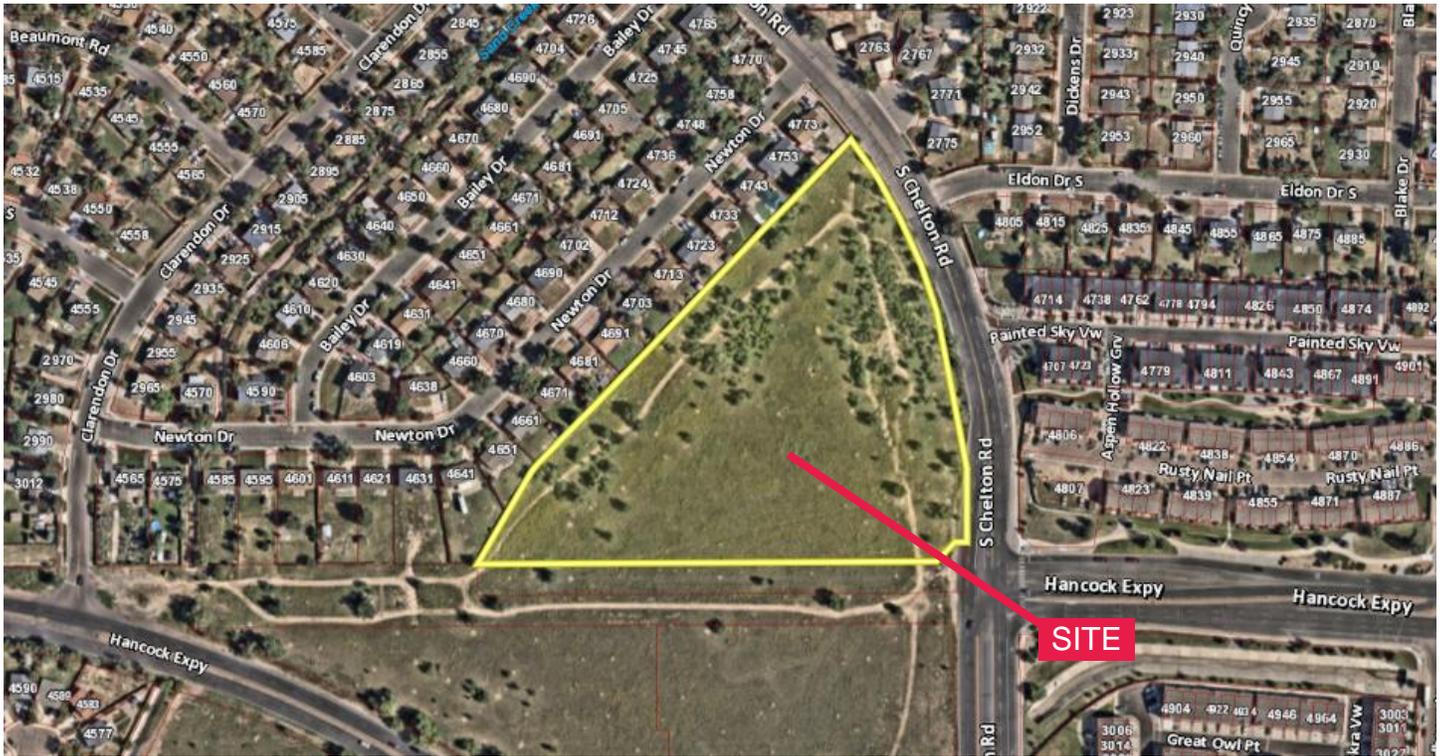




HANCOCK / CHELTON – SINGLE FAMILY DETACHED

Planning Commission December 11, 2024

Staff Report by Case Planner: Allison Stocker, AICP



Quick Facts

Applicant

Ann Odom, N.E.S. Inc.

Property Owner

Millstein-Penkhus Revocable Family Trust

Address / Location

Intersection of Chelton Road and Hancock Expressway

TSN

6435100007

Zoning and Overlays

Current: MX-M

Site Area

7.62 Acres

Proposed Land Use

Single-Family Detached

Applicable Code

UDC

Project Summary

A Conditional Use to allow single-family detached residential units in the MX-M (Mixed-Use Medium Scale) zone district consisting of 7.62 acres located at northwest of the Chelton Road and Hancock Expressway intersection.

File Number	Application Type	Decision Type
CUDP-24-0020	Conditional Use with Land Use Statement	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Pikes Peak Park Addition #10	April 1971
Subdivision	Unplatted	
Master Plan	South Academy Master Plan	Date
Prior Enforcement Action	N/A	

Site History

The subject parcel involved in this proposal is an unplatted tract consisting of approximately seven (7) acres at the corner of Chelton Road and the future Hancock Expressway alignment. The site is zoned Mixed-Use Medium (MX-M) zone district which allows the site to pursue a variety of different use types. Staff was unable to locate any additional entitlements for this site, and the property is presently vacant.

