

CITY PLANNING COMMISSION AGENDA  
NOVEMBER 9, 2022

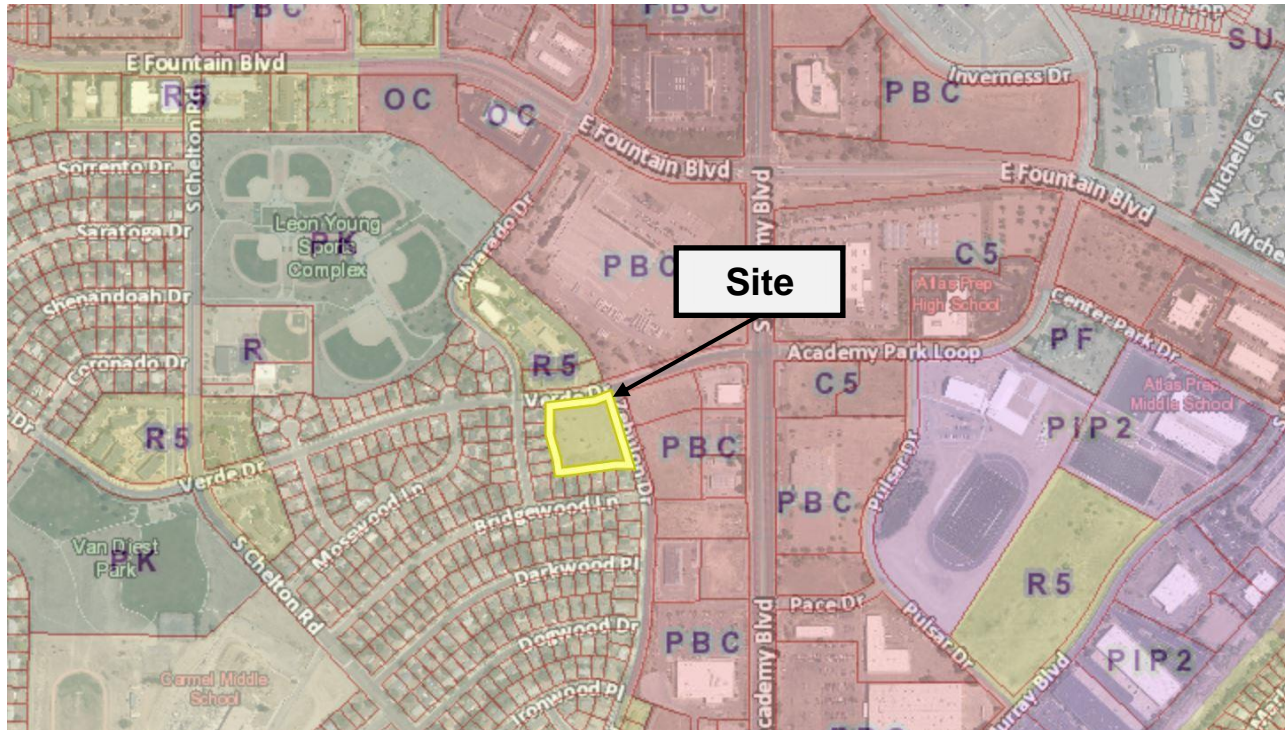
STAFF: AUSTIN COOPER

FILE NO(S):  
PUDD-22-0001– QUASI-JUDICIAL  
PUDZ-22-0001 – QUASI-JUDICIAL

PROJECT: VERDE COMMONS

OWNER: VERDE COMMONS, LLC

CONSULTANT: WILLIAM GUMAN & ASSOC, LTD.



**PROJECT SUMMARY:**

1. Project Description: The project includes concurrent applications for a zone change and development plan for 2.03 acres of land. The project is proposed to be developed with 13 market-rate small-lot single-family attached (duplex) homes for a total of 26 units. The property is located at the southwest corner of Verde and Zebulon Drives. The development plan illustrates the details of the proposal (see “**Development Plan**” attachment).
2. Applicant’s Project Statement: The applicant’s project statement is attached (see “**Project Statement**” attached) and describes the proposed layout, including residential lots, tracts, parking areas, landscaping, utilities, access points and areas for common open space.

