

CITY PLANNING COMMISSION AGENDA
January 16, 2020

STAFF: RACHEL TEIXEIRA

FILE NO:
CPC CU 18-00174 – QUASI-JUDICIAL

PROJECT: CHEYENNE VISTAS

PROPERTY OWNER: CHEYENNE VISTA DEVELOPMENT LLC

DEVELOPER: K.D.G. CAPITAL, LLC

CONSULTANT REPRESENTATIVE: NES, INC.



PROJECT SUMMARY

1. Project Description: This is a request for a conditional use to allow for multi-family residential, Cheyenne Vista Townhomes, consisting of 27, three story units, in the PBC (Planned Business

Center) zone district. **(FIGURE 1)** The property is 4.03 acres located southeast of Clubhouse Drive and Education Way.

2. Applicant's Project Statement: **(Refer to FIGURE 2)**
3. Planning and Development Team's Recommendation: Staff recommends approval of the application with one condition of approval.

BACKGROUND

1. Site Address: 0 Clubhouse Drive
2. Existing Zoning/Land Use: PBC (Planned Business Center)/vacant property
3. Surrounding Zoning/Land Use:
North: R5/Multi-Family Residential
West (of Clubhouse Drive): PBC/Cheyenne Mountain Resort
East: R-1 6000/Single-Family Residential
East (of Highway 115): PUD/Single-Family Residential
South: PBC & SU/Office Building & Recreation Facilities
(FIGURE 3)
4. Annexation: Gate Addition #2 July 1969 and Gates Addition #10 February 1972
5. Master Plan: Cheyenne Mountain Ranch Master Plan - Implemented
6. Subdivision: Unplatted Parcel
7. Zoning Enforcement Action: None
8. Physical Characteristics: The 4.03-acre property is an undeveloped, unplatted lot. The site slopes from the north side (adjacent to Education Way) to the southwest corner of the site.

STAKEHOLDER PROCESS AND INVOLVEMENT

City Planning noticed 147 property owners within a 1,000-foot buffer distance. Staff received written communication in response to the internal review postcard mailing and the property posting. **(FIGURE 4)** The questions raised by the neighborhood include; concern with the number of residential units, driveways on Education Way, adequate guest parking and off-site traffic.

The applicant met with the Villa Portales Homeowners Association and Junior Achievement (JA) representative to address the comments. Based on the meeting, the number of units decreased from 35 to 27, driveways along Education Way removed, and off-street parking added. The adjacent owner, Junior Achievement, expressed concerns with access, utility, and security during the construction phase of the project. The developer will continue the discussion of those items during construction and is willing to work with Junior Achievement. The off-site traffic concerns; speeding along Broadmoor Valley Road, hidden driveways and traffic running the light at Highway 115 and Cheyenne Mountain Boulevard are acknowledged by the Consultant Representative. The traffic analysis is discussed in the following sections of this report.

The revised site plans, project statement and letter of response were forwarded to the neighbors and each asked to provide comments to City Planning. Staff did not receive a response to the resubmittal package. The site will again be posted and notice sent again prior to the City Planning Commission hearing.

Staff sent the plans to the standard internal reviewing agencies for comments. Those commenting agencies included Colorado Springs Utilities, Traffic Engineering, City Engineering Development Review, Landscape Architect, City Surveyor, Enumerations, Water Resources, Fire, and CONO.

Water Resources Engineering is the only city agency with an outstanding comment. The final drainage report needs to be re-reviewed and approved by Water Resources prior to stamping the conditional use development plan approved.

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

1. Review Criteria/Design & Development Issues

Development Plan

The development plan will allow construction of 27, three-story units in combinations of three to six unit buildings with garages and rooftop decks on a 4.03-acre site. Each unit fronts open space with the front door entries accessed via a series of internal sidewalks. These sidewalks are located within tracts that are intended as central community open space to serve as an amenity to the townhome residents and will support walkability of the project. The Cheyenne Vistas Homeowners Association will be responsible for and maintain everything outside of the building footprint/lot lines including all landscaping, tracts, hardscapes, driveways, and private drives. Each individual residential lot will be responsible for trash service.

Vehicular access to the site is via two access points off Clubhouse Drive. The streets within the development are private and designed to provide vehicular access to the rear of each unit. Each unit design includes a two-car garage and driveway parking space at a depth of a minimum of twenty-feet. There are fifty-four driveway parking spaces in total for the townhome units. In addition to driveways utilized for vehicle parking, fourteen off-street parking spaces are provided as additional guest parking located along the western side of the development on Clubhouse Drive. Three guest parking spaces are located within the development at the end of Wister Point, and three accessible parking spaces are located along the northern side of the site off the private access easement being utilized by Junior Achievement offices. There are seventy-four parking spaces in total provided throughout the site.