The applicant has elected to pursue a conditional use application to develop single-family detached units. The exact design and configuration will be fully reviewed at the time of development plan review, but it is anticipated that the development will consist of small lots, open space, landscaped areas, and other ancillary improvements. The applicant anticipates a net density of nine (9) dwelling units per acre based on preliminary designs.

Applicable Code

The subject application was submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the application will be reviewed per applicable Code Sections in the Unified Development Code. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-16	Single-Family Detached	
West	R-16	Single-Family Detached	
South	PDZ	Vacant / Multi-family Concept Plan Approved in 2022	Future Realignment of Hancock Expressway
East	PDZ / R-16	Single-Family Attached and Detached	

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Initial Submittal / Prior to City Planning Commission
Postcard Mailing Radius	1000'
Number of Postcards Mailed	561 postcards
Number of Comments Received	2 comments

Public Engagement

Staff received two public comments during the initial review period regarding this application. The primary concerns of these comments are related to the extensive number of residential units in the area, concerns with pedestrian safety and safe routes to schools, and concerns that the additional units will only further existing traffic issues in the area.

Timeline of Review

Initial Submittal Date	October 1st, 2024
Number of Review Cycles	1 cycle
Item(s) Ready for Agenda	November 12 th , 2024

Agency Review

Traffic Engineering

Traffic Engineering has indicated that they do not have specific comments on the proposed conditional use, but will have more information for the applicant regarding road improvements and acceptable access points at the time of development plan review. There were no comments made regarding potential traffic increases.

School District

No comments received.

Parks

No comments received.

SWENT

No substantive comments were received for this application. SWENT intends to review the development plan to ensure compliance with the Stormwater standards.

Colorado Springs Utilities

No comments received.

Conditional Use

Summary of Application

The proposed conditional use would allow development of the seven (7) acre property as single-family detached units in the Mixed-Use Medium Scale (MX-M) zone district. This request would have support development with an anticipated density of five (5) to sixteen (16) dwelling units per acre. The MX-M zone district does not have a maximum density per Code Section 7.4.201C, however the density is restricted based on required site improvements such as drainage improvements, parking, landscaping, etc. While the density range reflects varied possibilities of development, the applicant expects that the net density will be nine (9) dwelling units per acre. The surrounding developments include single-family detached units, attached dwelling units, and future multi-family which has received entitlements for the property just south of the future Hancock Expressway alignment. With the diversity of housing types and densities in the area, this proposal would be largely consistent with existing development patterns and would act as a buffer between the future multi-family to the south and single-family detached north of the project site.

The proposed development pattern of the units will be fully evaluated during development plan review. The intent is to develop the property as a unified development with all units on the same lot. Developing the units on the same lot will allow the developer to apply the MX-M setbacks to the periphery of the site rather than to each individual unit. To better understand and regulate the internal dimensional standards, Staff requested the applicant identify the internal dimensional standards that will apply to the individual units. Given the proposed density and similarity in product type with what might be offered under the R-Flex Medium zone district, the applicant agreed that any future development would follow the R-Flex Medium dimensional standards for the detached units as a condition of approval.

Aside from Planning's comments on the conditional use, all other review agencies either had no comments or provided information comments that will be useful for the future development plan.

Application Review Criteria

Below are the applicable review criteria for the Conditional Use application.

Section 7.5.601

- A. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards);

The proposed use, single-family detached residential units, does not have any use-specific standards per Section 7.3.2-A.

- B. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and

At the suggestion of Staff, the applicant has elected to designate particular dimensional standards to help both Staff and Commission understand what the future development might look like and inform future development patterns. This single-family detached development will utilize the R-Flex Medium dimensional standards as described in Code Section 7.2.209. The R-Flex Medium dimensional standards are an appropriate application to this future development as the proposed density is roughly the same as the permitted density in the R-Flex Medium zone district.

With the establishment of dimensional parameters and anticipated density, Staff finds that the proposed residential development is compatible with the surrounding areas. The immediate land uses and expected future development, include land uses such as single-family lots, single-family attached units, and future multi-family to the south. The inclusion of small lot, single-family detached units would act as an appropriate buffer for single-family lots to the north from the expected multi-family south of the future Hancock Expressway alignment. The range of allowable setbacks, as well as maximum height, lot size, and lot widths is an acceptable middle ground for this general area.

Given the adjacency of the subject parcel and the future Hancock Expressway alignment, Traffic Engineering did look closely at this request during the administrative review. After review, Traffic Engineering determined that they feel comfortable enough with this request and the future alignment to determine access points and relevant roadway improvements at time of development plan review. Traffic Engineering did not indicate any concern with potential impacts to traffic generation that could be caused by future residential development of this parcel.

