

**CITY PLANNING COMMISSION AGENDA
MAY 16, 2019**

STAFF: HANNAH VAN NIMWEGEN

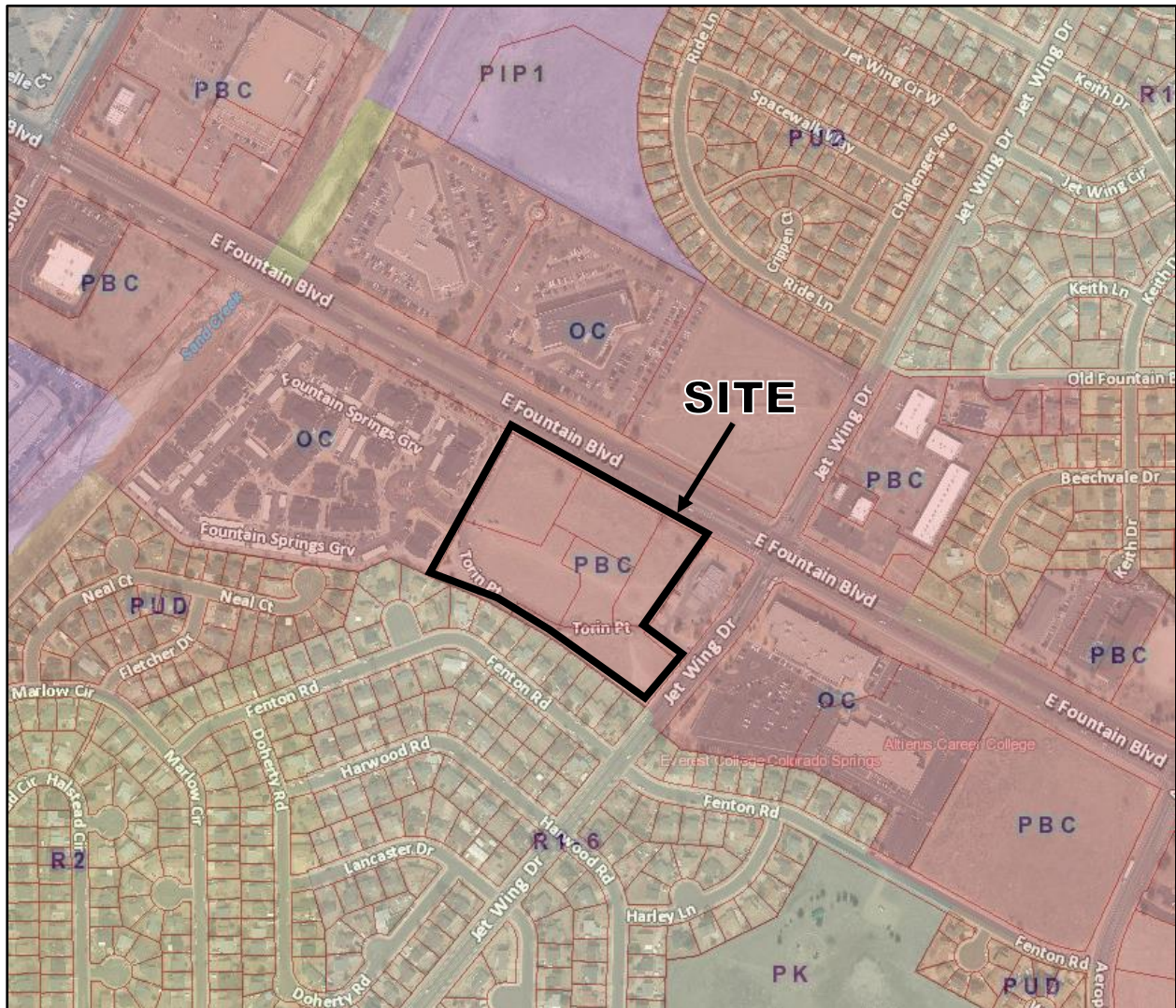
FILE NO(S):
CPC CU 19-00017 – QUASI-JUDICIAL
CPC NV 19-00018 – QUASI-JUDICIAL

PROJECT: TORIN FOR RENT

OWNER: GOODWIN KNIGHT, LLC

DEVELOPER: GOODWIN KNIGHT, LLC

CONSULTANT: LAND PATTERNS, INC



PROJECT SUMMARY:

1. **Project Description:** This project includes concurrent applications for a conditional use development plan to allow a multi-family land use within the PBC (Planned Business Center) zone district and a nonuse variance to reduce the side setback. The development plan illustrates 116 rental units spread across 58 structures and a side setback of five feet along the eastern property lines and proposed units where a 25 foot side setback is required.

