



# CALDWELL-LOUCKS FRONT PORCH

Planning Commission September 11, 2024

Staff Report by Case Planner: William Gray, Senior Planner



## Quick Facts

**Applicant/Property Owner**  
Destiny, LLC (Brittni Caldwell and Bryan Loucks)

**Design Consultant**  
Scott Schuster, Echo Architecture, PLLC

**Address / Location**  
2338 N El Paso Street

**TSN(s)**  
6405206019

**Zoning and Overlays**  
R-1 6 (Single-Family - Medium)

**Site Area**  
6,463 square feet

**Land Use**  
Detached Single Family Dwelling

**Applicable Code**  
Unified Development Code

## Project Summary

The Applicant is proposing a Development Standards Adjustment to reduce the required front setback of the R-1 6 (Single-Family – Medium) zone district from 28'-6" to 22'-6" to allow the addition a 140 square feet front porch to an existing single-family house. The front porch addition is part of an overall renovation project that increases the gross floor area of the home including the addition of a second (2<sup>nd</sup>) story.

File Number	Application Type	Decision Type
DVSA-24-0004	Development Standards Adjustment	Quasi-Judicial

## Background

### Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Bonnyville Annexation	May 1, 1948
Subdivision	Bonnyville Addition to Colorado Springs	July 18, 1948
Master Plan	N/A	N/A
Prior Enforcement Action	N/A	N/A

### Site History

The property is in the Bonnyville Addition to Colorado Springs Annexation and subdivision of the same name (“Bonnyville”). Bonnyville became a part of the city in 1948. It is located just north of downtown. It is an excellent example of a post-World War II era neighborhood. It was largely developed in the late-1940’s and early 1950’s. The homes in this area are predominantly single level ranch (bungalows) homes ranging in size from 750 square feet to 1,500 square feet. The original price for a two-bedroom home in the neighborhood was \$7,450 while a three-bedroom would run you \$8,450. These homes are now selling for \$400,000 to \$500,000.



The home that is the subject of this request was built in 1949. It is a single-story in height, 750 square feet with two-bedrooms and one-bath. A new detached garage was built in 2020. The garage is approximately 1,400 square feet and one and a half stories (23-feet) in height.

Today, many of the homes on North El Paso Street still retain their original character although with modern enhancements to façades, additions and larger garages. Most of the homes in Bonnyville would have been built with no garage, but some would have had a single-car garage, or a small storage shed. There are examples of much larger additions where second levels have been added to the home. Two (2) such cases on North El Paso Street are 2337 North El Paso Street, and the other is at 2407 North El Paso Street. Photographs of these houses are at the top of page 3. The front setback of the homes in the neighborhood are all setback approximately 25-feet. The adopted front setback in 1958 City Zoning Code was 25-feet. It remained 25-feet until June 2023 with the adoption of the UDC.

### Applicable Code

All references within this report that are made to “the Code” and related sections are references to the Unified Development Code (“UDC”).

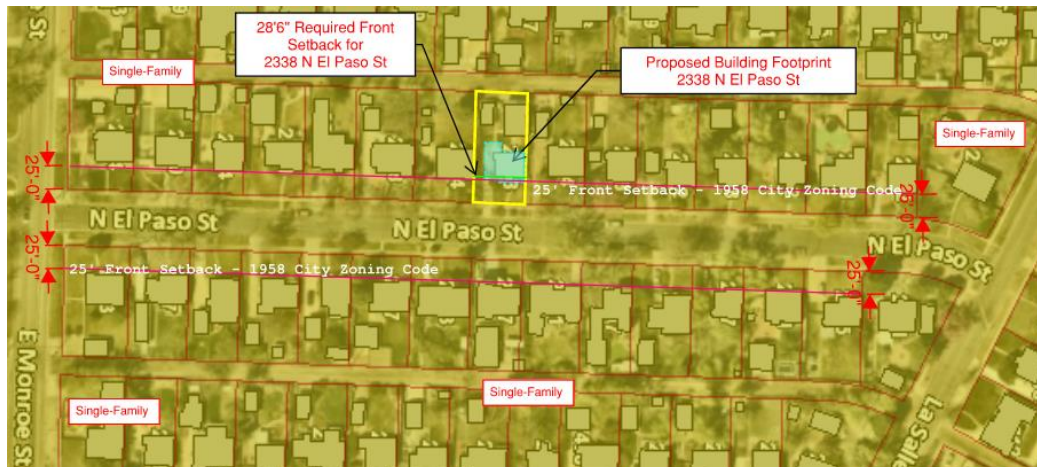


## Surrounding Zoning and Land Use

### Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-1 6 (Single-Family - Medium)	Detached Single Family	~31-feet front setback, 2404 N El Paso St
West	R-1 6 (Single-Family - Medium)	Detached Single Family	2337 Magellan St.
South	R-1 6 (Single-Family - Medium)	Detached Single Family	~26-feet front setback, 2334 N El Paso St
East	R-1 6 (Single-Family - Medium)	Detached Single Family	Second story addition, 2337 N El Paso St