- C. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

There have been no concerns identified for any infrastructure of public improvements as a part of the Conditional Use application. The applicant is aware that future roadway improvements will be identified at the time of development review in conjunction with the Hancock Expressway realignment and needed improvements to support pedestrian connectivity. City Staff have not indicated any concern that the applicant will be unable to meet those standards at time of development review.

After evaluation of the Hancock / Chelton Conditional Use, Staff find that the application meets the review criteria.

Compliance with Development Standards

The application will be evaluated based on its compliance with applicable development standards and other Code criteria at time of future Development Plan review.

Compliance with Relevant Guiding Plans and Overlays

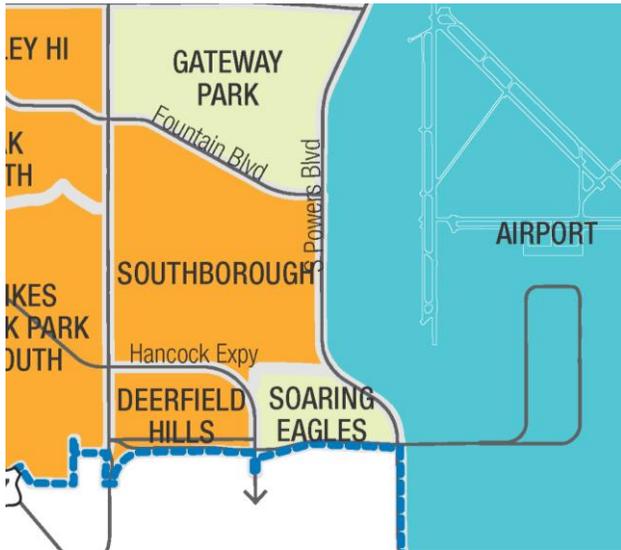
Per the Academy Boulevard Corridor Great Streets Plan, “the intent of this Great Streets Plan is to establish a vision for this segment of Academy Boulevard that integrates land use and transportation at the Corridor level. Its overall purpose is to support the needs of existing residents and businesses in the area while encouraging reinvestment, revitalization, and long-term sustainability. In short, facilitating the re-purposing of Academy Boulevard to be a “Great Street.” The proposed use supports the intent of this Plan by encouraging diverse housing types within proximity to commercial services and employment centers with ease of access due to the redevelopment of South Academy and the future Hancock Expressway.

Compliance with PlanCOS

PlanCOS Vision



The subject site is located within PlanCOS Visions Map's typology of "Mature and Redeveloping". This typology is used to describe areas where thoughtful redevelopment and infill is encouraged. The proposed conditional use supports PlanCOS through the following policy alignment:



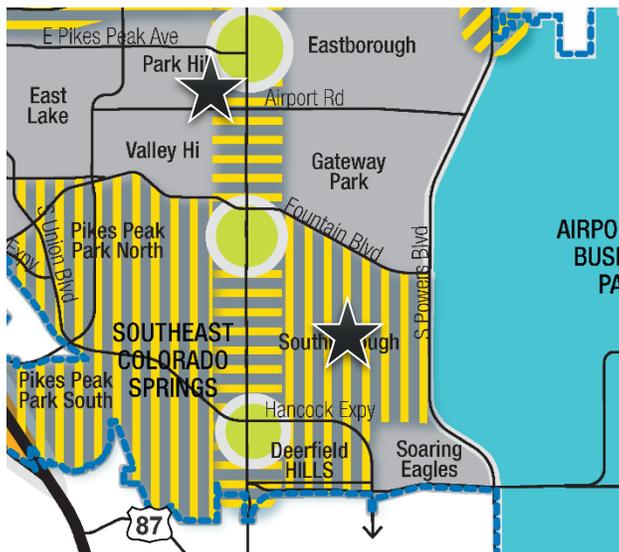
Vibrant Neighborhoods

The subject parcel is within the Southborough neighborhood of Colorado Springs, which is identified in the Vibrant Neighborhoods section of PlanCOS as a Changing Neighborhood. This project supports the following Vibrant Neighborhood Strategies:

Strategy VM-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”.

Predominant Typology

- Downtown
- Newer Developing Neighborhood
- Changing Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Airport
- Future Neighborhood
- Established Historic Neighborhood



Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

Unique Places

The subject parcel is within the Reinvestment Area and Community Hub as identified in the Unique Places section of PlanCOS. This project is supportive of **Policy UP-2.A**, “Support infill and land use investment throughout the mature and developed areas of the City.”

The Project supports **Strategy UP-2.A-1 and UP-2.A-4** which both encourage infill within developed areas and encourage creative development strategies to accomplish unique solutions.

Statement of Compliance

CUDP-24-0020

After evaluation of the Hancock / Chelton Conditional Use, the application meets the review criteria.