

## 1609 S CASCADE AVE

### PROJECT STATEMENT

AUGUST 2021

#### REQUEST

N.E.S. Inc. on behalf of Joseph Coleman, requests approval of the following applications.

1. A Zone Change from R2 (Two-Family Residential) to OR (Office Residential) to allow occupation of building by an interior design studio.
2. An Ivywild Master Plan Amendment to transition 1609 S Cascade Ave from residential to office residential.
3. Development Plan for a 6,700 SF Office Residential Development

#### LOCATION AND CONTEXT

The approximately .15-acre (6,700 SF) property is located south of I-25 and east of S Nevada Ave within the City of Colorado Springs. The site is within the Ivywild Neighborhood, on the southwest corner of S Cascade and E Navajo St. Access to the property is from S Cascade Ave, with alley and garage access from E Navajo St. The site is currently zoned R2 (Two-Family Residential). The surrounding areas are mixed use, and includes office, industrial and commercial to the east, institution to the south, commercial to the west, and residential to the north.

The surrounding land uses are consistent with these zoning designations and includes single-family residential to the north, studios and businesses to the east, Millibo Art Theatre to the south, and the Ivywild School (mixed use commercial) to the east.

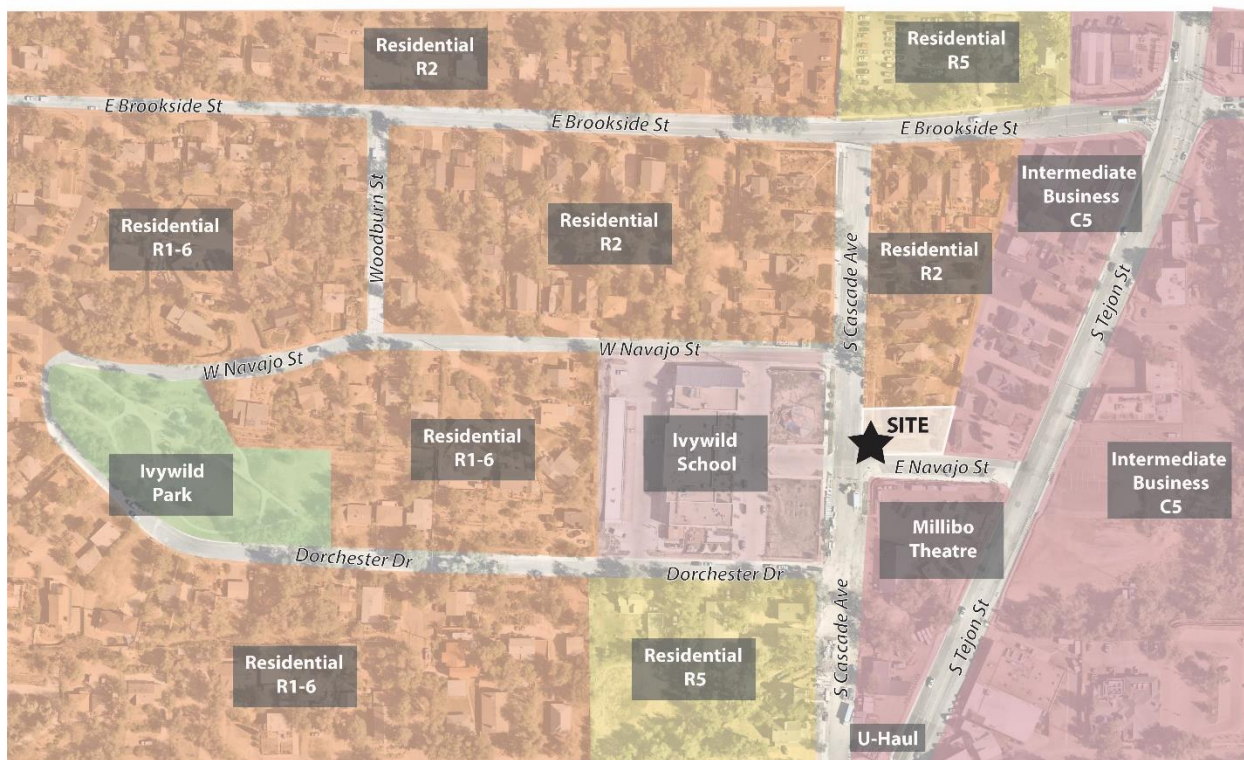


**PROJECT DESCRIPTION**

**ZONING CONTEXT**

Below is break down of the adjacent zone districts. While it is within the R-2 zone, this is in a transitional location, with extensive C-5 zoning to the south and east, and PUD zoned neighborhood center to the west.

