

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: April 16, 2015
ITEM: 6.A – 6.D
STAFF: Steve Tuck
FILE NO.: CPC ZC 15-00004
CPC DP 15-00005
CPC NV 15-00027
CPC NV 15-00028
PROJECT: Lookout on Cragmor

STAFF PRESENTATION

Planner, Steve Tuck delivered a power point presentation.

APPLICANT PRESENTATION

Mr. John Almeida of Newsome Development presented PowerPoint slides. (Exhibit E)

Commissioner Walkowski asked if the complexes were sold in the future how the business model would be kept.

Mr. Newsome stated the designs in which the units will be constructed are not dormitory style rooms and they would not accommodate double occupancy per room.

Commissioner Phillips asked City Transportation Manager Kathleen Krager to speak on the tight corner on Regent Circle.

Ms. Krager, stated the critical point is at the Regent Circle and Austin Bluffs intersection, which was analyzed as part of the Austin Bluffs construction to provide increased capacity. The issue is maintaining a roadway system where traffic moves slowly. Due to the use and location this facility will not be a major trip generator.

CITIZENS IN FAVOR

- 1) Mr. Kent Rockwell, one of the lot property owners selling to the developer, stated it is easier to travel east on Austin Bluffs and advised that because of this he is not concerned about the traffic aspects and supports the project.

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CITIZENS IN OPPOSITION

1) Mr. Al Rohr voiced the following concerns

- Lack of citizen support.
- Too high of a density for the area.
- Out of State developers.
- Disruption to the neighborhood.
- Erosion control
- Traffic delays
- Limiting to one exit from the area
- Higher fire danger risks
- Destruction of a historic neighborhood
- Elimination of views
- Noise disruption
- Lowering of property values

Commissioner Walkowski asked Mr. Rohr if he discussed the master plan with UCCS?

Mr. Rohr stated he attended an evening discussion hosted by UCCS related to traffic issues in their neighborhood. In that meeting, UCCS displayed their new master plan, but it had already been approved by their board.

2) Denise and Larry May voiced the following concerns:

- The units could be rented to additional citizens not registered with UCCS, who may drive a car and congest the roads near her home.
- Wild fire increase and being limited to one way out of the area in case of an emergency.
- Requested that Cragmor Road be fixed to Regent Circle.

3) Mr. Philip Sidney voiced the following concerns:

- The roads and neighborhood infrastructure are not in compliance with the Colorado Springs Fire Code safety requirements.
- Flooding caused by construction in the neighborhood.
- Requested storm sewers be installed to assist with potential flooding.
- Requested no smoking be enforced to avoid a fire disaster in the complex or surrounding neighborhood.

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- 4) Mr. Brian Herbert voiced the following concerns:
- Injury to existing property values
 - No proposed enforcement from the University to address conduct in the apartment complex.
 - Increased traffic congestion.
 - Suggested swapping land with UCCS for day use parking on the northern edge and place the apartment structure further south to avoid noise pollution into the existing neighborhood.
- 5) Mr. Edward Gass voiced the following concerns:
- No overflow parking for the apartment complex.
 - The height exceeds the proposed 60 feet maximum.

Commissioner Shonkwiler requested clarification of Mr. Gass' concern on exceeding the maximum height.

Mr. Tuck stated the R-5 zone allows a maximum height of 45 feet, and the SU zone height maximum is 60 feet. City Code states that the top 5 feet of a hip or gable roof is not included in the height measurement.

- 6) Ms. Sally Von Breton voiced the following concern:
- Increase of the soil erosion in the neighborhood due to rain downpour.
- 7) Mr. Luis Young voiced the following concern:
- Agreed with the previous citizens and suggested an R-5 zone opposed to the SU zone for this area.
- 8) Ms. Bonnie Rochette voiced the following concerns:
- Stated most of the neighborhood was not aware of this development and public meeting.
 - Concerns with having only one entrance and exit into the neighborhood.

APPLICANT REBUTTAL

Mr. Almeida and Mr. Newsome addressed the following concerns:

- All of the City's posting and deadline requirements were followed.
- Those not notified were outside the notification radius.

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- Flooding and erosion control will be maintained by the applicant with detention ponds and will be monitored by the City and EPA.
- They are not opposed to the idea of a second access point to the site, but this is at the will of the City Traffic Department.
- The site is purpose built and will mainly house UCCS students with on-site management.
- All uses and densities comply with the Comprehensive Plan, especially near a growing university.

Commissioner Gibson asked what hours the onsite management will be available with regards to the neighbors concern with noise control.

Mr. Newsome advised that Monday thru Friday the management team will be open from 10 a.m. to -6 p.m., and on Saturdays from 10 a.m. to 4 p.m. He further advised that the management team is always on call 24/7 and that private security is always an option.

Commissioner Gibson asked Mr. Almeida to speak to the erosion concerns on Cragmor Road.

Mr. Almeida advised that if the erosion on Cragmor Road is going to be a problem for the neighbors and cause it to come down into their property then they too would be concerned with this and it would need to be fixed. However, there is not the concern that erosion will occur from their property into the surrounding neighborhood.

