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1640 Quail Lake Loop
Lot 11, Block 1 Quail Lake Business Center
Development Plan, Zone Change (TSN: 6432407006)

This submittal is for approval of a Development Plan and Zone Change for the property. The site is zoned PIP 1 (Planned Industrial Park) we are requesting to change the zone to PUD (Planned Unit Development). The 2.33 acre site, TSN # 6432407006 is located south of the E. Cheyenne Mountain Boulevard and Quail Lake Loop intersection. The legal description is Lot 11 Block 1 Quail Lake Business Center.

We respectfully request approval of these applications based on the review criteria response points laid out below.

REVIEW CRITERIA FOR DEVELOPMENT PLAN:

1. The details of the use, 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.
The design of this site is compatible and oriented on the site to be harmonious with the surrounding neighborhood. The intensity of the project shall be very low in comparison to the other properties within the Quail Lake Business park. The materials and design of the buildings are at a higher aesthetic level than what is typical for the business park. The overall size and height of the buildings is less than what a typical industrial building that would be allowed under the existing zone as well.
We are proposing to develop the site with garage condominiums that will have mezzanine and 2nd floor spaces that can finished with recreation rooms, kitchens, bedrooms and bathrooms. The purchasers of the condominium units will have the flexibility to complete their finishes to their own desires. The site is designed with the intent of providing accessibility and security for the condominium owners cars, boats, RV's, etc... The five (5) separate buildings have been located around a central common auto courtyard area so the front elevations with the garage doors are internal to the property and concealed from the view of the street and adjoining properties. This enhances the overall aesthetics of the buildings and will provide for a high level of security. There will be one entry into the property that will be gated with an access control system. The building elevations that face the streets and adjoining properties have extensive decks and windows for the future recreation and living areas of the units. The buildings have also been oriented on the site to get the maximum mountain, open space and city views from the upper level of the buildings. The exterior materials will be a combination of Steel, Masonry, and Stucco. The exterior finishes of these buildings will be far superior to any industrial style building that could have previously been built on this property. The use of these building will also be exceedingly more harmonious with the surrounding neighborhoods and the City open space. The ability of the owners using this property 24/7 will provide increased safety and vigilance for the Quail Lake Loop area. The value of the units in this project will far exceed the surrounding industrial neighborhood, and will be a more harmonious neighbor to the residential development to the south. The visibility of the project from East Cheyenne Mountain Blvd. for people passing by to the residential developments to the west will also be more harmonious than an industrial use on this property.
2. The development plan substantially complies with and City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.
The design of the site substantially complies with the City-adopted plans that are applicable to this site, this site is in compliance with the intent of the Cheyenne Mountain Master Plan.
3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.

The site meets all of the setback, height, and dimensional standards for the zoning of the property. The intensity of the project shall be very low in comparison to the other properties within the Quail Lake Business park. The materials and design of the buildings are at a higher aesthetic level than what is typical for the business park. The overall size and height of the buildings is less than what a typical industrial building that would be allowed under the existing zone as well. The site shall incorporate the topography of the site and allow for a natural setback next to the park with the slope on the southwest.

4. The project grading, drainage, flood protection, storm water quality and storm water mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.
The site addresses all drainage requirements set forth in the City's drainage criteria manual. The site shall incorporate the topography of the site and allow for a natural setback next to the park with the slope on the southwest. Great care was taken to minimize all grading and to fit each building into the existing property. The large fill slope around the south and west sides of the property will be untouched and the natural trees and vegetation will remain. There will no impact on the adjoining City open space. The storm water quality and mitigation have been designed below ground to enhance the aesthetics of the property. All impervious surface water will drain to the new water quality facility eliminating any existing erosion that had been occurring.
5. The project provides off-street parking as required by this chapter, or a combination of off-street parking as permitted by this chapter.
The design of this project provides more than adequate off-street parking. The design and size of the garage spaces in the condos will provide more than adequate parking off-street, The central auto courtyard area will also provide extra parking when needed.
6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by the chapter.
All exterior site design elements meet the dimensional standards set forth by code.
7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.
The landscape design of this project provides all of the required landscaping materials set forth in the code.
8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.
The project allows us to preserve all of the natural area to the south of the site towards Quail Lake Park numerous existing trees as well as the natural topography shall be preserved. This existing buffer shall preserve the park feel to the southwest of the property.
9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.
The building locations shall provide for safe vehicular, pedestrian, and bicycle circulation within the site.
10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.
There shall be only one gated access drive into the site. The design complies with the City's Traffic Criteria Manual. We are providing plenty of space from the gate to the curb for any traffic to pull off of the existing roadway.
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.
The project connects adequate public utilities to the site.
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 City's Traffic Criteria manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.
This project shall not have significant impacts on the existing roadways. The amount of traffic that would be accessing the property is anticipated to be much lower than the typical industrial business that would be allowed under the existing zone.
13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.
This project shall not have any adverse impacts to the neighboring properties. There shall be less noise, dust, and smells that might typically emanate from the typical industrial use.

