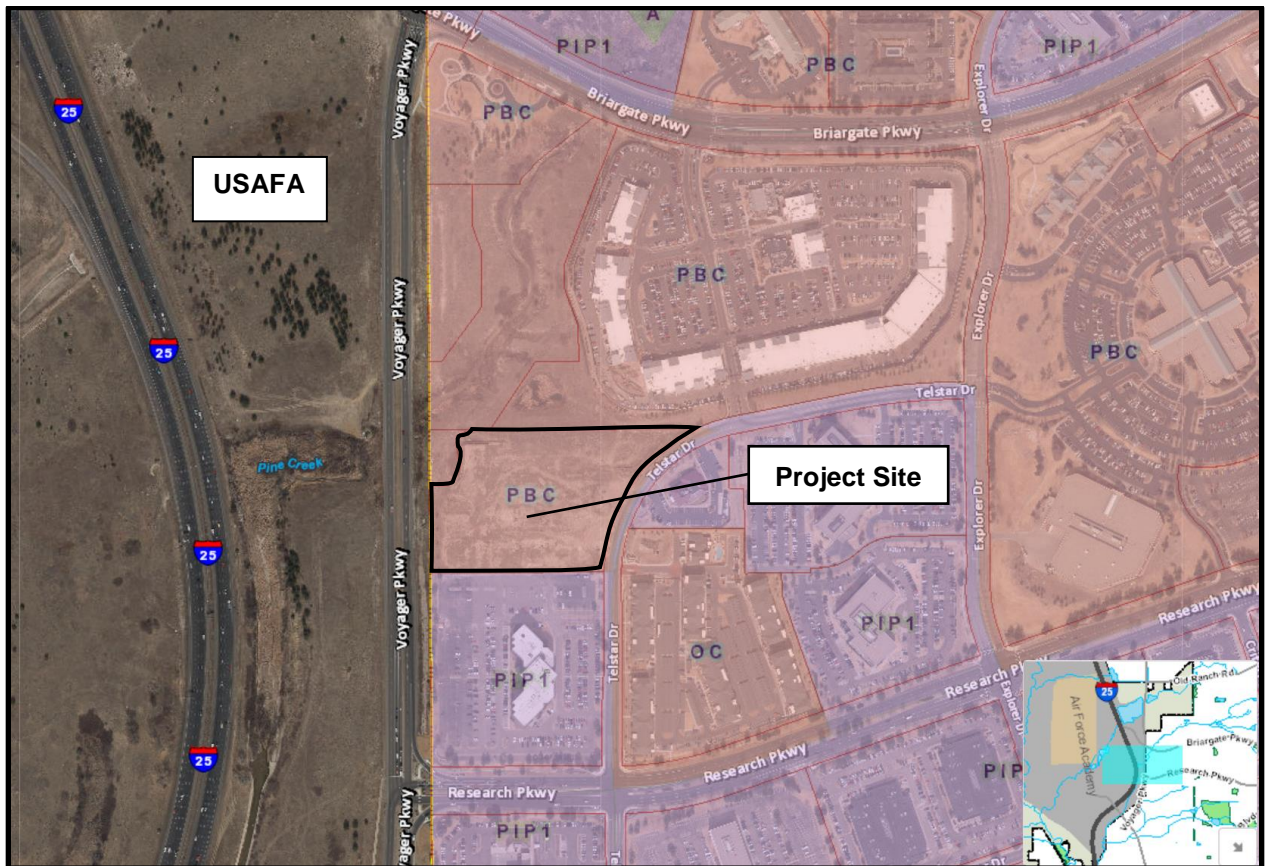


CITY PLANNING COMMISSION AGENDA
July 18, 2019

STAFF: DANIEL SEXTON

FILE NO(S):
CPC CU 19-00014 – QUASI-JUDICIAL
CPC R 19-00015 – QUASI-JUDICIAL

PROJECT: CALIBER AT VOYAGER
OWNER: 2008 BRIARGATE CO LMT PARTNERSHIP
DEVELOPER: THE GARRETT COMPANIES
CONSULTANT: THE GARRETT COMPANIES



