



**ARROWSWEST APARTMENTS
ZONE-24-0004 & DEPN-24-0039**

CITY COUNCIL
JUNE 25, 2024



ARROWSWEST APARTMENTS

QUICK FACTS

Address:

4145 Arrowswest Drive

Zoning and Overlays

Current: 6.87 acres BP (Business Park) and 2.6 acres MX-M (Mixed Use Medium Scale) both with WUI-O (Wildland Urban Interface Overlay)

Proposed: 9.47 acres MX-M (Mixed Use Medium Scale) with WUI-O (Wildland Urban Interface Overlay)

Site Area

9.47 acres

Future Land Use

Multi-Family Dwellings

APPLICATIONS

- (1) Zone Map Amendment (Rezone)
- (2) Development Plan

VICINITY MAP



ARROWSWEST APARTMENTS

PROJECT SUMMARY

File #(s):

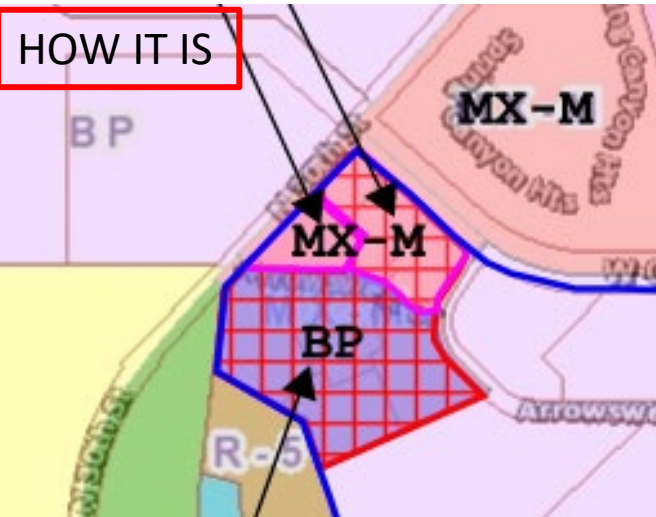
ZONE-24-0004

DEPN-24-0039

Project Proposal:

- Zone Map Amendment (Rezoning)
 - Establishes zoning for the entire property as MX-M (Mixed-Use Medium Scale) with WUI-O (Wildland Urban Interface Overlay).
- Development Plan
 - 222-unit multi-family apartment project.
 - Seven (7) multi-family buildings (3-stories), One (1) community building (one-story) and other site improvements to support the project

ZONE MAP AMENDMENT



ARROWSWEST APARTMENTS

EXISTING CONDITIONS AND PROPOSED DEVELOPMENT



TIMELINE OF REVIEW



Initial Submittal Date	March 2022 (original Conditional Use DP) February 2024 (new/current Application)
Number of Review Cycles	Seven (7)
Item(s) Ready for Agenda	March 19, 2024

STAKEHOLDER INVOLVEMENT



PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Eight (8) times (includes this application and the previous application)
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	192 postcards were mailed with each public notice
Number of Comments Received	>350 written and verbal comments

PUBLIC ENGAGEMENT

- A total of three (3) Neighborhood Meetings were conducted for Arrowswest Apartments.
- Significant amount of opposition.
- Opposition to the project includes; (1) Emergency evacuation (wildfire); (2) Additional housing/density is detrimental to public health, safety and welfare; (3) Development does not comply with Hillside Overlay District; (4) Insufficient neighborhood park land for current/new residences in this area of the city; and (5) City Council's previous decision on the 2424 Project.