DIRECTION	MUNICIPALITY	ZONE	
North	City	R2	Residential
East	City	C5	Intermediate Business
South	City	C5	Intermediate Business
West	City	PUD	Planned Unit Development <b>(COMMERCIAL USE)</b>



**PROJECT DESCRIPTION**

The Development plan proposes an office residential property within the current two-family residential zone. An OR zone is a transitional zone that accommodates a variety of residential unit types and offices. It is generally adjacent to residential developments, and serves as a buffer to more commercial zones such as PBC, C-5 and C-6. The emphasis of the zone is placed on compatibility such that the stability and

value of the surrounding neighborhood is best protected. The development standards for OR include the following:

1. Maximum building height of 35 feet.
2. Minimum lot width of 35 feet.
3. Minimum lot area of 5,000 square feet.
4. Minimum setback of 25 feet in front, rear setback of 20 feet, and 5-foot side setbacks adjacent to the residential zone.

The project proposes a unique rezone, that supports mixed use development in the Ivywild area. The development proposes occupation of the building by an interior design studio. The two-bedroom, one bathroom house (6,700 SF) will be renovated into a small studio space. The exterior of the primary building will not change, remaining in compliance with the 35-foot maximum building height.

The project also includes demolition of a detached garage (312 SF). The garage footprint will be used for studio parking in accordance with section 7.4.203 of the City Code. Three parking spaces are required, but five are provided, including 1 ADA (van accessible). Access to this parking lot is via the rear alley off E Navajo Street, just east of the property. There are additional on-street parking spaces along S Cascade Ave and E Navajo St. While ample parking is available, the interior designer meets clients at their location, and does not have much demand for client meetings on this property. An ADA ramp is provided in the rear entrance, which has direct access to the ADA parking space on-site.

A landscape buffer will be provided along the northern property line to buffer between the proposed intermediate business and two-family residential on S Cascade Ave, per the requirement of the City Landscape Code, which are also consistent with the zoning conditions of record.

A 10' landscape setback and a 25' building setback is provided on the western site boundaries, along S Cascade Ave, and a 10' landscape setback and 20' building setback is provided on the eastern site boundary along the alley. A 5' building setback and 10' landscape setback is also provided along E Navajo St. A 15' landscape buffer and 5' building setback is required on the north side, however an existing enclosed porch currently encroaches into the side setback and required buffer area. This porch has no foundation, and is currently fully enclosed. It is proposed to remove the sides of this porch but it will remain covered.

## **PROJECT JUSTIFICATION**

### **Amendment to Ivywild Neighborhood Master Plan**

Amendments to Master Plans, minor or major, are considered based on the review criteria established in section 7.3.605 of the City Code. The Ivywild Neighborhood Master Plan was approved by City Council in September 1993. This master plan provided a history of the area, describes land uses, and establishes a neighborhood plan. The master plan has previously been amended for the Ivywild School, and requires amending for this project.

*"It is important that the neighborhood have the ability to positively influence the physical character of new development to maintain the casual character of Ivywild. The small cluster of commercial businesses*

*on the west side of Tejon Street between Brookside and Navajo offers an excellent example of the type of development which should be encouraged.”*

The property due east of 1609 S Cascade Ave. is within the “cottage commercial” zone established in the Master Plan. This area is characterized by small businesses that are typically converted houses or older commercial businesses which maintain historic setbacks, character, and relationship to the street.

According to the Master Plan, these areas “make a nice transition into the residential portion of the neighborhood because their original residential form, scale, and relationships are all kept intact and, therefore, relate well to the single-family residential uses.”

The rezone of 1609 S Cascade Ave. does not change the integrity of this neighborhood. The property will become a part of the cottage commercial zone. This project is not promoting commercial encroachment from Nevada Ave, rather, zoning 1609 S. Cascade Ave as OR provides a natural transition from commercial to residential within the Ivywild neighborhood. The small business planned for this property maintains the historical character and relationship to the street of the Ivywild Neighborhood Master plan.

#### **Zone Change Criteria (Section 7.5.603.B)**

Zone Change Criteria is considered based on the change of zone criteria established in section 7.5.603.B of the City Code.

**1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.**

The proposed zone change to OR will not be detrimental to the public interest, health, safety, convenience or general welfare. The Zone Change request will allow for uses not currently allowed, such as some commercial and office use types. An OR zone is a transitional zone that accommodates a variety of residential unit types and offices. It is surrounded by extensive C-5 zoning to the south and east, and PUD zoned neighborhood center to the west.

**2. The proposal is consistent with the goals and policies of the Comprehensive Plan.**

This development plan also complies with the recently adopted PlanCOS which promotes Vibrant Neighborhoods, Thriving Economy, Strong Connections, and Unique Places. The site is identified as a “Creative District” on the Renowned Culture Framework map in PlanCOS. It is also identified as an “Established Traditional Neighborhood” on the Vibrant Neighborhoods Framework map in PlanCOS. The site is identified as having medium potential for change on the Areas of Capacity and Change Map in PlanCOS.

