center. There is a cross access and parking easement that granted access to the site from Delmonico Drive and established a shared parking arrangement with the bank/office building that is immediately north of the project site. Also, in terms of access the site is located next to the Rockrimmon Trail. A trail that provides direct connection to the Pikes Peak Greenway Trail. 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 surface parking lot that has a total of 126 parking spaces. There are additional 53 parking spaces available to the site by the means of a parking easement located on the adjacent lot to the north. The total number of spaces being provided is 179 and the required number of spaces based on the unit mix is 164 parking spaces. Included in this total are the required five (5) standard ADA parking spaces and one (1) van accessible space.

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 meet 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 conditional use development plan as set forth in City Code Section 7.5.704

2. Conformance with the City Comprehensive Plan:

The project applications have been evaluated 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 Suburban Neighborhood and is proximate to an Intercity Corridor (Interstate 25) and the Ring the Springs trail network (**see "PlanCOS Vision Map" attachment**). The 5805 Delmonico Apartments 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 part of the Rockrimmon master planned area (“Rockrimmon Master Plan”). Rockrimmon Master Plan totals 2,191-acres in area and consists of a mix of commercial, mixed use, office and residential (**see “Context Map” attachment**). The project site is presently identified as planned business center in the master plan and remains complimentary and supportive to the land use pattern for the area. The master plan is considered implemented pursuant to City Code as it is more than 85% built out. Through staff’s review of this project it has been found to be in general conformance with the long-range vision of the Rockrimmon Master Plan.

STAFF RECOMMENDATION:

CPC CU 21-00034 – Conditional Use Development Plan

Move to approve a Conditional Use Development Plan for the 5805 Delmonico Apartments project, based upon the findings that the Conditional Use meets the review criteria for a establishing a conditional use, as set forth in City Code Section 7.5.704 and the development plan review criteria, as set forth in City Code Section 7.5.502(E).