Commissioner Shonkwiler asked for clarification on the flood mitigation/Stormwater drainage efforts, as to address the neighbor concerns regarding the runoff and debris from the parking lot.

Civil Engineer, Mr. Quentin Armijo stated there will be no net increase to historic flows heading north.

City Engineering Program Manager, Mr. Steve Kuehster confirmed Mr. Armijo's statement. He advised there are existing hillside runoff issues in the neighborhood, which is typical of hillside development. Mr. Kuehster clarified that when stormwater generates from private property and then comes into the public right-of-way, it becomes the City's responsibility.

Commissioner Walkowski inquired if the SU zoning has been historically granted to private entities?

Mr. Tuck stated yes, although the zone is not commonly used in the City it is not restricted to university use. He referenced two locations within the City near Cache la Poudre that contains

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privately owned homes (Colorado College and east of the college to Shooks Run) and the northeast corner of Fountain and Academy that is a privately owned SU-zoned property.

Commissioner Markewich asked Mr. Tuck if UCCS were to acquire the site and build on it, would they have height restrictions or if they could choose to build it higher on the ridge.

Mr. Tuck responded that there would be no restriction on how high, how large or how much closer to the property line the University could choose to build because the university is not subject to the City's zoning requirements.

QUESTIONS:

None

COMMISSIONER DISCUSSION

Commissioner Walkowski: Is opposed to the project because he struggles with categorizing this private development as a university process due to the fact that it is a private development on private land. He does not think that the project meets the development review criteria to minimize the bulk of the development and is conflicted with that.

Commissioner Henninger: Is in support of the project, he believes that the development complies with the City's Comprehensive Plan. He is impressed with the concept of a private business complimenting a State School system. The location and topography of UCCS itself is a challenge, causing no concern about the projects location. He stated that he is in support of the zone change, as it will allow for growth in this area.

Commissioner Smith: Is in support of the project and agreed with Commissioner Henninger's statements.

Commissioner Markewich: Is in support of this project, He finds that the development complies with the review criteria for all applications. He is not concerned about the traffic on Cragmor Road, as it will be a dead end. He is empathetic to the neighborhood's concerns but advised that this development may be a better alternative to the University developing in this area.

Commissioners Gibson: Is in support of the project, and feels all of her concerns have been met.

Commissioner McDonald: Is in support of the project, and feels that all aspects were covered.

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Commissioner Phillips: Will support the development however, he hopes the City Traffic Engineering Department will analyze the sharp turn on Regent Circle.

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Markewich, seconded by Commissioner Henninger, to approve **Item No. 6.A -File No. CPC ZC 15-00004** the zone change from R/HS (Estate, Single Family with Hillside Overlay) to SU/HS (Special Use with Hillside Overlay) for The Outlook on Cragmor, based on the finding the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries). Motion passed 7-1 (Commissioner Walkowski opposed and Commissioner Donley excused.)

Moved by Commissioner Markewich, seconded by Commissioner Henninger, to approve **Item No. 6.B -File No. CPC DP 15-00005** the development plan for The Outlook on Cragmor, based on the finding the plan complies with the review criteria in City Code Section 7.5.502.E (Development Plan Review Criteria) and Section 7.3.504.D.3 (Hillside Development Plan Review Criteria) subject to compliance with the following technical and/or informational modifications to the development plan:

1. Note the City file number of CPC DP 15-00005 in the lower right corner of sheets 6, 7 and 8.
2. In the nonuse variance notes on sheet 1 reference the appropriate City file number for each request: File No. CPC NV 15-00027 for the front setback variance and CPC NV 15-00028 to allow unparking vehicles to back across the property line.
3. On sheet 3 revise the 25-foot side setback to a 25-foot rear setback (along the north property lines).
4. As required by Engineering Development Review extend the improvements to Cragmor Village Road adjacent to the site along the north property line and extending to the driveway entries of the parking areas. If appropriate show a guardrail.
5. Where Cragmor Village Road is adjacent to the south side of the site provide a minimum pavement width of 22 feet measured from the face of the curb on the north side (or past the angled parking) to either the edge of pavement or face of curb on the south side.
6. Relocate the mailboxes for 23, 24 and 29 Cragmor Village Road to the west of the retaining wall (between the curb and the retaining wall).
7. Provide side and rear elevations of the trash enclosure noting the height and materials.
8. Note the height in feet of the highest portion of the roof (previously shown but deleted from revised plan).
9. Revise the photometric drawing to reflect the reduced height of the exterior lights.

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10. On sheet 4 note the preservation area in the northeast portion of the site as a preservation area easement. Note that prior to the issuance of either a building or grading permit the preservation area shall be fenced off from the remainder of the site and shall remain in place during construction.

11. Note that a 6-foot wide path shall be constructed from the west property line of the project to the existing sidewalk located at the intersection of Cragmor Village Road and Regent Circle. Note the location of the sidewalk shall be coordinated with UCCS and shall be completed prior to the issuance of the Certificate of Occupancy.

Motion passed 7-1 (Commissioner Walkowski opposed and Commissioner Donley excused.)