Specific policies of PlanCOS that support this project include:

Vibrant Neighborhoods

*Policy VN-3E: Encourage and Support the integration of mixed use in neighborhoods*

*Strategy VN-3.E-3: Though a combination of Zoning Code changes and development review decisions, encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.*

One key driver of vibrant neighborhoods, as indicated by PlanCOS, is an integrated mix of land uses to allow siting of residential, retail, office, recreational, and educational facilities within close proximity. This project further supports vibrant neighborhoods by integrating land uses within close proximity and supporting flexible sites and designs.

#### Unique Places

As indicated in PlanCOS, an important aspect of unique places is embracing creative infill, adaptation, and land use change in response to technology, the market, and demographics. This project supports land use change in response to current demand in a historic established neighborhood.

*Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city*

*Strategy UP-2.A-5: Revise zoning and building regulations to be more streamlined and flexible regarding infill, redevelopment, and mixed-use development, especially in older, underutilized commercial areas.*

- 3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.**

The proposal is consistent with the goals and policies of the Ivywild Neighborhood Master Plan. These goals include to preserve and improve the neighborhood, reinforcing cottage commercial as a neighborhood attribute, and encouraging density standards that will generate residential infill that is compatible with the neighborhood context.

- 4. For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter. (Ord. 94-107; Ord. 97-111; Ord. 01-42; Ord. 03-157; Ord. 12-76)**

No MU Zone district exists on this site nor is one proposed.

#### **Development Plan Criteria (Section 7.5.502E)**

The Development Plan complies with the review criteria for Development Plans established in section 7.5.502E of the City Code.

- 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.**

This project provides office residential in an area with existing single-family residential, multi-family residential, business, and industrial development. The development is adjacent to other



residential and commercial properties. The exterior of the building will not be modified, thus remaining harmonious with the surrounding neighborhood.

**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.**

This development plan compliments the vision of the Ivywild Masterplan and Ivywild Neighborhood Urban Renewal Plan. 1609 S Cascade Ave is designated as within the “Urban Renewal Area” defined by the Ivywild Neighborhood Urban Renewal Plan. This plan was approved by City Council on June 28, 2011.



This development plan also complies with the recently adopted PlanCOS, as referenced above under Zone Change #2.

**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.**

The project meets the OR standards of the Zoning Code including minimum setbacks of 25-foot front (S Cascade Ave), 20-foot rear (alley) and 5-foot side (E Navajo St). The side setback on the north side is not currently met as the existing enclosed porch has been constructed within the setback. It is proposed to remove the sides of this porch but it will remain covered. The maximum building height for this property is 35 feet and is not of concern as the existing building is 30 feet.

- 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.**

The proposed changes do not materially change the site grading and drainage. The only physical change is the addition of the parking spaces on the former garage site. This impacts less than one acre and, therefore, does not trigger the need for stormwater mitigation.

- 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.**

This project provides off-street parking as required by code. The project generates a parking requirement of 3 spaces including 1 ADA (1 van accessible). Five total parking spaces are provided, one of which is ADA (1 van accessible). These spots will be located on the footprint of the existing garage. Access to this parking lot is via the rear alley off E Navajo Street, just east of the property. There are additional on-street parking spaces along S Cascade Ave and E Navajo St. While ample parking is available, the interior designer meets clients at their location, and does not have much demand for client meetings on this property. An ADA ramp is provided in the rear entrance, which has direct access to the ADA parking space on-site.

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

All parking stalls meet the location and dimensional standards as specified in the Zoning Code and are shown on the Development Plan.

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

The project meets the standards outlined in the City Landscape Code and Design Manual. Landscape buffers will be provided along the west, south, and east boundaries between the existing two-family residential and proposed office residential development site. On the north side, the landscape setback cannot be met due to existing enclosed porch that has been constructed within the setback. It is proposed to remove the sides of this porch but it will remain covered. There is a request for alternative compliance request for this north landscape buffer.

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

There are no sensitive or hazardous natural features on the site.

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

Accessible parking is provided in accordance with the code requirements and include 1 accessible space, which is van accessible. An accessible pedestrian route has been identified on

the Site Development Plan. An ADA ramp is provided in the rear entrance, which has direct access to the ADA parking space on-site.

- 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.**

**Not sure how to address this question.**

There are no modifications to the existing roadways.

- 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.**

The site already connects to existing public utilities and no extension of utilities is 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.**

There is no increased impact on existing roadways or intersections.

- 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. (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78; Ord. 12-72; Ord. 18-2)**

No off-site improvements are proposed.