REVIEW CRITERIA FOR PUD DEVELOPMENT PLAN:

- A. Consistency With City Plans: Is the proposed development consistent with the Comprehensive Plan or any City approved master plan that applies to the site? **The design of the site substantially complies with the City-adopted plans that are applicable to this site, this site is in compliance with the intent of the Cheyenne Mountain Master Plan.**

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- B. Consistency With Zoning Code: Is the proposed development consistent with the intent and purposes of this Zoning Code? **We are requesting a Zone change for this development, we are proposing a less intense development than what is currently allowed.**
- C. Compatibility Of The Site Design With The Surrounding Area:
1. Does the circulation plan minimize traffic impact on the adjacent neighborhood? **There shall not be a large traffic burden on the adjacent business park, most traffic will come straight off of Cheyenne Mountain Boulevard.**
 2. Do the design elements reduce the impact of the project's density/intensity? **The impact on the existing site is reduced due to the grades as well as the intensity allowing for large buffers.**
 3. Is placement of buildings compatible with the surrounding area? **The placement of the buildings on site create a pleasant front façade as well as allowing for a large buffer along the park due to existing grades.**
 4. Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development? **Landscaping is provided to buffer all of the adjoining properties.**
 5. Are residential units buffered from arterial traffic by the provision of adequate setbacks, grade separation, walls, landscaping and building orientation? **All of the units are properly setback from all of the roadways and buffered with landscaping.**
- D. Traffic Circulation:
1. Is the circulation system designed to be safe and functional and encourage both on and off site connectivity? **There shall be only one gated access drive into the site. The design complies with the City's Traffic Criteria Manual. We are providing plenty of space from the gate to the curb for any traffic to pull off of the existing roadway.**
 2. Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? **The drives provide logical and safe access to the site.**
 3. Will adequately sized parking areas be located to provide safe and convenient access, avoid excessive parking ratios and avoid expanses of pavement? **There shall be adequate parking provided on the site.**
 4. Are access and movement of handicapped persons and parking of vehicles for the handicapped appropriately accommodated in the project design? **The site design provides safe and convenient movement of handicapped persons.**
 5. As appropriate, are provisions for transit incorporated? **Anyone using public transit shall be able to access the site safely and convenient.**
- E. Overburdening Of Public Facilities: Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities? **This site shall not overburden and public facilities.**
- F. Privacy: Is privacy provided, where appropriate, for residential units by means of staggered setbacks, courtyards, private patios, grade separation, landscaping, building orientation or other means? **The site design creates an interior space that is very private.**
- G. Pedestrian Circulation:
1. Are pedestrian facilities provided, particularly those giving access to open space and recreation facilities? **The site allows for pedestrian access to the public right of way.**
 2. Will pedestrian walkways be functionally separated from vehicularways and located in areas that are not used by motor vehicles? **The pedestrian walkways are separate from the vehicular access and provide safe movement of both throughout the site.**
- H. Landscaping:
1. Does the landscape design comply with the City's landscape code and the City's landscape policy manual? **The landscaping proposed complies with the landscape manual.**
 2. The use of native vegetation or drought resistant species including grasses is encouraged. The City's landscape policy manual or the Community Development Department's landscape architect can be consulted for assistance.
- I. Open Space:
1. Residential Area:
 - a. Open Space: The provision of adequate open space shall be required to provide light, air and privacy; to buffer adjacent properties; and to provide active and passive recreation opportunities. All residential units shall include well designed private outdoor living space featuring adequate light, air and privacy where appropriate. Common open space may be used to reduce the park dedication requirements if the open space provides enough area and recreational facilities to reduce the residents' need for neighborhood parks. Recreational facilities shall reflect the needs of the type of residents and proximity to public facilities.
 - b. Natural Features: Significant and unique natural features, such as trees, drainage channels, slopes, and rock outcroppings, should be preserved and incorporated into the design of the open space. The Parks and Recreation Advisory Board shall have the discretion to grant park land credit for open space within a PUD development that preserves significant natural features and meets all other criteria for granting park land credit. **Much of the existing landscaping is being kept due to some significant grades and these areas provide large landscape buffers along the surrounding properties.**
 2. Nonresidential And Mixed Use; Natural Features: The significant natural features of the site, such as trees, drainage channels, slopes, rock outcroppings, etc., should be preserved and are to be incorporated into the design of the open space.
- J. Mobile Home Parks: Does a proposed mobile home park meet the minimum standards set forth in the mobile home park development standards table in subsection 7.3.104B of this article? (Ord. 03-110; Ord. 03-190; Ord. 09-70; Ord. 09-80; Ord. 12-68)