As stated in the stakeholder section of this report, neighbors expressed concerns related to local traffic generation. A Traffic Impact Analysis (TIA) was submitted with the development plan and reviewed by City Traffic Engineering. The study was based on the initial analysis of thirty-five townhome units. City Traffic Engineering is in agreement with the TIA findings and recommendations. The TIA states that the site-generated traffic for Cheyenne Vista Townhomes is expected to create no negative impact to traffic operations for the surrounding roadway network and proposed site access. The analysis of site-generated traffic has concluded that proposed development traffic volume for Cheyenne Vista Townhomes is minor. Since the initial submittal, the number of units reduced from thirty-five to twenty-seven. Therefore, the impacts are anticipated to remain minor and have no negative impact on traffic operations. Generally, vehicle trips generated from a townhome use are less than commercial uses that would also be permitted uses on this site within the existing PBC zone district.

Drainage

The drainage report indicates and the conditional use development plan illustrates a water quality pond off-site, adjacent to the southeast of the Cheyenne Vista Townhomes site. The drainage report has not been approved by Water Resources and the remaining comment that needs to be addressed is the missing/deficient report checklist item S.6: missing pipe calculations. This outstanding item for the drainage report must be addressed by the applicant. Once Water Resources approves the drainage report for this conditional use project, then the conditional use development plan can be approved.

Geologic Hazards

The Geological Hazard Report was reviewed by both City Engineering and Colorado Geologic Survey (CGS). CGS reviewed the conditional use development plan and agreed with the Geological Hazard Report provided by the applicant's geotechnical consultant. The report provides a valid characterization of the hazards and geotechnical constraints at this site, including steep slopes, shallow groundwater, undocumented fill, and highly expansive claystone bedrock. CGS and City Engineering required that the conditional use development plan include the following statement "Review and analyze slope stability analysis following completion of the retaining wall design, prior to construction, to verify the design and proposed construction will reflect an acceptable factor of safety against slope failure." This report was signed and accepted by the City on January 17, 2019.

2. Criteria for Granting a Conditional Use

A. **Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.**

City Planning Staff finds that the conditional use will not injure the value and quality of the surrounding neighborhood. The site is surrounded by a variety of residential, office, and recreational land uses.

B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

The conditional use proposal is consistent with the intent and purpose of the Zoning Code to promote public health, safety and general welfare. The request is allow for the development of multi-family residential for 27, three-story townhome units. This use is similar and compatible with existing uses in the surrounding vicinity. Staff supports the conditional use request and recommends approval with the one condition of record as noted under Staff's recommendation.

C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City (PlanCOS).

The proposed multi-family townhomes use and conditional use site plan conforms to the City Comprehensive Plan (PlanCOS). This 27-townhome project will complete the last vacant parcel along the Clubhouse Drive for multi-family residential – Cheyenne Vista Townhomes.

3. Conformance with the PlanCOS

PlanCOS, the City's adopted Comprehensive Plan, is a high level and visionary document as a theme based approach to alignment of development intentions for the City. The conditional use development plan for Cheyenne Vista Townhomes project is consistent with the envisioned land use pattern for the subject parcel as it relates to the Vibrant Neighborhoods vision theme in PlanCOS (**FIGURE 5**).

Vibrant Neighborhoods

The project site is identified on the plan's Vision map as an Established Suburban Neighborhood. Per the Vibrant Neighborhoods Framework map this site is part of the established suburban neighborhood that extends from south of Lake Avenue to the edge of the city limits – Cheyenne Mountain State Park between South Academy Boulevard and to the western edge of the city limits. The applicant's multi-family residential land use is supportive of this typology goal, which encourages, supports, and promotes for the neighborhoods a diversity of housing choices. This site will utilize the existing street connections by allowing the development of the multi-family residential land use type in this neighborhood, and the project encourages an infill development with safe connections into and within this neighborhood.

The project provides for a multi-family residential land use, the site will be developed from a vacant parcel into residential townhomes. This is one of the major goals within PlanCOS, to maintain housing attainability, update the zoning, and to keep a strong sense of identify with preserving the existing elements that define the neighborhood's character.

Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Strategy VN-2.A-5: Amend the City's zoning code to allow attainable housing in multi-family and commercial zoning districts in order to maximize the availability and distribution of this housing option in the city.

Policy VN-3.A: Preserve and enhance the physical elements that define a neighborhood's character.

Strategy VN-3.A-4: Modify City Code and create incentives to encourage redevelopment of underperforming buildings to include higher-density housing, mixed-use, civic services, gathering areas, and additional employment opportunities.

It is the finding of the Planning and Development Department that the Cheyenne Vista Townhomes application substantially conforms to the PlanCOS Vibrant Neighborhood vision.

Conformance with the Master Plan

This project site is part of the Cheyenne Mountain Ranch Master Plan. This master plan is considered implemented; eight-five percent (85%) or more built out, and the remaining vacant land is zoned in conformance with the master plan. City Code Section 7.5.402.B.2 states that an implemented master plan is not required to be amended. The land use for this site is designated as a Community Activity Center. Multi-family (townhomes) is an appropriate and compatible land use within a Community Activity Center.

STAFF RECOMMENDATION:

CPC CU 18-00174 – CONDITIONAL USE

Approve the conditional use development for multi-family in a PBC (Planned Business Center) zone based upon the findings that the request complies with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan review criteria in City Code Section 7.5.502 with the following condition:

Condition:

1. The final drainage report must be approved by Water Resources prior to final approval of the conditional use development plan.