AGENCY REVIEW

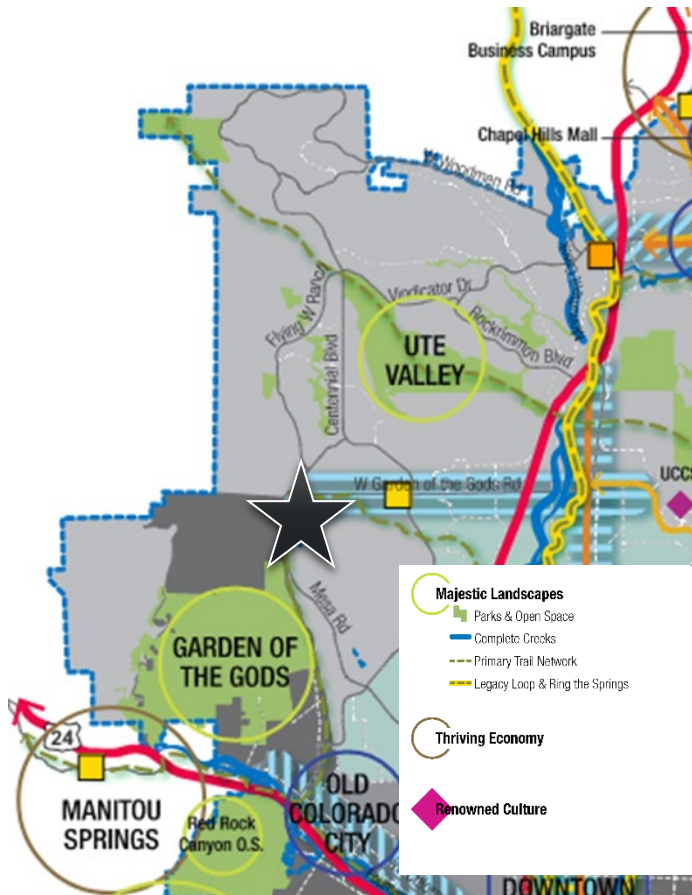


- Traffic Engineering.
 - Traffic Study approved.
 - Provide funding for future signal
 - Improve and lengthen right turn lane at 30th St.
- School District.
 - Pay fees in lieu of school land dedication
- Parks.
 - Pay fees in lieu of park land dedication
- SWENT.
 - Approved Final Drainage Report (FDR). New application does require an amendment to the approved FDR to ensure it is tied to the current development application.

- Engineering.
 - All engineering comments are addressed.
 - Accepted the Geologic Hazard Study
- Colorado Geological Survey.
 - Reviewed and approved Geologic Hazard Study.
 - Recommended a change to Geo Hazard note on the Development Plan.
- Colorado Springs Utilities.
 - Requiring minor revisions to internal landscaping related to utility locations.
- Fire.
 - Requiring minor revisions to landscaping to meet Wildland Urban Interface requirements.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

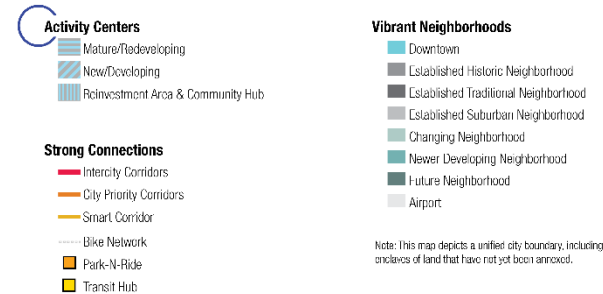
Land use change and infill.

Incorporates elements of existing neighborhood.

Focus on safe connection into and within the neighborhood.

Diversity of housing.

Mobility and connectivity between neighborhoods.



APPLICATION REVIEW CRITERIA



7.5.704: Zone Map Amendment (Rezoning)

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in in Subsection 7.5.514C.3 (Land Use Plan Criteria).
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.

APPLICATION REVIEW CRITERIA



7.5.704: Zone Map Amendment (Rezoning)

Criteria for Approval (Continued)

8. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).

Statement of Compliance

ZONE-24-0004

After review of the application, Staff finds the approval criteria for a zone map amendment are met.

APPLICATION REVIEW CRITERIA



7.5.515: Development Plan

1. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4; and
2. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s); and
3. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans; and
4. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable; and
5. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals; and
6. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district; and
7. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations; and
8. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading); and
9. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts); and

APPLICATION REVIEW CRITERIA



7.5.515: Development Plan

Criteria for Approval (Continued)

10. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site; and If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties; and
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.

Statement of Compliance

DEPN-24-0039

After review of the application, Staff finds the approval criteria for a development plan are met.

CITY COUNCIL OPTIONAL MOTIONS



Optional Motions

ZONE-24-0004 – Zone Map Amendment (Rezoning)

Should the City Council wish to approve the Zone Map Amendment (Rezoning) application, the following motion is suggested:

Approve the Zone Map Amendment to change 6.87 acres from BP/WUI-O (Business Park with Wildland Urban Interface Overlay) to MX-M/WUI-O (Mixed Use Medium Scale with Wildland Urban Interface Overlay), based upon the findings that the request complies with the criteria for a Zone Map Amendment as set forth in City Code Section 7.5.704.

Should the City Council wish to deny the Zone Map Amendment application, the following motion is suggested:

Deny the Zone Map Amendment to change 6.87 acres from BP/WUI-O (Business Park with Wildland Urban Interface Overlay) to MX-M/WUI-O (Mixed Use Medium Scale with Wildland Urban Interface Overlay), based upon the findings that the request does not comply with the criteria for a Zone Map Amendment as set forth in City Code Section 7.5.704.

CITY COUNCIL OPTIONAL MOTIONS



Optional Motions

DEPN-24-0039 – Development Plan

Should the City Council wish to approve the Development Plan application, the following motion is suggested:
Approve the Arrowswest Apartments Development Plan based upon the findings that the request complies with the criteria for a Development Plan as set forth in City Code Section 7.5.515, with the following conditions:

1. An approved Final Drainage Report Amendment is completed.
2. Add the PLDO, Schools, and CDI fees table to the cover sheet of the Development Plan.
3. The Geologic Hazard Disclosure Statement contained on the Development Plan is revised to meet the recommendations of Colorado Geologic Survey.
4. City Fire and Colorado Springs Utilities provide confirmation that the Final Landscape Plan meets applicable WUI-O and Utility Connection standards.

Should the City Council wish to deny the Zone Map Amendment application, the following motion is suggested:
Deny the Arrowswest Apartments Development Plan based upon the findings that the request does not comply with the criteria for a Development Plan as set forth in City Code Section 7.5.515.

