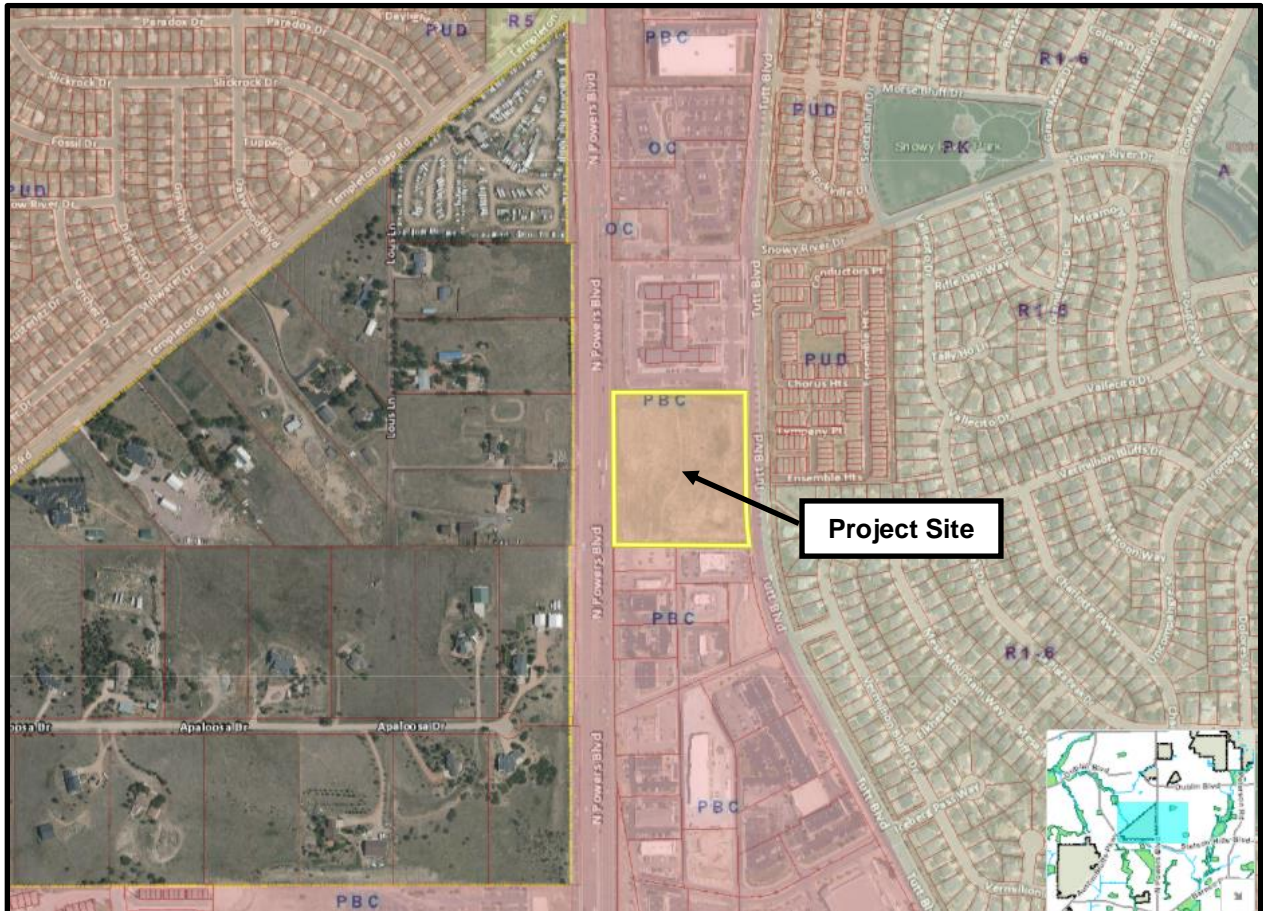


CITY PLANNING COMMISSION AGENDA
January 20, 2020

STAFF: DANIEL SEXTON

FILE NO:
CPC CU 21-00075 – QUASI-JUDICIAL

PROJECT: COPPER ROSE
OWNER: NORTH POWERS PROPERTIES II, LLC
DEVELOPER: INLAND GROUP
CONSULTANT: NES, INC.



