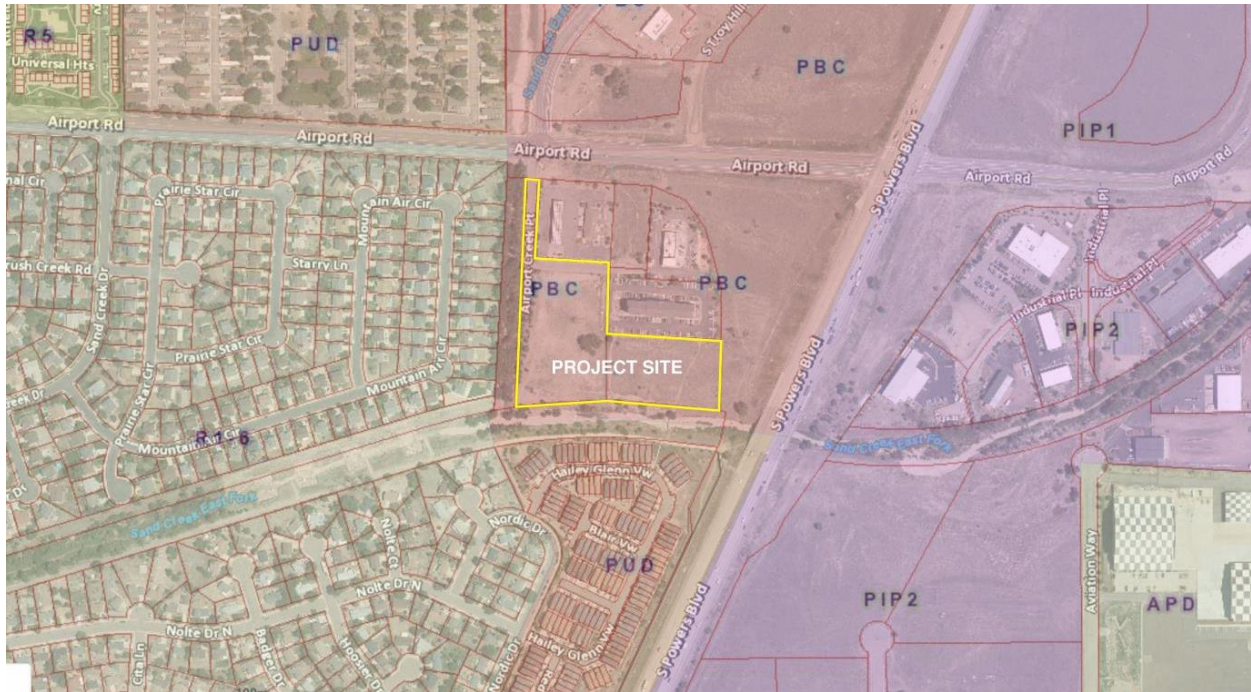


CITY PLANNING COMMISSION AGENDA
March 17, 2022

STAFF: TASHA BRACKIN

FILE NO:
CPC CU 21-00097 – QUASI-JUDICIAL

PROJECT: AIRPORT CREEK APARTMENTS
OWNER: MEADOWBROOK DEVELOPMENT LLC
DEVELOPER: MEADOWBROOK DEVELOPMENT LLC
CONSULTANT: KIMLEY-HORN



PROJECT SUMMARY:

1. Project Description: The project includes an application for a conditional use development plan on 5.78 acres of land to be developed with a multi-family residential development (herein referred as “Airport Creek Apartments”). The property associated with this project is located southwest of the Airport Road and South Powers Boulevard intersection. The Airport Creek Apartments project consists of two free-standing apartment buildings with 134 units with ancillary public and private improvements. **(see attached Development Plan)**
2. Applicant’s Project Statement: **(see attached Project Statement)**

3. Planning and Development Team's Recommendation: Staff recommends approval of the applications.

BACKGROUND:

1. Site Address: The project site is addressed as 575 and 595 Airport Creek Point.
2. Existing Zoning/Land Use: The subject property is currently PBC/AO/SS (Planned Business Commercial with Airport and Streamside Overlays), and is vacant.
3. Surrounding Zoning/Land Use:
North: PBC (Planned Business Center); commercially developed with a fuel station/convenience store, and a fast-food restaurant.
East: PBC (Planned Business Center); commercially developed with a hotel. Further beyond, is Powers Boulevard and industrial development on the opposite side of the roadway.
South: PUD (Planned Unit Development); residentially developed with townhomes.
West: R1-6 (Single-Family Residential); residentially developed with single-family homes.
4. PlanCOS Vision: According to the PlanCOS Vision Map, the project site is within an identified Established Suburban Neighborhood (Gateway Park) and is proximate to a segment of South Powers Boulevard, which is a City Priority Corridor. **(see attached PlanCOS Vision Maps)**
5. Annexation: The subject properties were annexed into the City in 1971, per Pikes Peak Addition #11 Addition Number 11 Annexation Plat.
6. Master Plan/Designated Master Plan Land Use: The property is part of the Gateway Park Master Plan, which has been deemed "Implemented".
7. Subdivision: The property was subdivided with the Airport and Powers Filing 3 plat, recorded Dec 25, 2006.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is currently vacant, except for construction of an approved telecommunications facility that will be operating within a small area near the southern property line. Vegetation consists of riparian trees and shrubs within the stream channel and upland areas of Sand Creek (east fork), which runs alongside both the west and south property lines.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners with 1,000 feet of the site, which included the mailing of postcards to 305 property owners, on two occasions: during the internal review stage, and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above as well. City staff received no written comments concerning the project.