Moved by Commissioner Markewich, seconded by Commissioner Henninger, to approve **Item No. 6.C -File No. CPC NV 15-00027** the nonuse variance to City Code Section 7.3.104 of the City Code to allow a front setback of 10.11 feet where 25 feet is required adjacent to Cragmor Village Road based on the finding the request complies with the review criteria in City Code Section 7.5.802.B. (Criteria for Granting a Nonuse Variance). Motion passed 7-1 (Commissioner Walkowski opposed and Commissioner Donley excused.)

Moved by Commissioner Markewich, seconded by Commissioner Henninger, to approve **Item No. 6.D -File No. CPC NV 15-00028** the nonuse variance to City Code Section 7.4.205.B of the City Code to allow 20 parking spaces that will allow the backing of vehicles across a property line adjacent to the public right-of-way of Cragmor Village Road based on the finding the request complies with the review criteria in City Code Section 7.5.802.B. (Criteria for Granting a Nonuse Variance). Motion passed 7-1 (Commissioner Walkowski opposed and Commissioner Donley excused.)

Commissioner Shonkwiler read into the record the City Appeal Process.

April 16, 2015

Date of Decision

Planning Commission Chair

The Lookout On Cragmor

Planning Commission Meeting

April 16th, 2015



EXHIBIT E

About Us

- Student Housing Focused
- 20+ Years in the Industry
- Over 5,500 beds developed
 - 3,000+ student beds
 - In-Fill Development



Texas Christian University

New Mexico State University

University of Missouri

Washburn University

University of Kansas

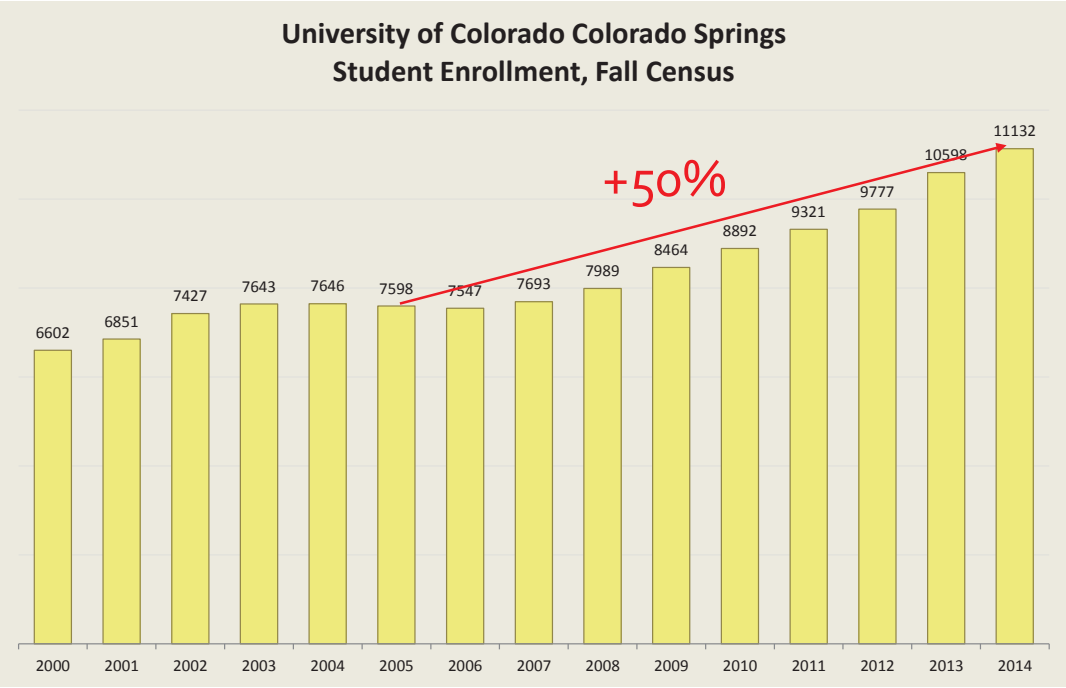
Benedictine College

Baylor University

Kansas State University

EXHIBIT E

Why UCCS?



UCCS Quick Stats

- 50% increase in enrollment since 2005
- Consecutive years of record enrollment
- 10+% growth in freshman class
- Nationally recognized Engineering, Business & Nursing programs
- State growth
 - 1.5 – 2.0% year -- 5th fastest growing state
 - Front range is fastest growing region
- 1 year on-campus living requirement

	Fall 2013	Fall 2014
Undergrad (full-time)	6,825*	7,359*
Freshman Class Size	1,582	1,759
# of on-campus beds for upperclassman	300+	300+

*Source: UCCS Institutional Research Fall Data Book, updated Feb. 17th, 2015

Upperclassman
Housing Demand:
~5,300 students

EXHIBIT E

Where are students living?

Freshmen + 300 Upperclassmen – University Housing (1,640 beds in Fall '16)



Where are students living?