3. Planning and Development Team's Recommendation: City Planning staff supports the recommendation for approval of the applications.

#### **BACKGROUND:**

1. Site Address: Unplatted property, hence no formal address.  
Existing Zoning/Land Use: R-5 (Multi-family residential); vacant.
2. Surrounding Zoning/Land Use: North: R-5 (multi-family residential) developed with apartments  
East: PBC (Planned Business Center); vacant with an approved Conditional use 137 unit apartment complex  
South: R1-6 (single-family residential); developed with single family homes.  
West: R1-6 (single-family residential); developed with single family homes.
3. Annexation: The property was annexed as part of the Pikes Peak Park Addition #6.
4. Master Plan/Designated Master Plan Land Use: The property is not within the boundaries of any Master Plan.
5. Subdivision: The parcel is part of the Pikes Peak Park Subdivision #21, recorded in October of 1970.
6. Zoning Enforcement Action: None
7. Physical Characteristics: The site slopes generally from south to north. It is vacant with a few shrubs/small trees but has no other notable vegetation.

#### **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public notification process consisted of providing notice to approximately 188 adjacent property owners within 1,000 feet of the site at initial submittal of the applications and prior to the planning commission hearing. A city-generated poster was placed on the site, and postcards were mailed to property owners on both occasions. One written comment was received in response to the notifications and that email is included as an attachment to this staff report (**see "Public Comments" attached**). Public comments focused on concerns with the proposed development, including traffic congestion and parking issues in the neighborhood. The analysis section below contains explanations of how these concerns are addressed.

Staff's analysis of the proposed applications is outlined in the following sections of this report. In terms of internal and external agency reviews, staff sent the applications to the standard agencies and service providers. Various comments specific to the project design, notably regarding utilities and stormwater infrastructure, were provided to the applicant. All prior review comments had been addressed, and the Parks Department requested that fees be paid for school and park impacts in accordance with the City's Park Land Dedication Ordinance. These fees will be due for each unit at the issuance of the building permit.

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

1. Review Criteria / Design & Development Issues:
  - a) Zone Change

The proposed zone change (**see "Zone Change Exhibit" attached**) will cause the property's zone designation to change from R-5/AO to PUD/AO(Planned Unit Development – Residential, with a gross density of 12.81 dwelling units per acre and a maximum height of 36 feet and Airport Overlay) for development of small-lot attached single-family residential (duplexes) with Individual lots averaging 2,050 square feet.

The zoning for this parcel was established at an unknown time. The applicant's project statement explains the reason for the zone change is to provide for residential development on an infill site, which meets a current need of the city. The current zoning of R5 would allow for a much denser product immediately adjacent to single family residences to the west and south. Staff feels as though this is an adequate buffer between the existing single family to the south and west and the existing multifamily to the north and proposed multifamily to the east. The

proposed zone change to a residential development would be compatible with the surrounding zones and uses.

For the reasons stated above, as well as the discussion within the applicant's project statement, staff finds that the proposed zone change meets the review criteria for a zone change, as set forth in City Code Section 7.5.603.B., as well as the establishment of a PUD zone district, as set forth in City Code Section 7.3.603.

b) PUD Development Plan

The proposed residential development is illustrated on the development plan, which shows the layout of the lots (see "**Development Plan**" attached). The development involves two- and three-story homes, with a height limit of 36-feet and a density of 12.81 dwelling units per acre. Setbacks from exterior property lines are established with this development plan and are consistent with setbacks established for nearby developments. Access to homes will be provided by private streets. The street and lot design follows the recommendations of the small-lot PUD guide for residential development and proposes street-oriented units with front yard landscaping and landscaped buffers around the project perimeter as well as common open space. The landscape plan included with this plan set is preliminary and will be enhanced to provide for a final landscape plan approval prior to construction.

