

June 6, 2022

Stone Mesa Flats
(City File: CPC CU 22-)
7044 Tutt Blvd / TSN: 5307000106
Development Plan / Conditional Use Project Statement

Project Description

The improvements to the site include a proposed multi-family development consisting of 158 units on a 5.60-acre site with associated infrastructure. The proposed project site is zoned M-1 AO (Light Industrial w/ Airport Overlay) which allows multi-family residential as a conditional use.

The site is located west of Tutt Blvd at its southern intersection with Stone Mesa Pt. The site consists of three apartment buildings, an integrated clubhouse and leasing center, an integrated maintenance room, two detached parking garages, outdoor pool, dog park, and a trash compactor.

Primary vehicle access to the project will be from an access drive at Tutt Blvd and Stone Mesa Pt. An emergency only access drive will be from a new access point on Tutt Blvd at the northern end of the site.

Justification

This project has been submitted for approval because of the growing population along the front range of Colorado. This project will add much needed housing in the northern Colorado Springs area.

Development Plan Review Criteria

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.
RESPONSE: The proposed project is a conditional use within the Light Industrial (M-1) zoning designation. Surrounding land uses include the St Francis Hospital and future medical uses, multi-family residential, the former Templeton Landfill, a CO Springs detention pond, and other commercial/light industrial uses. The proposed use, site design, building location, orientation and exterior building materials are compatible with the surrounding buildings and uses.
2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.
RESPONSE: The City's Comprehensive Plan designates this area as a Newer Developing Neighborhood within the Woodmen Heights / Dublin North area. GOAL VN-2 of the Comprehensive Plans states "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 proposed residential

development will provide needed housing for residents looking to live in a developing area, while having convenient access to an already-established economic region and transportation network.

3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.

RESPONSE: Yes, the project meets dimensional standards except for building height. A 15% administrative relief is requested with this application.

4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.

RESPONSE: The project grading, drainage, flood protection, stormwater quality and stormwater mitigation will comply with the City's Drainage Criteria Manual and was submitted for review prior to this submittal with minimal comments received.

5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.

RESPONSE: The project provides the amount of off-street parking as required by code.

6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.

RESPONSE: Yes, the proposed parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards.

7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual

RESPONSE: Yes, the proposed landscaping meets code.

8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

RESPONSE: Yes, the property is currently vacant land void of any existing vegetation or drainage channels. There are no significant natural, sensitive, or hazardous features on the property.

9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.

RESPONSE: Yes, ADA-compliant parking spaces, access and corresponding vehicular and bicycle facilities and circulation have been incorporated into the design. There are no transit facilities in the area. Sidewalks are specifically designed to provide pedestrians a safe and efficient path to travel throughout the property. On the southeast corner of the property, there is a connection to the public sidewalk along the western side of Tutt Blvd which will be constructed with this project.

10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.

RESPONSE: Yes, the number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. The driveway is accessed from the intersection of Tutt Blvd and Stone Mesa Pt via an existing curb cut/drive.

11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.
RESPONSE: Yes, the project connects to adequate existing public utilities in Tutt Blvd adjacent to the site. No utility extensions will be required.
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.
RESPONSE: No roadway or intersection improvements will be required. A traffic impact study was not requested during the LDTC meeting. A public sidewalk along the western side of Tutt Blvd will be constructed with this project. A secondary emergency vehicle access drive is proposed at the NE corner of the project.
13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.
RESPONSE: No significant off-site impacts are anticipated.

Conditional Use Review Criteria

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
RESPONSE: The proposed multi-family residential development will complement the existing neighborhood and future regional commercial and multi-family development along the Tutt Blvd corridor. Landscape buffering will be implemented along the property boundaries to provide separation between different uses.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
RESPONSE: The proposed use is allowed as a conditional use within the M-1 zoning district. The proposed residential use will promote the public health, safety, and general welfare of the neighborhood by providing residents convenient access to goods and services, health care, schools and employment.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.
RESPONSE: The City's Comprehensive Plan designates this area as a Newer Developing Neighborhood within the Woodmen Heights / Dublin North area. GOAL VN-2 of the Comprehensive Plans states "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 proposed residential

development will provide needed housing for residents looking to live in a developing area, while having convenient access to an already-established economic region and transportation network.

Administrative Relief Review Criteria

The project seeks a 15% administrative relief for maximum building height to 51.75' from 45' for the three apartment buildings as permissible by ordinances established by the City of Colorado Springs. City Code 7.5.1102 lists the requirements to meet administrative relief:

1. The strict application of the regulation in question is unreasonable given the development proposal or the measures proposed by the applicant or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district and such conditions will not allow a reasonable use of the property in its current zone in the absence of relief.
RESPONSE: The parcel size, shape and excessive topography slope across the property is extraordinary and limits the circulation, access, and configuration of the project. There is currently 35 feet of fall from the north property line to the east property line. This existing topography follows Tutt Boulevard and cannot be substantially altered due to the property's proximity to Tutt Boulevard.
2. The intent of this Zoning Code and the specific regulation in question is preserved.
RESPONSE: All other development standards are preserved, and the intent of the Zoning Code is maintained. The project density would remain 40% lower than the maximum density allowed by code.
3. The granting of the administrative relief will not result in an adverse impact on surrounding properties.
RESPONSE: No adverse impacts would result on surrounding properties (landfill and detention pond to the west and south, Tutt Blvd and commercial properties to the east, and a proposed multifamily residential property to the north). The property is roughly 20-25' below grade from the property to the north. The height increase would increase the visual impact at most from 25' to 31.75'.
4. The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.
RESPONSE: Granting of the administrative relief for the height increase maintains a project density 40% lower than the maximum density allowed by code.