Upperclassmen

- Single Family Neighborhoods
 - Walkable
 - Social challenges
- Developments that are:
 - Not walkable
 - Creating additional traffic
 - Parking challenges

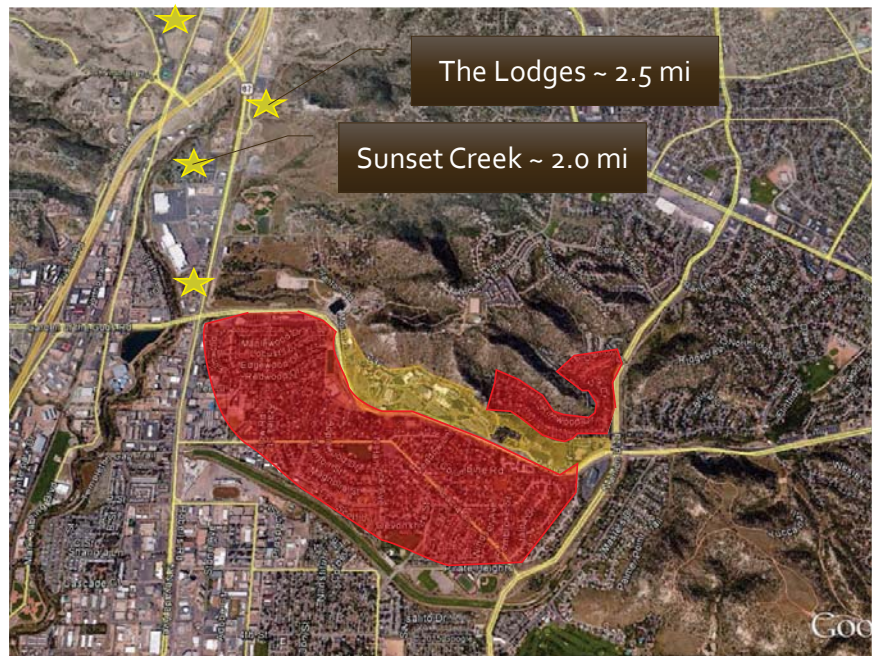


EXHIBIT E

Purpose Built Student Housing

The Lodges at Colorado Springs

- 100% leased (616 beds)
- Not walkable (2.5 miles)
- Density of 3.9 beds/unit
 - vs 2.2 beds / unit (Newsome)
- Amenity driven

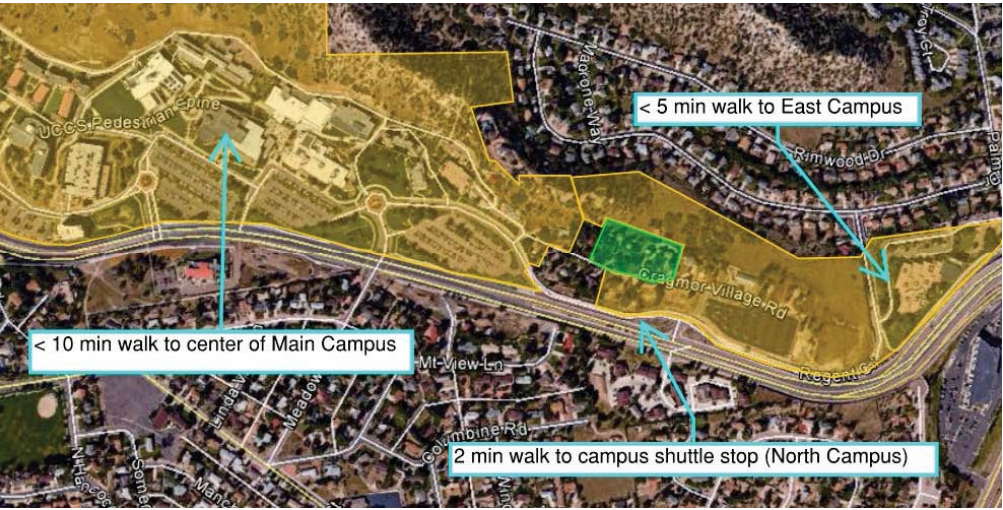


EXHIBIT E

Why Here?

Encourage non-vehicular movement

- Walk
- Bike
- Shuttle



UCCS Masterplan

- A.** This heavily wooded site accommodates 900 additional beds of student housing through environmentally sustainable design. Its close proximity to the majority of the university's academic facilities make it an optimal location for lower division, suite-style housing.
- B.** A dining facility located prominently along the spine in the center of the East Campus precinct offers students the opportunity to gather for a meal in a location where they can "see and be seen." Its proximity to both residential and academic facilities make it a vibrant place at breakfast, lunch, and dinner.
- C.** A cluster of new academic and administrative facilities offer over half a million gross square feet of capacity to support the growth of the university.



- D.** The pedestrian spine extends east along a relatively flat path through the residential village and academic district. It ends in a grand stair that negotiates the terrain between the upper terrace and a lower University Hall.
- E.** Structured parking facilities at the eastern edge of campus serve daily users of East Campus facilities.

What are we proposing?

