

Date: August 2022, revised November 2022

Re: **Project Statement – Gray’s Multi-Family
Rio Vista and Barnes**

Request

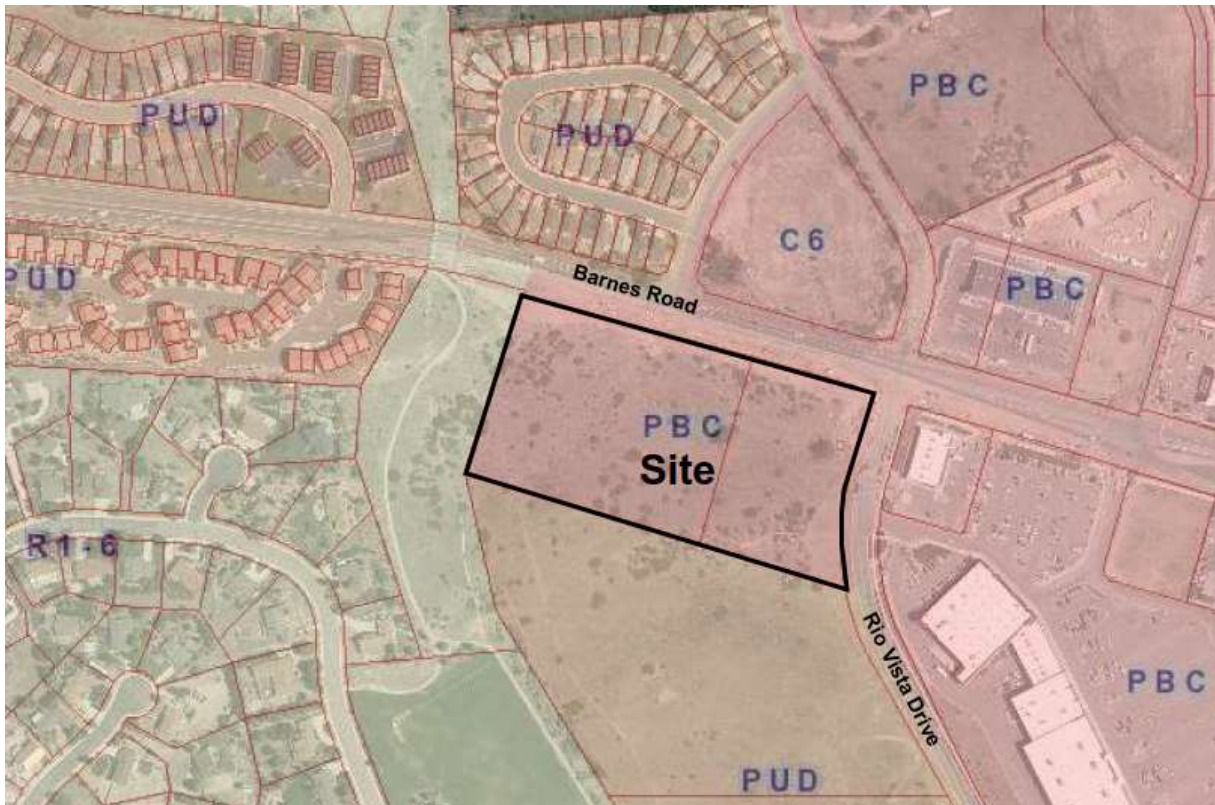
Grays Development Company requests approval of the following applications:

1. Conditional Use for Multi-family in the Planned Business Center (PBC) zone.
2. Development Plan for a Multi-family development comprising of 94 units.
3. Final Plat comprising of 1 lot on 7.32 acres will be submitted separately.

Site Location and Description

The development parcel currently consists of two platted lots containing ~7.27 acres generally located at the southwest corner of Rio Vista Drive and Barnes Road. The eastern of the two parcels is currently addressed as 4250 Rio Vista Drive. Both parcels are currently zoned PBC/AO and surrounded by a mix of uses and zone districts. Land to the north is zoned PUD, C6 and PBC with land currently being used as single family residential, vacant land and retail, respectively. Land to the east is zoned PBC and is currently used as retail/commercial. Land to the south is zoned PUD and is currently used as multi-family residential (apartments). Land to the west is zoned PUD and R1-6, currently being used as townhomes and single family residential. It is important to note that a significant ~230' wide native area buffer area with a trail exists between the zone districts to the west and this development.





Site Location and Description

The request is for a multi-family development within the PBC/AO Zone (Ordinance #21-19), which is a conditional use within the zone. Multi-family in the PBC Zone must meet the R-5 standards of the Zoning Code including minimum setbacks of 20-foot front, 5-foot side, and 25-foot rear, maximum lot coverage of 40%, and maximum building height of 45-feet. This development meets these requirements.

The development proposes 15 3-story townhome structures each containing 4, 6 or 7 private for-rent, townhomes for a total of 94 proposed units. Each of the structures will have a maximum height of 36' and will include two car garages accessed from "alleys" behind each building. 34 additional visitor parking spaces have been provided within different locations on site (in the form of on-street and off-street parking internal to the development) and adjacent to the clubhouse/amenity building.

There will be two points of access to the site: One full movement access to Rio Vista Drive to match the existing access into the retail development to the south and one right-in/right-out access to Barnes Road, generally aligned with Jeffrey Road to the north (please note that Barnes Road is medianized). The internal private roadway network consists of 32' and 28'

wide main drives and 24' wide alleys behind each of the structures all meeting minimum requirements for drive aisle providing for emergency vehicle access. Appropriate marked fire lane access will be provided to meet CSFD minimum requirements.

