

TAYLOR ARCHITECTURE & DESIGN, LLC

PROJECT STATEMENT

June 21, 2021

RE: Sandstone Investments, Hotel to Apartment Conversion at 8280 & 8290 Voyager Parkway

Description

Sandstone Investments is seeking to convert two existing hotel buildings (at the address listed above) with a total of 117 units, into Studio Apartments. Sandstone has seen a need in this area of Colorado Springs for affordable living units geared towards the working class.

The existing hotel is currently underparked per city code with 109 existing parking spaces for the 117 guest rooms, where 117 spaces are required (1:1 ratio). For the new use, City code lists a ratio of 1.1 spaces per each studio apartment for a new required total of 129 (128.7) spaces. With the current plan we are seeking two (2) – 5% reductions in the minimum parking space requirements. These reductions would bring the required parking count to 116 spaces. Then, by restriping the existing parking lot and utilizing compact spaces [40% of the total provided], along with some motorcycle parking; we are able to achieve 116 spaces on the site to meet the new requirement.

Justification

As this property was originally constructed as a hotel, it is our professional opinion that the Surrounding Neighborhood and Intent of the Zoning Code will not be substantially affected by the proposed change to a multi-family residence/apartment. We feel this change of use is very minor as the overall purpose of the building will remain with a shift to a less transient nature of the occupants.

We also feel this new use for the property remains consistent with the City's Comprehensive Plan, specifically in response to providing Housing for All.

The two parking reductions we are seeking are per City Code 7.4.204 Alternative Parking Options:

1. The property is located immediately adjacent to a City trail: Vindicator Drive Trail
2. The property is located approx. 600' to a major public transit stop located just south of the property on Voyager Parkway (in front of the Walmart).
 - a. While this exceeds the city code condition of being within 400', we feel quite a few of the future residents will utilize the public transit option while commuting; and ask the Planning Commission to consider this reduction.

The existing site is very tight and has no additional room for expanding the existing parking lot. Therefore, no expansion of the current parking lot is proposed, though minor repairs are anticipated to improve the current condition and accommodate the grading required at accessible parking locations. Further, the existing landscaping is proposed to remain.

Pre-Application Issues

Multi-family dwellings are a Conditional Use in the property's current PBC Zoning.