PROJECT SUMMARY:

1. Project Description: The project includes concurrent applications for a conditional use development plan and administrative relief for 7.8 acres of land located at 1510 Telstar Drive. The project is herein referred to as "Caliber at Voyager". The proposed conditional use development plan illustrates a 193-unit multi-family residential apartment complex in two buildings with on-site ancillary site improvements. **(FIGURE 1)** The request for administrative relief is a proposal to allow a maximum building height of 51.75 feet, which is 6.75 feet above the maximum building height of 45 feet allowed under City Code Section 7.3.204. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Team's Recommendation: City Planning staff recommends approval of the applications as proposed.

BACKGROUND:

1. Site Address: The property associated with this project site is addressed as 1510 Telstar Drive.
2. Existing Zoning/Land Use: The properties are currently zoned PBC (Planned Business Center) and are undeveloped.
3. Surrounding Zoning/Land Use:
North: PBC (Planned Business Center) and is undeveloped open space and commercial uses.
East: PIP-1/OC (Planned Industrial Park and Office Commercial) and is commercially and residentially developed.
South: PIP-1 (Planned Industrial Park) and is commercially developed.
West: El Paso County Zone RR-5 (Residential Rural (5 acres) and is developed with the United States Air Force Academy.
4. PlanCOS Vision: According to the PlanCOS Vision Map, the project site is an Established Suburban Neighborhood within the Briargate Business Campus.
5. Annexation: The subject property was annexed into the City under the Briargate Addition #4 plat (September 28, 1982; Ord. 82-137).
6. Master Plan/Designated Master Plan Land Use: The Briargate Master Plan identifies the project site as Office-Industrial/Research & Development (O/I). The project site is within an implemented portion of the Briargate Master Plan.
7. Subdivision: The project site is platted as Lot 1 of Courtyards at Briargate Filing Number 1.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project site has been over-lot grading and some utilities were installed to the site by a prior developer. Topographically, the property gradually slopes down to the northwest from Telstar Drive.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 12 property owners on two occasions: during the internal review stage and prior to the Planning Commission hearing. The site was posted during the two occasions noted above. During the internal review notification, City Planning staff received one correspondence from an adjacent property owner. The resident's concerns revolved around traffic and loss of views.

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 Engineering, City Traffic, City Fire, Council of Neighbors, City Water Resource Engineering, Council of Neighborhood Organizations (CONO), El Paso County Planning & Community Development, School District #49, Police and E-911, and the United States Air Force Academy (USAFA). All comments received from the review agencies have been addressed.

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

1. Review Criteria / Design & Development Issues:

a. Application Summaries:

i. Conditional Use Development Plan

The requested conditional use development plan for the Caliber at Voyager project would allow for the development of a 193-unit multi-family residential apartment complex in two buildings with on-site ancillary site improvements. **(FIGURE 1)** The applicant’s proposed number of units, which include one-, two-, and three-bedroom units, result in a residential density of 24.7 dwelling units per acre. The proposed density is similar to other multi-family residential projects in the area. As discussed later in this report, the applicant is requesting a concurrent application for administrative relief to allow a maximum building height of 51.75 feet. Other than the requested relief for maximum building height, the project complies with all the established dimensional controls for the Planned Business Center zone district. City Planning staff also notes that the Planned Business Center zone district is supportive of the proposed land use type, in that City Code Section 7.3.203 *Permitted, Conditional and Accessory Uses* lists the multi-family residential use type as a conditioned use; therefore, a zone change is not needed to implement the requested land use.

ii. Administrative Relief

The applicant’s requested administrative relief consists of a proposal to allow a maximum building height of 51.75 feet, which is 6.75 feet (or 15%) above the maximum building height of 45 feet allowed under City Code Section 7.3.204 (see table below). **(FIGURE 1)**

