



Project Statement

City of Colorado Springs
Development Plan Submittal
September 3, 2020

Project: Dublin Springs Independent Living

Location: 6410 & 6450 Source Center Point, Colorado Springs

Project Description: This project involves combining two undeveloped lots and developing the land as a senior living apartment complex. This application includes a development plan, conditional use, waiver of replat, and nonuse variance (for building height). The development plan includes the proposed layout, utilities, grading, landscaping, and other pertinent info. The conditional use is to have apartments in a PBC zoned area. The waiver of replat is to combine the two lots.

The proposed development is for senior living apartments with 149 units, an integrated clubhouse, internal drive lanes and parking, a stormwater detention basin, private utility services, various green spaces, and other associated features. There is a main building and a small utility building. The main building is four stories tall and a portion of the first floor is the clubhouse. The layout also has an outdoor courtyard adjacent to the clubhouse. This facility does not include any medical or personal care.

There is a single drive access off of Templeton Gap Road on the southwest side of the site. The internal drive lane loops around the apartments.

The average slope across the site northeast-southwest is approximately 12%. Due to this, a number of retaining walls are proposed, including a wall along that wraps about half way around the site. Most of the retaining walls are less than 4 feet tall, with the tallest walls being approximately 4.5 feet.

There are existing utility mains in both Templeton Gap Road and Source Center Point. Water and sewer services are proposed to connect in Source Center Point.

Justification: The conditional use and waiver of replat should be approved because the proposed use of the property is reasonable and these items are required by the City to develop the property.

The conditional use to have apartments in the PBC zoned area makes sense as there are already apartments and small lot residential in the area, with adjacent gas station, restaurants, coffee shop, and a medical business (plasma). A senior living facility would fit well at this location.

Development Plan Review Criteria

1. Will the project design be harmonious with the surrounding land uses and neighborhood? - The surrounding land uses are a mixture of commercial, residential, and apartments. Senior living apartments will fit right in.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities? – The site is at a location where small lot residential, transitions to commercial. The proposed senior living apartments would fit well as a transition between these two uses. Streets, utilities, and schools wouldn't be overburdened by this development, and there don't appear to be any public parks in the vicinity.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? – Yes. The proposed buildings are centered on the property with landscaping on the perimeter.

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development? – Landscaping and the topography of the site will provide a buffer for/from the site.

5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption? – Yes, the site has direct access to an existing street.

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? – Yes, the drive aisle provides a loop around the proposed buildings.

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic? – Yes, the internal drive aisles have only one inlet/outlet.

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? – Yes. The parking provided is more than double what the City requires.

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design? – Yes. All of the main building entrances are ADA accessible. ADA parking and access has been provided for the proposed clubhouse and at three other entrances to the main building.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? – The paved area is about as small as possible while meeting the City's traffic, accessibility, and fire codes. If some of those code requirements are waived, the paved area can be reduced.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles? – Detached sidewalks are proposed along the public streets and around the main building. The perimeter sidewalks are primarily in the right of way.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? – No, these conditions haven't been identified onsite and the site was likely rough graded in the past. The only such significant features identified onsite is a small existing stormwater detention pond with some trees/bushes growing in it, which will be replaced with a larger stormwater pond. Otherwise, the site is covered with grasses.

Administrative Relief Request – Building Height

Code Section to be Relieved: 7.3.204

Code Requirement: Maximum building height is 45'

Request: Allow a building height greater than 45' (~45.3')

Percentage of Relief: 1%

The proposed building is four stories tall with a total height of approximately 45.3 feet. The first floor ceiling has been raised due to structural considerations and to provide required mechanical separations.

1. Extraordinary or Exceptional Conditions: None.

2. Intent of Code/Regulations is preserved: An additional 0.3' on a four story building won't be noticeable without surveying equipment or something similar.

3. No adverse impact on surrounding properties: An additional 0.3' on a four story building won't be noticeable, so won't have an adverse impact. The proposed building is between other commercial buildings and the surrounding residences and doesn't appear to block any residential views.

4. Purpose is not to increase number of dwelling units: The additional building height doesn't allow for additional dwelling units. The first floor ceiling has been raised due to structural considerations and to provide required mechanical separations.

Administrative Relief Request – Required Parking

Code Section to be Relieved: 7.4.203

Code Requirement: Required parking spots is 237 (based on one or two bedroom apartments)

Request: Allow fewer than 237 parking spaces (204)

Percentage of Relief: 14%

The proposed development is for senior living apartments, with a 55+ age restriction. If the City's 'Elderly (60 or over)' category is used, only 90 parking spaces are required (0.6 spaces per DU). This category is expected to be much more representative of the residents than the standard apartments category, and the 204 parking spaces provided is more than double this requirement.

1. Extraordinary or Exceptional Conditions: None.

2. Intent of Code/Regulations is preserved: This is still a senior living facility. Just because the minimum age is 5 years less than what the City standards use doesn't change that, or the type of people that will be living here. For the type of residents this facility will have, the amount of parking provided far exceeds the expected need, so the intent of the code is preserved.

3. No adverse impact on surrounding properties: Having large empty/unused parking lots is generally seen as undesirable, and the City has already directed this project to increase the landscaping area where possible. Adding 33 additional parking spaces that are expected to go unused would likely create an adverse impact, rather than preventing one.

4. Purpose is not to increase number of dwelling units: The purpose is to avoid having a bunch of unused parking spots where landscaping could have gone.

Nonuse Variance Request – Building Ornamental Features Height

Code Section to be Varied: 7.2.201 and 7.4.102(C).2

Code Requirement: Maximum roof ornamental structures height is 5'

Request: Allow roof ornamental structure height greater than 5' (~14.5')

The proposed building has a roof access elevator and roof access stairs with heights ~14.5' and ~10.9' above the high point of the roof. These features provide access to a sitting area on the roof of the building.

1. Extraordinary or Exceptional Conditions: None.



2. No Reasonable Use: Not applicable.

3. No Adverse Impact:

The granting of this variance does not appear to be detrimental to the surrounding properties. The proposed building is between other commercial buildings and the surrounding residences and doesn't appear to block any residential views.

Issue List:

None.