The site is zoned PBC/CR/HR/AO (Planned Business Center with Conditions of Record, High Rise Overlay, and Airport Overlay), is located west of the Fountain Boulevard and Jet Wing Drive intersection, and consists of 7.12 acres. Staff is administratively reviewing a final plat to combine the six lots into one.

2. **Applicant's Project Statement:** **(FIGURE 1)**
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the applications.

BACKGROUND:

1. **Site Address:** 1715 – 1795 Torin Point
2. **Existing Zoning/Land Use:** PBC/CR/HR/AO (Planned Business Center with Conditions of Record, a High Rise Overlay, and an Airport Overlay) / Vacant
3. **Surrounding Zoning/Land Use:** North: OC/CR/AO (Office Complex with Conditions of Record and Airport Overlay) / Fountain Boulevard then a vacant lot and office buildings
East: PBC/CR/HR/AO (Planned Business Center with Conditions of Record, a High Rise Overlay, and an Airport Overlay) / Existing fueling station then Jet Wing Drive
South: R-1 6000/AO (Single-family Residential with an Airport Overlay) / Single-family detached residential
West: OC/CR/HR/SS/AO (Office Complex with Conditions of Record, a High Rise Overlay, a Streamside Overlay, and an Airport Overlay) / Apartment complex
4. **PlanCOS Vision:** Reinvestment Area & Community Hub
5. **Annexation:** Pikes Peak Park Addition #10, 1971
6. **Master Plan/Designated Master Plan Land Use:** Gateway Park / Implemented
7. **Subdivision:** Fountain Springs Filing No. 1
8. **Zoning Enforcement Action:** None.
9. **Physical Characteristics:** Site is vacant with natural vegetation. Torin Point loops through the property connecting Fountain Boulevard and Jet Wing Drive.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Public notice was mailed to 277 property owners within a 1000-foot buffer of the site notifying the surrounding owners of the development request, and a poster detailing the request was posted on site. Staff received one letter from a neighbor **(FIGURE 2)** detailing their concern regarding existing traffic and additional traffic caused by the development. Public notice was mailed to 277 property owners within the same buffer radius notifying of the City Planning Commission meeting, and a poster was again posted on site.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Comments received from the review agencies are largely addressed with minor corrections requested to the Traffic Impact Analysis and the Drainage Report. Commenting agencies included Colorado Springs Utilities, City Engineering, Water Resources Engineering, City Traffic, City Fire, Harrison School District 2, Colorado Department of Transportation, Colorado Springs Airport, Police and E-911. Agreements between the City of Colorado Springs and the

surrounding military installations establish a two-mile buffer for land use application review. This application is within the two-mile buffer for Peterson Air Force Base notification. The City did not receive comments on this project from Peterson Air Force Base. Comments from the Colorado Springs Airport are discussed in detail below.

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

1. Review Criteria / Design & Development Issues:

a. Conditional Use Development Plan (FIGURE 3)

Multi-family residential is conditionally allowed in the PBC (Planned Business Center) zone district—requiring City Planning Commission’s additional review of the land use in the specific location considering the larger land use patterns. City Planning combines the review of the land use with a development plan which details site layout, preliminary grading, preliminary utility connections, landscaping, and building elevations.

Torin For Rent is a 116 unit multi-family development, however, unlike a typical multi-family apartment complex, the 116 units are spread across 58, two-unit buildings which appear as a two-family home from the exterior. Like a typical multi-family apartment complex, each unit will be leased through an on-site leasing/management center. The required lot area, parking, and open space were calculated using the R-5 (Multi-family Residential) zone district standards. In order to achieve affordable price points, the buildings have simple design and relatively small square footages. The project concept is first of its kind in Colorado Springs, and strives to meet the attainable housing objectives of the City and PlanCOS.

Torin For Rent will contain a mix of studio, one bedroom, and two bedroom apartments with one bedroom apartments being the most prominent. Parking was calculated using the standard multi-family residential formula that is based on the number of bedrooms in a unit and how many of those units are proposed in the development. For instance, this project contains 40 studio apartments triggering 1.1 on-site parking stalls per unit; 45, one bedroom apartments triggering 1.5 on-site parking stalls per unit; and 31, two bedroom apartments requiring 1.7 on-site parking stall per unit for a total of 165 required parking stalls and 169 are provided on-site. Of those, 6 accessible spaces are required and are provided.