PROJECT SUMMARY:

1. Project Description: The project includes an application for a conditional use development plan for 7 acres of land located between Powers Boulevard and Tutt Boulevard. The project is herein referred to as "Copper Rose". The conditional use development plan will allow construction of a 182-unit multi-family residential project consisting of apartment with ancillary site improvements in the PBC (Planned Business Center) zone district. **(see "Conditional Use Development Plan" attachment)**

A concurrent application for a final subdivision plat is being reviewed administratively.
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 not platted so no addressing has been assigned.
2. Existing Zoning/Land Use: The property is zoned PBC/AO (Planned Business Center with an Airport Overlay) and is vacant.
3. Surrounding Zoning/Land Use:
North: PBC/AO (Planned Business Center with an Airport Overlay) and is residentially developed.
East: PUD/AO (Planned Unit Development with an Airport Overlay) and is residentially developed.
South: PBC/AO (Planned Business Center with an Airport Overlay) and is commercially developed.
West: RR-5 (Rural Residential (5-acres) is an El Paso County Zone) 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 Newer Developing Neighborhood and is adjacent to Powers Boulevard which is an Intercity and City Priority Corridor for Strong Connections.
5. Annexation: The property was annexed into the City under the Stetson Hills Annexation #2 plat (June 1, 1984; Ordinance 84-66).
6. Master Plan/Designated Master Plan Land Use: The project site is part of the Stetson Hills master planned area, which is implemented.
7. Subdivision: The property is unplatted. A concurrent final subdivision plat application is being reviewed administratively to plat the property under the Copper Rose Filing 1 subdivision.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project site is vacant and sloped down from west to east toward Tutt Boulevard.

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 315 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 emails objecting to the proposal due to traffic, land use, and property value concerns. **(see "Public Comment" attachment)**

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 Airport, City Engineering, City Traffic, City Fire, City SWENT, City Parks, Council of Neighborhood Organizations (CONO), Police, and E-911. All comments received from the review agencies have been addressed. As an infill project within an established neighborhood, City Planning staff notes that the following review agency provided project specific comments:

- City Traffic – The City’s Traffic Engineering Division reviewed and accepted the proposed site design and layout, and the accompanying Traffic Impact Analysis (TIA) addendum for the project. Per City Traffic, the applicant is required to install turn lanes within the Tutt Boulevard and “Stop” signs will be required for both north and south entrances into the site.
- City Landscaping – The Landscape Architect for the Land Use Review Division raised comments regarding screening and buffering along Powers Boulevard and Tutt Boulevard. Through plan review, it was determined that the provided landscape plantings adequately screening the proposed retaining wall systems and fencing has been provided along the top of each proposed retaining wall system.
- City Stormwater Enterprise – Underground detention was proposed and required the review and approval of a variance to the City’s Drainage Control Manual. This variance has been approved.

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

1. Review Criteria / Design & Development Issues:

a. Application Summary:

i. Conditional Use Development Plan

The Copper Rose (see “**Conditional Use Development Plan**” attachment) is a 182-unit multi-family residential project containing six (6) residential buildings each with a mix of one, two, three and four-bedroom rental units and ancillary public and private site improvements. In accordance with City Code Section 7.3.205 *Additional Standards for Specific Land Uses*, residential uses are allowed within certain commercial zone districts, including the PBC (Planned Business Center) zone district. While residential uses are allowed in the zone district, the dimensional standards set forth in the R5 zone district apply and govern certain aspects of the site design and layout. The Applicant’s proposal is in conformance with the established dimensional controls, set forth in City Code Section 7.3.104 *Agricultural, Residential, Special Use and Traditional Neighborhood Development Zone District Standards*.

From a site design and layout perspective, the Applicant has proposed a robust landscape-planting regime to aesthetically improve the site and mitigate any adverse impacts on the single-family residential units to the east. More specifically, the Tutt Boulevard frontage will be improved with a terraced retaining wall system that incorporates a robust landscape regime of ornamental grass and shrub plantings on each level and, more importantly, along Tutt Boulevard. Elsewhere within the development and along the remaining property boundaries, the Applicant has proposed to install a mix of deciduous and conifer trees, shrubs, perennials, and ornamental grasses, as well as segments of screen fencing. The project site also incorporates pedestrian and vehicular improvements within the project site and along the public roadways to afford greater connectivity for future residents to access the surrounding area.

City Planning staff applied the parking calculation for the project based on the mix of bedroom types, which have set parking space ratio of 1.5 (1-bedroom), 1.7 (2-bedroom), 2.0 (3-bedroom), and 2.0 (4-bedroom) parking spaces per dwelling unit, amounting to 298 parking spaces required on-site. As proposed, the Applicant has provided 309 parking spaces, which will be accommodated with garage (16 spaces), carport (61 spaces), and surface (232) spaces. Of the provided parking spaces, the Applicant has opted to provide 40 of those spaces as compact spaces. In accordance with City Code Section 7.4.402(C) *Reduction in Minimum Parking Space Requirement*, City Planning has authorized the

reduction of the off-street parking space requirements to be reduced by 5 percent, as the project is within 400 feet of City designated bicycle route, which is located along Tutt Boulevard.