This development proposal will provide a much needed, more affordable housing opportunity to the local community. The intersection of Rio Vista and Barnes is located on bus route 23, connecting to the Powers corridor. Multiple bus stops are located approximately ½ mile to 1-mile walking distance to locations on Barnes Road and Tutt Boulevard to the east. Residents will be able to walk or bike to adjacent grocery stores, businesses, restaurants and recreational opportunities.

PROJECT JUSTIFICATION

Conformance with Conditional Use Criteria (Code Section 7.5.704)

A. Surrounding Neighborhood: That the value of qualities of the neighborhood surrounding the conditional use are not substantially injured.

This multi-family development will infill and existing vacant site stabilizing the existing significant grade. The location of the site will support the existing adjacent retail developments.

B. Intent of the Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

The multi-family residential use is permitted as a conditional use in the PBC Zone therefore, the use is consistent with the Zoning Code.

C. Comprehensive Plan: that the conditional use is consistent with the comprehensive plan of the city.

The site is located along a mature but developing corridor. The project provides multi-family housing project providing a more attainable housing option for the area located near services and transportation options. The project supports the following Plan COS Policies and Strategies.

Strategy VN-2.A-3: 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.

Strategy VN-2.A-5: Amend the City's zoning code to allow attainable housing in multi-family and commercial zoning districts in order to maximize the availability and distribution of this housing option in the city.

Strategy UP-1.B-3: When feasible, integrate development with surrounding natural areas and maximize trail connectivity to enhance quality of life.

Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.

Conformance with Development Plans Criteria (Code Section 7.5.502.E)

- A. 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.**

This multi-family townhome product provide a transition from nearby retail commercial on its east to the existing single family and multi-family residential to the west, while still remaining compatible in use and structure to the multi-family development to the south.

- B. The Development Plan substantially complies with any 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 proposed multi-family residential use complies with PlanCOS policies and the existing suburban neighborhood designation. The project meets the development requirements of multi-family development in the PBC as outlined below and in the accompanying drawing package.

- C. 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 project meets the R-5 standards of the Zoning Code including minimum setbacks of 20-foot front, 5-foot side, and 25-foot rear, maximum lot coverage of 40%, and maximum building height of 45-feet.

- D. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with eh city’s drainage criteria manual and the drainage report prepared for the project on file with the city engineering department**

The project meets the criteria and a Drainage Report has been submitted in accordance with the City Drainage Criteria. A detention pond is provided in the southeast corner of the property.

- E. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter**

The project provides off street parking as required by Code. Please see attached development plan for details associate with the two-car garage parking and nearby guest parking spaces.

- F. All Parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.**

The internal drives are a minimum of 24-feet between any guest parking stalls with greater separation between the two-car garages associated with each unit, which meets the minimum requirements for parking drive aisles and to accommodate emergency vehicles. It is the intent of this development to meet the required parking codes/ratio.

G. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the landscape design manual.

The project meets the criteria in the City Code and Landscape Design Manual. Landscape setbacks and buffers and the visitor parking areas provide street trees to the proper spacing and code quantities. 15% of the lot area is required and the current design provides for ~38% landscaped area that is planted to meet the code minimums using a combination of trees and shrubs.

H. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

A geohazard report has been completed by SCI Engineering (geotechnical engineer) and it has identified possible hazards to include expansive/collapsible soils and shallow bedrock and radon gas. The applicant understands the impacts of the potential hazards and is prepared to mitigate those hazards as part of their proposed construction.

I. The building location and site design provide for safe, convenient and ADA accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.

The internal sidewalk network provides pedestrian connections to the existing 10' wide public sidewalk along Barnes Road via a private street named Huddersfield Heights. A new 5' wide public sidewalk along Rio Vista Drive is proposed and the internal sidewalk network will connect to that proposed public sidewalk via a private street named Blackpool Point. These public sidewalks provide safe and convenient access to the nearby transit facilities and to the nearby commercial and retail developments.

J. 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.

Access drives within the development comply with minimum city standards and accommodate CSFD requirements. Proposed vehicle access to the site matches existing access points across their respective streets.

K. The project connects 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 to the existing infrastructure located within the public roadways adjacent. No upsizing of existing off-site infrastructure is expected. Utility main extensions throughout the development comply with the

- L. 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.**

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 development proposal is not expected to require offsite improvements to public roadway infrastructure. Vehicle access points are designed in accordance with a submitted traffic report to provide safe vehicle and pedestrian access from the adjacent public roadway network to the private roadway network included in this development proposal. A 5’ wide public sidewalk is being constructed along Rio Vista Drive to complete the pedestrian connections to the adjacent public sidewalk infrastructure.

A photometric plan is included and shows minimal light levels at property lines and no odor or noise other than what would be associated with a residential use of the property is expected.

FINAL PLAT

The existing property currently includes two platted parcels that will be consolidated into one single parcel containing 7.32 acres. A separate application for the approval of the Final Plat has been made to the city in concert with the third submittal of the DP. The plat intends to comply with the regulations set out in Section 7.7.303 of the city’s zoning code.

CONCLUSION

Based on the above assessment, the proposed Conditional Use Development Plan for Gray’s Multi-Family to allow the construction of 94 for-rent townhomes is consistent with the intent and purpose of the Zoning Code, the goals and objectives and review criteria for Conditional Use Development Plans and the requirements of the subdivision regulations