Student Housing Adjacent to Campus

- Pedestrian Friendly
- Academically focused facility
 - Not amenity driven
- Higher use of University facilities
 - Rec Center
 - Meetings
 - Intramurals
 - Library



EXHIBIT E

High Quality Student Housing

Property Features

- High end finishes
 - 9' ceilings
 - Solid surface / stone counters
 - Oak/Ash Cabinetry
 - Fully furnished units
- 1, 2, 3, & 4 bedroom units
 - 1 bath for every bedroom



EXHIBIT E

Who is going to live here?

Typical Resident Make-up

- Upperclassmen
 - Sophomores
 - Juniors
 - Seniors
- Females > Males



EXHIBIT E

Our Business Model

- 1 student per bedroom
- 1 bathroom per bedroom
- Lease Structure
 - By the bedroom
 - 12 month lease
- Walkable
- Top of the market rents



EXHIBIT E

Amenities

On-Site

- Leasing / Property Management
- Fitness Center



EXHIBIT E

Property Management

- Active On-Site Management
- Leasing



Site Considerations & Design

Building Location

- Lowest point possible
 - Away from the ridge
 - Closest to University Property
 - Future pedestrian spine
- Increased development cost
 - Drainage away from building
 - Retaining walls

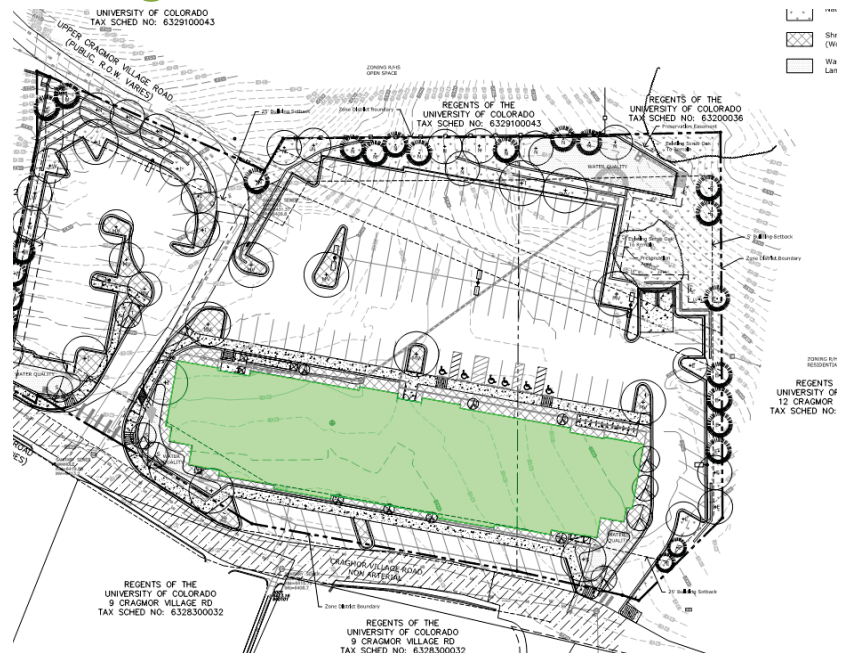


EXHIBIT E

Site Considerations & Design

Preservation Area