REVIEW CRITERIA FOR ZONE CHANGES:

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- A. Amendments To This Zoning Code: Amendments to the text of this Zoning Code may be approved by the City Council.
- B. Establishment Or Change Of Zone District Boundaries: A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made:
 1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare. The requested zone change shall not have any detrimental effects to the health and safety of the general public.
 2. The proposal is consistent with the goals and policies of the Comprehensive Plan. This development shall be consistent with the goals of the Comprehensive plan, this request shall have a less intense than what is shown on the Comprehensive Plan.
 3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request. This design shall integrate with the surrounding properties that enhance the area.
 4. For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter. (Ord. 94-107; Ord. 97-111; Ord. 01-42; Ord. 03-157; Ord. 12-76) The requested zone change shall allow for a less intense relationship between the adjoining properties.

We respectfully request to change the zone designation for the property located at 1640 Quail Lake Loop. We are proposing to change the zoning of the property from PIP1 to PUD. Within the Industrial park that this parcel is located, the other developments consist of industrial, and general offices. This zone change would not affect the overall character of the Industrial park in an adverse manner. It is the intent of the planned unit development zoning to create a compatible relationship to the existing park to the south. This request would be consistent with the goals and policies of the Comprehensive Plan. This request would also enhance the Cheyenne Mountain Master Plan by adding this condominium unit development that allows for a transition from the higher industrial area to Quail Lake Loop park to the southwest of the site.

We are proposing to develop the site with condominium garages. We would create a condominium association and sell the individual units, as these units shall be individually owned and maintained. This concept has become popular in recent years, a garage type space to hold different type of vehicles or equipment. These spaces typically are entered from the front through a roll up garage door. The spaces typically include a recreation area, wet bars, restrooms and kitchenette. The individual units shall all be entered from the north side of the site off of Quail Lake Loop through a security gate and the whole property shall have a security fence along the roadway and in between the buildings in the rear. There are five separate buildings with 27 individual units.

The average size of the garage spaces shall be approximately 1,200sf, additionally each garage condo will have an upper floor or mezzanine that will increase the square footage by 400-1,100sf. The residential units are designed to overlook the Quail Lake park open space and provide great views of the mountains.

We would have 5 units that include a mezzanine and upper level deck. These mezzanines would have the option for the individual owner to construct a recreation room with restrooms and kitchenettes. We then have 22 remaining units that would have a complete upper floor separated from the garage that could include a caretakers or residential unit on the second floor. We would like for the owners of the individual units to have the option and flexibility with the final build-out their unit. We do not consider this a residential type use. Even though some units could support an overnight stay, we don't anticipate anyone buying one of the units to live in specifically.

We are providing a parking space for each unit in front of the garage doors as well as 7 additional parking spaces for any visitors that include 1 ADA parking space. We feel that this provides plenty of parking for the units considering you can park inside each unit.

On site detention shall be provided to capture all of the runoff and piped to a storm sewer, where it is released as an acceptable quantity and rate.

With the information included above this request of the zone change should be allowed. We believe that this request would not have any detrimental effects on the adjacent properties. These garage condos would increase the use of the property during different times as the industrial uses in the area, and bring a more personal involvement to the property in relation to the park located on two sides of the property. We feel that this application would be an added amenity to the city in this location.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,

Brad Nichols, Planning Associate
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