### Context Map (see "Attachment-1 Context Map")



## Stakeholder Involvement

### Public Notice

Public Notice Occurrences (Poster / Postcards)	2, Initial Review and Planning Commission Public Hearing
Postcard Mailing Radius	1,000 feet, and Kitty Hawk/Bonneville HOA
Number of Postcards Mailed	273, mailed 2 times – Initial Review and Planning Commission Public Hearing.
Number of Comments Received	<p>One (1) public comment was submitted on the proposed application during initial review. The comment was not in support or opposition to the application rather the City's administration of the development, and the comment is provided below:</p> <p><i>August 12, 2024</i></p> <p><i>Dear Mr. Gray,</i></p> <p><i>I'm contacting you to express concerns related to the proposed project at 2338 N. El Paso St known as the "Caldwell-Loucks Residence" with the fill numbers below:</i></p> <p><i>DVSA-24-0003</i> <i>ADRF-24-0044</i></p> <p><i>I understand the desire to remain in the neighborhood and to take full advantage of the property that one occupies. In addition, I am not opposed to growth in our area. However, I am requesting that 2338 N El Paso St expand within existing zoning ordinances without modifications unless the city plans to extend the same exceptions to all R-1 6 lots.</i></p> <p><i>Thanks</i> <i>Warren Volz</i></p>

### Public Engagement

Public engagement for the application was the City's required public notice requirements for a Development Standards Adjustment. Postcards were sent to property owners of record within 1,000 feet of the site and a Poster was placed on the property. As indicated above, only one (1) comment was received by email.

No neighborhood meeting was held for this application.

### Timeline of Review

Initial Submittal Date	July 16, 2024
Number of Review Cycles	1 review cycle
Item(s) Ready for Agenda	August 12, 2024

## Agency Review

There was no outside agency review of this application.

## Development Standards Adjustment

### Summary of Application

The proposed project includes an application for a Development Standards Adjustment to reduce the required 28'-6" front setback to 22'-6" for a front porch that is an architectural element of a larger residential addition and renovation project to the home (see "Attachment 2-Project Statement" and "Attachment 3-Site Plan").



Zoning of the property is R-1 6 (Single-Family – Medium) ("R-1 6"). The required front setback in the zone district is "15 ft or average of two adjacent or nearest developed properties facing the same street frontage, whichever is greater" (see "Attachment 4-Pre-Application Summary"). In this case, the front setback is the average of the two (2) adjacent neighborhood properties or 28'-6". The adjacent developed properties have a 31' front setback (2404 N. El Paso St.) and a 26' front setback (2334 N. El Paso St.) (See "Attachment 1-Context Map").

The adopted UDC does have contradictory sections related to the front setback standard for the R-1 6 zone district. Table 7.4.2-A refers to "whichever is less" and Section 7.2.204.B (Table 7.2.2-D) states "whichever is greater". In preparing the plans for the addition the Applicant's architect utilized the dimensional standards found in Table 7.4.2-A, that says the front setback is the 15-foot or the average of two (2) adjacent development lots, whichever is less. Using this standard the proposal would not need any form of variance from the UDC. The UDC does also include a provision that in the case of conflicting standards the more restrictive applies (Section 7.1.107).

It should also be noted that these contradictory sections are being addressed with the code amendments and revisions being worked on by City Planning.

### UDC Section 7.5.525, Development Standards Adjustment

#### A. Purpose

The Development Standards Adjustment process provides a mechanism for the Planning Commission to authorize deviations from certain development standards in Article 7.4 (Development Standards and Incentives), allowing development to occur in a manner that meets the intent of this Code, yet through an alternative design that does not strictly comply with the Code's standards. This Section authorizes a site-specific development alternative that is equal to or better than the strict application of the standards of this UDC.

## E. Criteria for Approval

The Planning Commission may approve or approve with conditions a Development Standards Adjustment if the Planning Commission determines that the proposed alternative design meets the following criteria:

1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;

The new covered front porch maintains the same elevation as the existing covered stoop. It is eight inches (8") closer to the front property line than the existing stoop. This change would be a minimal reduction to the front yard but maintain an open and visible front yard area. The porch has an open design and a roof height that is like the existing stoop. It is wider than the stoop to fit the overall architectural design of the proposed renovation but relatively small in area (140 square feet). The existing stoop is approximately 40 square feet in area. The proposed alternative design meets the intent of the front setback standard.

2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;

The compensating benefit of this application is upgraded architectural design and it advances the UDC goal to "enhance the quality, diversity and safety of the neighborhoods by encouraging pride and investment".

3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and

The alternative design does include a larger front porch, but it is open in design, a similar height to the front stoop and maintains an open front yard. This design imposes no greater impact on adjacent properties that would occur through compliance with the required front setback standard.

4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the following:

- a. Benefits to the general public:
  - (1) Parks, trails, or other similar public or cultural facilities;
  - (2) Public landscape buffers or beautification areas;
  - (3) Public art;
  - (4) Permanent conservation of natural areas or lands;
  - (5) Increased building setbacks;
  - (6) Decreased building height; or
  - (7) Other benefits as agreed upon by the Planning Commission.
- b. Benefits the users, customers, or residents of the proposed development:
  - (1) Green space or public open space, trails, or other similar recreational amenities;
  - (2) Upgrades in architectural design;
  - (3) Increased landscaping;
  - (4) Increased buffering;
  - (5) Permanent conservation of natural areas or lands;
  - (6) Secure bicycle facilities, where appropriate; or
  - (7) Other benefits as agreed upon by the Planning Commission or City Council.

The compensating benefit associated with the proposed Development Standards Adjustment is "upgrades in architectural design" in the form of a front porch that is otherwise not required by the UDC. The front porch adds architectural character to the design of the renovation but also adds a civic enhancement to the neighborhood in terms of safety through a strengthened presence to the street, and socialization through being able to say "hello" and getting to know your neighbors.

## Statement of Compliance

### DVSA-24-0003\5

City Planning has reviewed the proposed Development Standards Adjustment for the Caldwell-Loucks Front Porch and finding that the proposed application meets the approval criteria as set forth in City Code Section 7.5.525.E.