- Scrub Oak
- Naturally occurring slopes

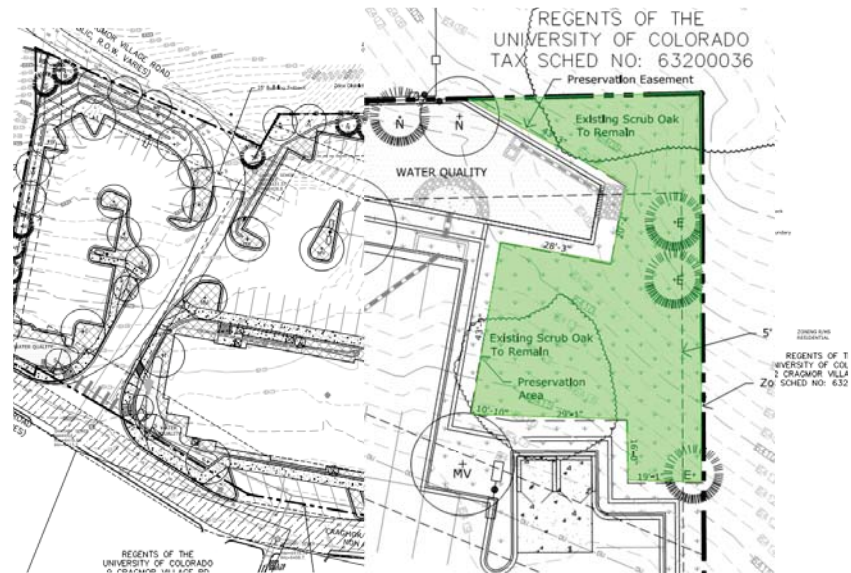


EXHIBIT E

Site Considerations & Design

Parking

- 95% - Parking stall to bed ratio
 - 84% - required by code

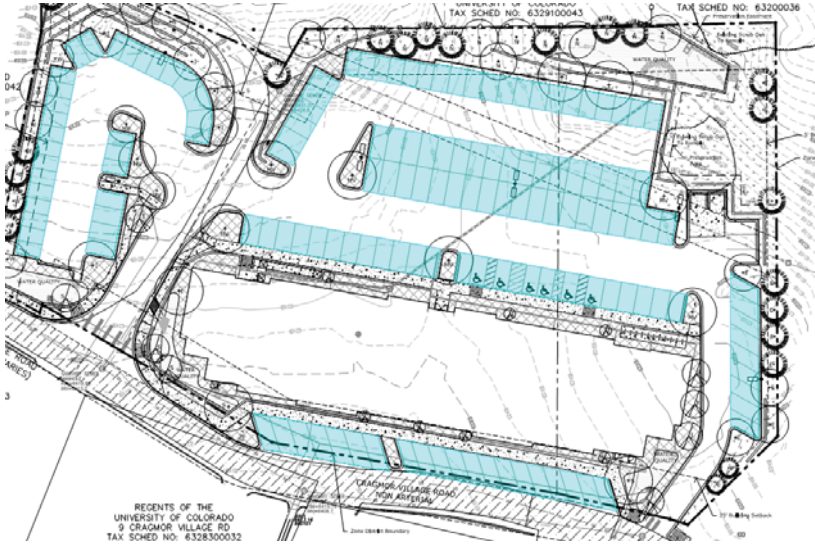
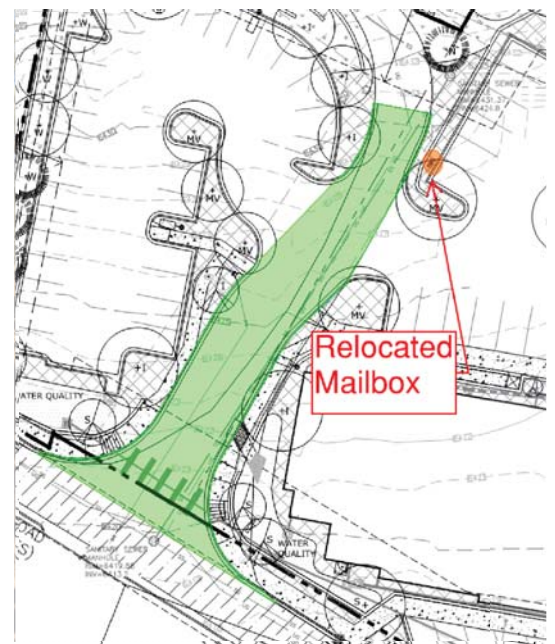


EXHIBIT E

Site Considerations & Design

Upper Cragmor Improvements

- 2 –way traffic
- Proper turning radius
- New pavement / curb & gutter
- Sidewalk
- Mailbox relocation for 23, 24, & 29 Cragmor
- Elimination of blind spots at intersection



Site Considerations & Design

Landscaping

- Additional buffering at west property line
- Screening for west parking lot
- Additional buffering along north property line
 - Screen building from Palm Drive



EXHIBIT E

Simulated View between 1825 – 1833 Palm Drive



EXHIBIT E

Simulated View from Regents & Palm Drive



Site Considerations & Design

Lighting

- Full cut off fixtures with shielding
- Light stands lowered to 12'
- Building lights lowered to 10'
- Landscape buffering
 - Vehicle Lights
 - Light from parking lot

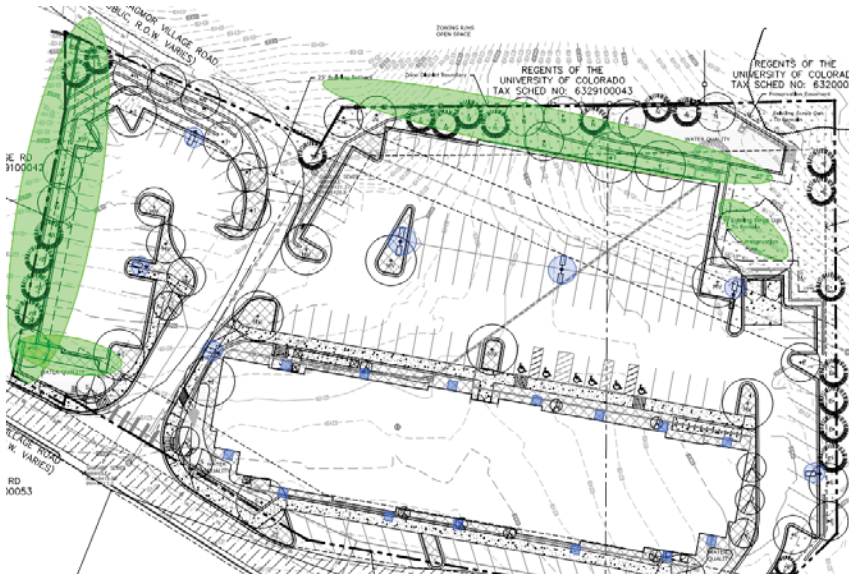


EXHIBIT E

Site Considerations & Design

Exterior Materials

- Environmental Stone
- Stucco
- Hardiplank



EXHIBIT E

Questions????