As an infill development, the Applicant's proposal is a good fit for the surrounding area. City Planning staff find this to be true because the proposed multi-family use functions as a transitional land use between the less dense single-family attached and detached residential units to the east and the busy Powers Boulevard to the west. Located to the north and south of the project, a mix of commercial and multi-family residential uses exist. The greater Stetson Hill neighborhood also contains a number of developed neighborhood parks, which are near the project site. While this area is not currently served by Mountain Metro bus service, as a newer or developing neighborhood this area is expected to receive bus service in the near future. **(see "Context Map" attachment).**

The development parameters outlined above reinforce why this project will be a good infill development. City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for authorizing a use that is conditionally permitted in the commercial zone, as set forth in City Code 7.5.701, the purpose for establishing a development plan, as set forth in City Code Section 7.5.502(A).

b. Community Development

The City's Community Development Division of the Planning & Community Development Department has reviewed the proposed conditional use development plan and supports the proposed rent restricted rental units **(see "Community Development Division Letter" attachment)**. The Applicant has proposed that the rental units will be restricted to households earning 60 percent of the Area Median Income (AMI) or less. In alignment with HomeCOS, the proposed project furthers the City's efforts to increase the supply of affordable rental units, which helps to bring the city closer to its attainable housing goals through the creation of a variety of housing options. As such, Community Development Division has preliminarily induced \$21,500,000 of the City's Private Activity Bonds to financially support the project. The project, and its mix of bedroom types, will help meet the significant housing needs of our city's working families.

c. Traffic

The City's Traffic Engineering Division of Public Works (herein referenced as "Traffic") has reviewed the proposed conditional use development plan and accompanying Traffic Impact Analysis (TIA) addendum, prepared by LSC Transportation Consultants. Traffic has determined that the site design and layout afford adequate sightlines and queuing for vehicles entering and exiting the site via the private access drives to the north and south of the site on to Tutt Boulevard. As determined through Traffic's review, a note was added to the plan to reinforce that the developer will be responsible to construct the proposed northbound left turn lane and a northbound left turn lane at the proposed north 3/4 movement access along Tutt Blvd. This turn lane must be 155 feet long with a 160 feet long transition taper. City Planning and Traffic will monitor the build-out of this project to determine if additional roadway or intersection improvements are necessary.

d. Drainage

The City's Water Resources Engineering Division of Public Works (herein referenced as "SWENT") has reviewed the development plan and accompanying final drainage report, prepared by Terra Nova Engineering, Inc. SWENT has accepted the analysis and recommendations set forth in the report, and a stormwater variance to the City's Drainage Control Manual has been approved for an underground detention system. Stormwater from the proposed project will be captured and directed into an on-site underground water detention facility. As designed and with the approval of the stormwater variance, all proposed stormwater improvements were found to comply with the City Drainage Control Manual.

City Planning staff finds that the proposed project addresses all the applicable review criteria set forth in City Code.

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 a Newer Developing Neighborhood and is adjacent to Powers Boulevard which is an Intercity and City Priority Corridor for Strong Connections. **(see "PlanCOS Vision Map" attachment)** The Copper Rose project is consistent with one of the core values of PlanCOS, which reinforces the important of encouraging the infill development proposals. One of the "Big Ideas" in the Vibrant Neighborhood Chapter 2 of PlanCOS is entitled "Reclaim Neighborhood Space", 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 meets 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 applications to be in substantially conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan:

The project site is part of the Stetson Hills master planned area and is identified for commercial land uses. The Stetson Hills Master Plan has been deemed "Implemented". According to City Code Section 7.5.402(B)(2), a master plan can be deemed implemented when 85% or more of the planned area is built-out. Furthermore, City Code Section 7.5.603(B)(3) states, *"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."* City Planning staff finds that the Copper Rose project to be complimentary and supportive of the long-range vision for the Stetson Hills Master Plan. **(see "Context Map" attachment)** Through staff's review of the conditional use development plan and the review criteria for authorizing a conditional use, as set forth in City Code Section 7.5.704, the overall area impacts of the project were analyzed.

STAFF RECOMMENDATION:

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