Each lot will have its own private rear yard, and 10 units have full 20-foot long driveways and a single car garage while 16 units only have a single car garage to park on site. A total of 73 parking spaces are provided for the development, a ratio of 2.8 parking spaces per home. Guest parking spaces will be provided along one side of the internal private streets and the development will take advantage of existing on street parking along Zebulon Dr and Verde Dr to meet the guest parking requirements. Standard single-family homes are required to have one off-street parking space per residence under city code, although the PUD guidelines recommend additional spaces be provided for guest parking. The guest parking spaces provided according to the exhibit will result in this project functioning similarly to the small-lot single-family home development immediately to the north of this project. Pedestrian walks are provided on at least one side of the proposed private streets. Please see below for further discussion of traffic and transportation items.

1. CSU

Minor alterations have been required by CSU to clarify where retention walls are located to ensure they are outside of any easements needed by CSU and corrections were made accordingly.

2. Traffic

A traffic study was submitted for this development, and City Traffic Engineering Traffic Engineering agrees with the Traffic Impact Analysis (TIA) findings and recommendations.

3. Drainage

The drainage report submitted with the proposed development has been reviewed by the city Stormwater Engineering Enterprise (SWENT) and approved on October 5, 2022

The project is an infill redevelopment and will utilize existing streets, utilities, parks, and infrastructure within the vicinity of the property, while enhancing the property with new infrastructure (streets, sidewalks, stormwater detention), and a finished product rather than a vacant dirt lot. The medium-density development will include product types that will further diversify the type of homes available in the neighborhood as desired by the community's plan for physical development, known as PlanCOS and discussed further below. The layout, access, and landscaped common areas are designed to provide a vibrant housing community with a variety of different home models and passive recreational opportunities to serve the residents. The residential units, even with maximum heights of 36 feet, will have similar impacts to a typical single-family small lot development. Staff finds that the proposed plan can meet the review criteria for development plans as set forth in City Code Section 7.5.502E, and the review criteria for PUD development plans as set forth in City Code Section 7.3.606.

4. Comprehensive Plan Conformance:

The proposal is complementary to the envisioned comprehensive land use pattern for the surrounding neighborhood based on several themes in PlanCOS.

The Vibrant Neighborhoods chapter of PlanCOS identifies the area surrounding the proposed development as an Established Traditional Neighborhood under PlanCOS. The Plan identifies goals to enhance the existing character of such neighborhoods, while supporting their ongoing investment and improved adaptation. PlanCOS notes that most Established Neighborhoods should expect some degree of infill. This statement underscores the fact that infill development is one of the key indicators of PlanCOS, and extends across many of the plan's themes. The proposed development will further the PlanCOS policies regarding infill and investment in mature and developed areas by providing an additional housing choice in proximity to public parks, major thoroughfares, and activity centers. Another primary goal of the Vibrant Neighborhoods chapter of PlanCOS is the provision of "Housing for All" (Goal VN-2). Strategy VN-2.A-3 suggests support for land use decisions and projects that provide a variety of housing types and sizes that serve a range of demographic sectors and meet the needs of residents through various life stages and income levels.