City Planning also applies an open space calculation to all multi-family developments of 200 square feet of open space per bedroom. With 147 bedrooms within the development, 29,400 square feet of open space must be provided. Torin For Rent provides 130,306 square feet of pervious surface open space including a playground. Additionally, the subject site is less than a quarter mile (approximately 750 feet) from the Sand Creek Urban Trail that links to other nearby parks.

In addition to the parent zone district (PBC), this site is subject to a High Rise Overlay and an Airport Overlay. The submittal is not impacted by the requirements of the High Rise Overlay due to the proposed building height of no more than 24 feet. The Airport Overlay, in this particular location, requires the subject proposal be reviewed by the Airport Advisory Commission. The Commission heard this item on February 27th, 2019 and recommended no objection with the condition that prospective tenants sign an Apartment Airport Acknowledgement as part of their lease agreement stating they may experience noise or other activities related to the airport. This is an agreement provided by the airport to prospective builders of residential development. The property’s zone district is also subject to Conditions of Record which were established in 1986. The Conditions of Record applicable to this site are largely related to the High Rise Overlay, but also requires a 50 foot landscape setback from Fountain Boulevard and a 30% maximum lot coverage. The proposed development illustrates the 50 foot landscape buffer and does not exceed that 30% maximum lot coverage.

Staff finds that the proposed plan meets the review criteria for conditional uses and development plans set forth in City Code Section 7.5.502 *Development Plans* and City Code Section 7.5.704 *Conditional Uses, Authorization and Findings*.

b. Traffic Impact Analysis

The subject applications are adjacent to Fountain Boulevard (US Highway 24) which is Colorado Department of Transportation's (CDOT) right-of-way. CDOT's Traffic & Safety division reviews all new development adjacent to CDOT right-of-way. A Traffic Impact Analysis was prepared for their consideration where it was described that the new land use may generate approximately 849 vehicle trips within a 24-hour period. CDOT determined that no improvements were necessary to Fountain Boulevard for the added traffic. City Traffic Engineering also reviewed the Traffic Impact Analysis and concluded improvements to Jet Wing Drive were not necessary. CDOT has requested that a minor correction in Table 3 to relocate the data for a westbound U-turn movement to the eastbound section.

c. Drainage Report

Water Resources Engineering (stormwater) has reviewed the development plan and is reviewing a Final Drainage Report. Water Resources Engineering has recommended approval of the development plan, but has requested some corrections to the drainage report. The remaining revisions will not alter the site design or detail illustrated in the development plan.

2. Conformance with the City Comprehensive Plan:

In January 2019, The City adopted its new comprehensive plan, PlanCOS. PlanCOS is a high level and visionary document foundationally laid out as a theme based approach to alignment of development intentions for the City. The proposed applications appear to be consistent with the envisioned land use patterns for the subject parcel as it relates to themes in PlanCOS. The Vibrant Neighborhoods chapter of PlanCOS calls out the associated area for development as a Reinvestment Area & Community Hub which strives for a mix of neighborhood opportunities, reinvestment, and land use change.

This application also supports Goal VN-2 of the Vibrant Neighborhoods chapter, "Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs" by helping achieve Strategy VN-2.A-4, "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."

The 2016 Infill and Redevelopment supplement also states, "Increases in housing and employment density are an essential component of the city's infill and redevelopment vision because density creates opportunities for markets, livability, placemaking, and land use efficiency." The subject parcel is located within an area which is largely built out with few vacate parcels left for development.

Additionally, Torin For Rent is located along Fountain Boulevard/Highway 24. This corridor is made up of a mix of office, retail, and service land uses with multi-family residential nearby. Locating additional attainable residential development helps support Goal TE-1 of the Thriving Economy chapter in PlanCOS, "Build on our quality of place and existing competitive advantages" by helping to achieve Strategy TE-1.C-3, "Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation."

For the above reasons, Staff finds the Torin For Rent development in substantial compliance with PlanCOS.

3. Conformance with the Area's Master Plan:

The subject site is located within the Gateway Park Master Plan. This master plan is considered "implemented" meaning all property within the master plan are appropriately zoned for the desired land use. This master plan did not identify any land use restrictions other than what is outlined in the City Zoning Code.

STAFF RECOMMENDATION:

CPC CU 19-00017 – CONDITIONAL USE

Approve the Conditional Use Development Plan for the Torin For Rent project allowing multi-family residential within the PBC (Planned Business Center) zone district, based upon the findings that the request complies with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan review criteria in City Code Section 7.5.502.E.