April 16th, 2015



EXHIBIT E

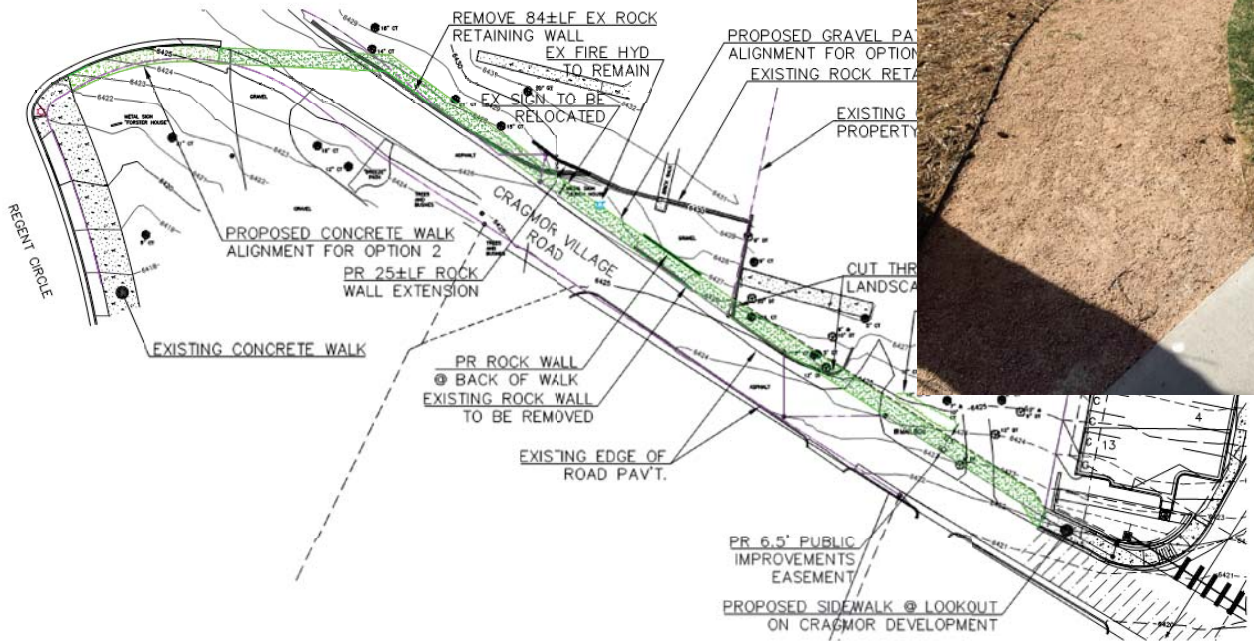
Questions????

April 16th, 2015



EXHIBIT E

Pedestrian Access



Parking

Parking Survey

- Lodges at Colorado Springs
 - 97% park ratio provided (beds/stall)
 - 600 stalls for 616 beds
 - Count taken at 6:00am
 - Results
 - 4/10 (Friday) – 431 vehicles (70%)
 - 4/13 (Monday) – 445 vehicles (72%)
 - 4/14 (Tuesday) – 449 vehicles (73%)
 - 4/15 (Wednesday) – 452 vehicles (73%)
 - **Average Actual Parked Ratio – 72%**
- Our experience
 - Ratio between 90-95% is appropriate
- Current plan is 95% parked

Pedestrian Access Stipulation

Proposed Stipulation Language

- *Note that a 6-foot wide pedestrian path shall be constructed from the west property line of the project to the existing sidewalk located at the intersection of Cragmor Village Road and Regent Circle. The path’s routing requires the provision of an Access Easement on the properties of 2, 3, & 4 Cragmor Village Road as well as coordination and access for construction from the owners of these properties, UCCS and Garvie. Assuming continued cooperation from Garvie and UCCS, the path shall be completed prior to the issuance of a Certificate of Occupancy. However, should UCCS or Garvie refuse to grant an easement, provide access, or demand/impose conditions that do not make the path feasible, Newsome shall be able to satisfy this stipulation by paying the estimated cost of the currently proposed plan to the City, the amount of which shall be \$20,000.*

Parking



COMPASS SURVEYING & MAPPING, LLC
BOUNDARY, MAPPING, ALTA SURVEYS

PROPOSAL FOR SURVEY SERVICES

APRIL 15, 2015

NEWSOME DEVELOPMENT
601 N. IOWA ST.
LAWRENCE, KS 66044

ATTN: JOHN ALMEIDA

RE: PARKING COUNT AT THE LODGES OF COLORADO SPRINGS

DEAR MR. ALMEIDA,

PER YOUR REQUEST, STAFF FROM OUR FIRM VISITED THE STUDENT HOUSING COMPLEX NAMED THE LODGES AT COLORADO SPRINGS TO COUNT THE NUMBER OF VACANT PARKING SPACES.

THE VISITS TOOK PLACE VERY NEAR TO 6:00 AM TO ENSURE THE MAXIMUM NUMBER OF PARKED CARS WERE THERE.

IT IS OUR UNDERSTANDING THAT THE FACILITY HAS A TOTAL OF 596 PARKING SPACES.