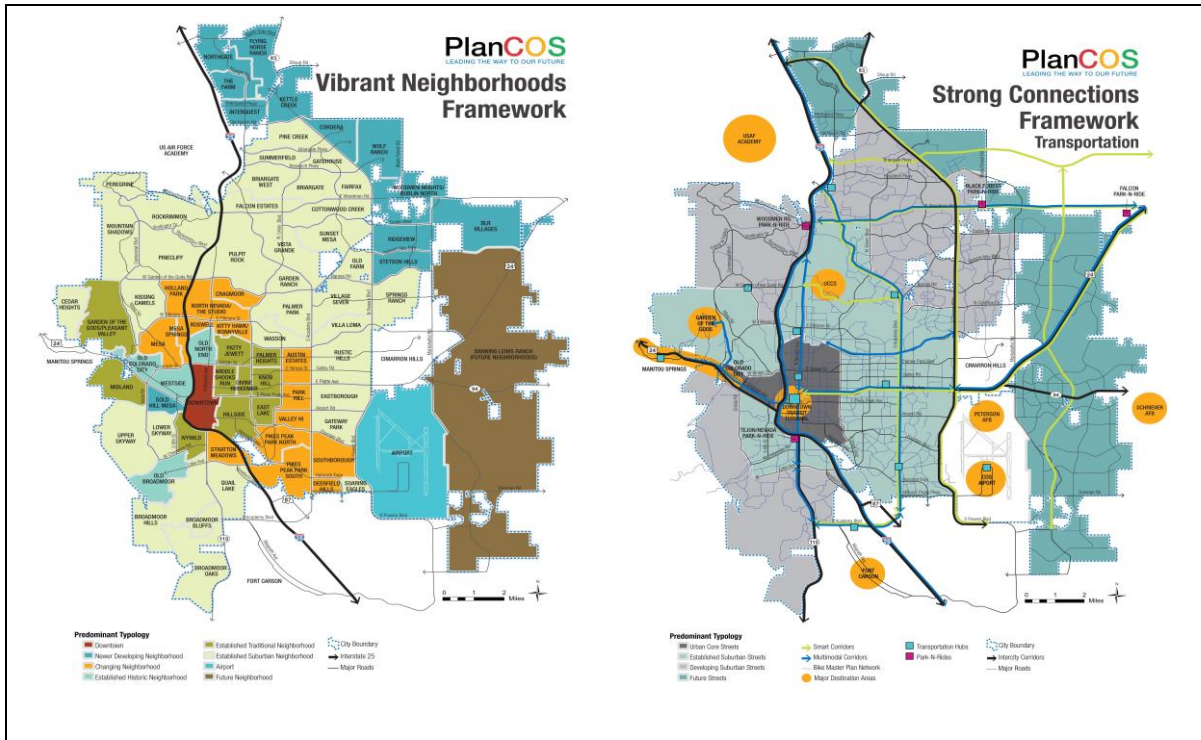
Additionally, it supports the following goals of the Vibrant Neighborhoods chapter:

"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"

Strategy VN-2.A-4, "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."

Another way this project supports PlanCOS is by locating additional attainable housing in support of Goal TE-1 and Strategy TE-1.C-3 of the Thriving Economy chapter, which recommends:

"Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation."



The Thriving Economy Chapter of PlanCOS includes a goal to “Embrace Sustainability”, along with Policy TE-4.A which reads: “Prioritize development within the existing City boundaries and built environment (not in the periphery).” The proposed project is an example of infill development, hence advancing this objective.

Another way the proposed development exemplifies the objectives of PlanCOS is by furthering Policy SC-1.D of the Strong Connections chapter, which recommends multimodal connections between neighborhoods, local destinations, employment and activity centers, and Downtown. The provision of medium-density housing in this location will provide opportunities for convenient multimodal connections between this neighborhood and various employment centers including the downtown area.

For the reasons noted above, Staff finds the proposed development in substantial compliance with PlanCOS. Copies of some Framework maps are shown here and are available on the City website.

**5. Master Plan Conformance:**

The property is not within the boundaries of a city recognized Master Plan.

**STAFF RECOMMENDATION:**

**PUDZ-22-0001 – PUD ZONE CHANGE**

Recommend approval to City Council the PUD zone change of 2.03 acres from R-5/AO (Multi-family residential with Airport Overlay) to PUD/AO (Planned Unit Development – Residential, 12.81 units/acre, maximum height of 36 feet with Airport Overlay), based upon the findings that the change of zone request complies with the zone change criteria as set forth in City Code Section 7.5.603.B. as well as the review criteria for establishment of a PUD zone district as set for in Section 7.3.603.

**PUDD-22-0001– PUD DEVELOPMENT PLAN**

Recommend approval to City Council the PUD development plan, based upon the findings that the development plan meets the development plan review criteria as set forth in Section 7.3.606. as well as the review criteria for a PUD development plan as set forth in Section 7.5.502E.