



City of Colorado Springs

Plaza of the Rockies
South Tower, 5th Floor
Blue River Board Room
121 S Tejon St, Colorado
Springs, CO 80901

Meeting Minutes - Draft Planning Commission

Thursday, August 19, 2021

8:30 AM

Hybrid Meeting - Open to Public
Call 720-617-3426 Conf ID: 815 137 01#

Almagre Community Housing - Zebulon Flats URA - Lofts at 1609

- 6.N. [CPC MP 21-00123](#) The Zebulon Flats Urban Renewal Area Plan for the redevelopment of 3.3-acres for a 137-unit multi-family affordable housing community in the PBC/AO (Planned Business Center with Airport Overlay) zone district.
(Legislative)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Staff presentation:

Tasha Brackin, City Planning, presented a PowerPoint with the scope and intent of this project.

Site Details

Existing Zone: Zoned PBC AO (Planned Business Park with Airport Overlay)

Existing Use: 3.3 acres; Vacant/undeveloped

Proposed Development: 137-unit Affordable Apartment Development

Proposed Urban Renewal Area: Zebulon Flats/Lofts at 1609

Intent of urban renewal plan is to encourage and facilitate redevelopment and to eliminate blight

Master Plan: Not part of any master plan

- Target area 4 of Community Development Department;
- South Academy Economic Opportunity Zone;
- Pikes Peak Economic Opportunity Zone.

Public Notification and Involvement - Postcards sent to 147 property owners;

One written comment received, included in packet with responses from applicant

CPC URBAN RENEWAL AREA PLAN

Recommend to City Council that the Zebulon Flats Urban Renewal Area is consistent with the city comprehensive plan, based upon the findings contained in the above section of the staff report.

CPC CU 21-00046 - CONDITIONAL USE DEVELOPMENT PLAN

Approve the Conditional Use Development Plan, based upon the finding that the request meets the review criteria for granting a Conditional Use as set forth in

City Code Section 7.5.704 and a Development Plan, as set forth in City Code Section 7.5.502(E).

CPC NV 21-00120 - NON-USE VARIANCE - BUILDING HEIGHT

Approve the Nonuse Variance for building height, based upon the finding that the request meets the review criteria for granting a Non-use Variance, as set forth in City Code Section 7.5.802(B) and 7.5.802(E).

Applicant Presentation:

Lisa Sorenson with Cohen-Esrey Development Group presented a PowerPoint with the scope and intent of this project, along with Lupe Cantu, Davis Partnership Architects.

Project Initiatives

- Provide long-term quality affordable housing
- Designed for affordable accessible housing
- Connect with the Southeast community
- Opportunity for Disadvantaged Businesses
- Healthy living and National Green Building Standards
- Public Improvements

Unit Mix, Rents & Market Study Data

The affordable rents are 17% to 25% lower than market rate properties

Comprehensive Plan & PlanCOS

The fixed 4% credit rate combined with the TIF financing will allow us to add extra project benefits and add a parking garage with 56 covered parking spots. This will result in more green space for a playground, dog park and outdoor gathering areas.

The proposed site is located at 1609 Zebulon Drive in the Valley Hi neighborhood.

Per the PlanCOS map this area has been identified as a Reinvestment Area & Community HUB.

Neighborhood planning and *attainable housing* are specifically listed as a major initiative in the Plan COS Alignment.

Lofts at 1609 will contribute to both initiatives through the construction of a \$35 million multi-family community and the corresponding benefits

We want to be a community partner in addition to providing housing. We want to provide a place to meet, gather, and connect people to the community through jobs, social networking, and empowering people to be self-sufficient by providing housing as the cornerstone.

Questions:

Commissioner Graham asked how the number of ADA units was calculated. Ms. Sorenson answered that it had to do with how the units stacked in the architectural design. Ms. Sorenson said she believed ADA accessible units were the 3-bed units, which have more room and turning radiuses and other accommodations that might be needed.

Mr. Lupe Cantu agreed and said they tried to provide a multi-level access for the Type A or wheelchair accessible units. Mr. Cantu said they were able to take advantage of the stacking that occurred in the wall alignment between the multiple levels.

Commissioner Graham asked if the rates were fixed or would they adjust with the cost of living. Ms. Sorenson said once a year, HUD provides the Area Medium Income (AMI) per county and those are the guidelines used for any increase in rent.

Supporters:

N/A

Opponents:

N/A

Questions of Staff:

N/A

Rebuttal:

N/A

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner McMurray said the project looks great but commented that he did not feel like we have a way of connecting public improvements along these major corridors, like crossing Chelton or Academy. Those are not pedestrian friendly by any definition. The way the process is currently set up doesn't have a way to make those links between the applications that are coming in and the growing need that we will see for those improvements. Commission McMurray said he was interested in considering way that we can address that moving forward.

Commissioner Graham said he thought this was a great project and much needed in the southeast.

Motion by Commissioner Eubanks, seconded by Commissioner Wilson, to recommend to City Council the Zebulon Flats Urban Renewal Area is consistent with the city's comprehensive plan based upon the findings contained in the staff report. The motion passed by a vote of 7:0:2:0

Aye: 7 - Commissioner Raughton, Commissioner McMurray, Commissioner Wilson, Chair Graham, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 2 - Vice Chair Hente and Commissioner Rickett

- 6.O. [CPC CU 21-00046](#) A conditional use development plan for Zebulon Flats (aka Lofts at 1609) to develop a 137-unit multi-family affordable housing community. (Quasi-Judicial)

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Motion by Commissioner Eubanks, seconded by Commissioner Wilson, to approve the Conditional Use Development Plan, based upon the finding that the request meets the review criteria for granting a Conditional Use as set forth in City Code Section 7.5.704 and a Development Plan, as set forth in City Code Section 7.5.502(E). The motion passed by a vote of 7:0:2:0

Aye: 7 - Commissioner Raughton, Commissioner McMurray, Commissioner Wilson, Chair Graham, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 2 - Vice Chair Hente and Commissioner Rickett

- 6.P.** [CPC NV 21-00120](#) A non-use variance to City Code section 7.3.204 and 7.4.102.C.2 to allow an overall building height of 59'-10" where maximum building height is 45-feet with an additional 5' for ornamental features.

Presenter:

Tasha Brackin, Senior Planner, Planning & Community Development

Motion by Commissioner Eubanks, seconded by Commissioner Wilson, to approve the Nonuse Variance for building height, based upon the finding that the request meets the review criteria for granting a Non-use Variance, as set forth in City Code Section 7.5.802(B) and 7.5.802(E). The motion passed by a vote of 7:0:2:0

Aye: 7 - Commissioner Raughton, Commissioner McMurray, Commissioner Wilson, Chair Graham, Commissioner Slattery, Commissioner Almy and Commissioner Eubanks

Absent: 2 - Vice Chair Hente and Commissioner Rickett