FOLLOWING ARE THE NUMBER OF EMPTY SPACES :

APRIL 10 -	169 (427 PARKED CARS)
APRIL 13 -	155 (441 PARKED CARS)
APRIL 14 -	151 (445 PARKED CARS)
APRIL 15 -	148 (448 PARKED CARS)

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS.

SINCERELY,



MARK JOHANNES, PLS. LEADS
FOR AND ON BEHALF OF COMPASS
SURVEYING AND MAPPING LLC

EXHIBIT E

Engineering Review Comment Upper Cragmor Improvements

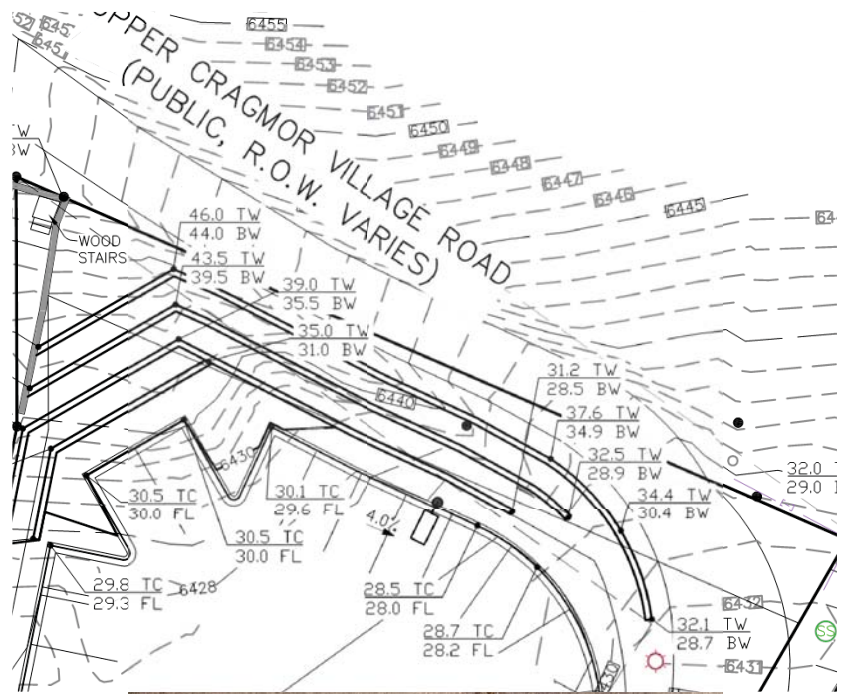


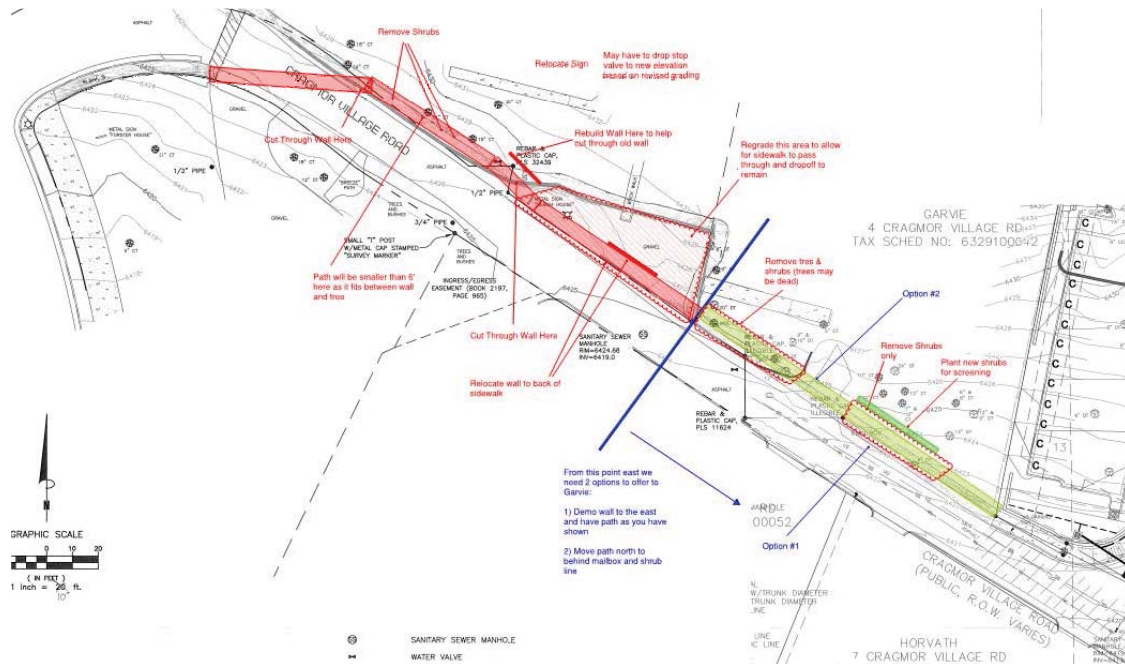
EXHIBIT E

Questions????

April 16th, 2015



Pedestrian Access Working Drawing



Dynamics of Cragmor Neighborhood