DEVELOPMENT STANDARDS
OFFICE, COMMERCIAL, INDUSTRIAL AND SPECIAL PURPOSE ZONE DISTRICTS

STANDARD	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD
Minimum district size		10,000 sq. ft.	1 acre			10 acres	20 acres			1	2	35 acres	1
Maximum building height	35 ft.	45 ft.	45 ft.	45 ft.	50 ft.	45 ft.	45 ft.	40 ft.	80 ft.	1	2	1	1
Minimum lot area	5,000 sq. ft.					1 acre ⁷	0.5 acre ⁷		1	1	2	1	1
Minimum lot width	50 ft.							1	1		2	1	
Minimum setbacks:											2	1	
Front	25 ft.	25 ft. ^{4,7}	25 ft. ⁴	20 ft. ⁴	6	50 ft. ^{4,7,8}	25 ft. ^{4,7}	20 ft.	6	1	2	1	1
Side	5 ft. ³	20 ft. ^{5,7}	25 ft. ⁵	3	6	30 ft. ^{5,7}	10 ft. ^{5,7}	3	6	1	2	1	1
Rear	20 ft.	20 ft. ^{5,7}	25 ft. ⁵	20 ft. ⁵	6	50 ft. ^{5,7}	25 ft. ^{5,7}	10 ft. ³	6	1	2	1	1
Adjacent to residential						100 ft.	100 ft.			1	2	1	1
Maximum lot coverage	50%	40% ⁷				30% ⁷	40% ⁷			1	2	1	1
Landscape setbacks	6	6	6	6	6	6	6	6	6	6	2	6	6

Although the request would allow the construction of two commercial buildings that exceed the maximum building height established under the base zone

district, the site is constrained by extraordinary and exceptional physical conditions that generally do not exist on nearby properties. The project site and proposed site design and layout are affected by the following conditions: Preble's Meadow Jumping Mouse habitat, very large Colorado Springs Utilities utility easements, and the 100-year floodplain for Pine Creek. While the above referenced constraints would impact any development of the property in question, the applicant's request is consistent with the intent of the City's zoning code and does not adversely impact adjacent properties.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed applications for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS") and not the previous comprehensive plan, as the project applications were submitted after the adoption of PlanCOS in January 2019. According to PlanCOS, the project site is identified on the plan's Vision map as an Established Suburban Neighborhood within the Briargate Business Campus. Per the Thriving Economy Framework map the project site is part of the Experience Economy typology encompassing the northwest corner of Briargate. **(FIGURE 3)** The applicant's proposed residential development is supportive of this typologies goal, which encourages variety of high quality existing and new attractions and related amenities for residents and visitors, appealing to a diverse mix of interests and incomes. By allowing the development of a multi-family residential use in this area, the project reinforces the City's ability to encourage mixed use and livable communities

City Planning staff finds the Caliber at Voyager project and its associated application 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 Briargate Master Planned area, which identifies the property for commercial uses. As the applicant has proposed, the land use pattern of this area will be enhanced by allowing a greater mixture of land uses, such as the proposed multi-family residential. As an implemented portion of the Briargate Master Plan, the project as proposed did not require the concurrent submission of a major master plan amendment to change the current master planned land use designation to residential. City Planning staff is in concurrence with the creation of a more diverse land use pattern, and finds the Caliber at Voyager project to be consistent and in substantial compliance with the Briargate Master Plan, as amended.

STAFF RECOMMENDATION:

CPC CU 19-00014 – CONDITIONAL USE DEVELOPMENT PLAN

Approve the conditional use development plan for the Caliber at Voyager project, based upon the findings that the request meets the review criteria for granting a conditional use as set forth in City Code Sections 7.5.704 and a development plan as set forth in City Code Section 7.5.502(E).

CPC R 19-00015 – ADMINISTRATIVE RELIEF

Approve the administrative relief request for the Caliber at Voyager project, based upon the findings that the request meets the review criteria for granting an administrative relief as set forth in City Code Section 7.5.1102.