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, the Colorado Springs Airport, City Engineering, City Traffic, City Fire Prevention, City Parks & Recreation, Police, El Paso County and Real Estate Services.

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

1. Review Criteria / Design & Development Issues:

- a. Application Summary

- i. Conditional Use Development Plan

The proposed conditional use development plan for the Airport Creek Apartments project consists of a multi-family residential project. **(see attached Development**

Plan) Multi-family development within a PBC zone district requires the Planning Commission approval of a conditional use development plan. More specifically, the plans illustrate the envisioned site design and layout for an apartment development with 134 units in 2 residential buildings, two “clubhouses” (community centers), private roads and parking areas, and ancillary site improvements. Access to the project site will be via a shared private roadway from Airport Drive. Park and school dedication requirements for the residential units will be addressed through payment of impact fees under the city’s park land dedication ordinance. Common open space and landscaped sidewalks will be provided for convenient pedestrian access. The building will be four stories tall, and the buildings were intentionally located as far east on the property as possible, to limit impacts upon the existing single-family residential uses to the west. Landscape buffers are also incorporated into the layout, to further protect the existing residents and the stream environment. The building designs incorporate a variety of exterior materials, including stone veneer, shake siding, concrete columns, board and batten siding, and vinyl windows, providing a wide spectrum of architectural details to vary the visual impact of the project. As such, staff finds the project’s building designs to be compatible with the surrounding building environment, which consists of multi-family and commercial land uses.

The parcel is located within the Pikes Peak Enterprise zone and the Airport Influence Area, but is not within the Airport Protection Zone nor the Commercial Aeronautical Zone. The Airport Commission considered the development at their January 2021 meeting, and aside from the typical requirements for an aviation easement and sound mitigation construction techniques as well as disclosures during construction, the commission had no objection to the development. The proposed development is in compliance with city zoning code and the streamside overlay requirements. Based upon the information in the project plan, project statement, and technical review comments, Staff finds that the proposed plan is consistent with the intent of a conditional use development plan, as set forth in City Code Section 7.5.701, and a development plan, as set forth in City Code Section 7.5.502(A).

b. Traffic

The applicant is proposing to gain access to the site via an existing private street that will be enhanced for the apartment project with an internal roadway network. No roadways currently exist within the project site, so the decision to develop the roadways as public or private rests with the applicant/developer. As private streets, the maintenance and ownership of these roads will be an obligation of the owner. The City’s Traffic Engineering Division of Public Works has reviewed the traffic study required for the project and has agreed with the conclusions of the report. The adjacent roadways and anticipated traffic control measures include certain improvements to existing roadways, and in other cases were deemed sufficient for the anticipated increase in traffic volumes from the project. The city fire department staff has reviewed the circulation pattern for safety and accessibility and is satisfied that it meets criteria.

c. Drainage

The City’s Water Resources Engineering Division of Public Works (herein referenced as “SWENT”) has reviewed the conditional use development plan and accompanying drainage report for the project. SWENT has accepted the analysis and recommendations set forth in the drainage report prepared by applicant’s consultant. The stormwater from the proposed project will be treated on-site in a private underground detention storage facility.

City Planning staff finds that the proposed development addresses the applicable review criteria set forth in City Code.

2. Conformance with the City Comprehensive Plan

Staff has evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified on the Plan's Vision map within an identified Established Suburban Neighborhood and is proximate to a segment of South Powers Boulevard, which is a Priority Corridor (**see attached PlanCOS Vision Map**). Per the Vibrant Neighborhoods Framework map the project site is part of an area identified as an Established Suburban Neighborhood (**see attached PlanCOS Vision Map**). With the development of the Airport Creek Apartments project, one of the last remaining undeveloped parcels in this matured neighborhood will be built-out. Development projects within the Established Suburban Neighborhood typology are expected to focus on safe connections into and within the established neighborhood. The applicant has accomplished this with new vehicular and enhanced pedestrian connections, and a site design and layout that blends this project into the surrounding land pattern.

City Planning staff finds the Airport Creek Apartments project to be in substantial conformance with PlanCOS and its guidance.

3. Conformance with the Area's Master Plan

The project site is part of the Gateway Park Master Planned area. The Gateway Park Master Plan was previously deemed "Implemented". Based on the surrounding land use pattern, which contains a mix of multi-family residential and commercial uses, staff finds the Airport Creek Apartments project to be complimentary of and supportive to the surrounding area.

STAFF RECOMMENDATION:

CPC CU 21-00097 – CONDITIONAL USE DEVELOPMENT PLAN

Approve the conditional use development plan for the Airport Creek Apartments project, based upon the findings that the request meets the review criteria for granting a conditional use, as set forth in City Code Section 7.5.704, and a development plan, as set forth in City Code Section 7.5.502(E).