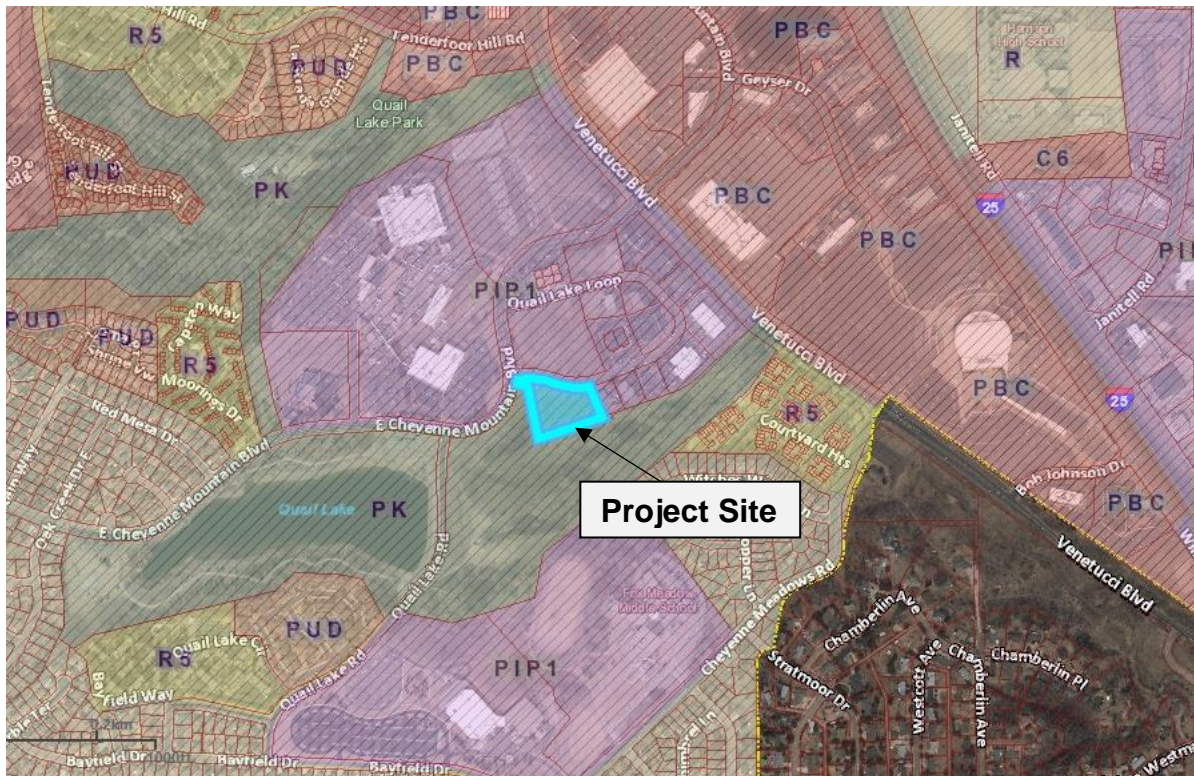


CITY PLANNING COMMISSION AGENDA
JANUARY 11, 2023

STAFF: MATTHEW ALCURAN

FILE NO:
PUDZ-22-0009 – QUASI-JUDICIAL
PUDD-22-0037 – QUASI JUDICIAL

PROJECT: QUAIL LAKE LOOP CONDOS
OWNER: QUAIL LAKE, LLC.
APPLICANT: QUAIL LAKE, LLC.
CONSULTANT: YOW ARCHITECTS



PROJECT SUMMARY:

- **Project Description:** This project includes concurrent applications for approval of a zone change and development plan for the Quail Lake Loop Condos project, located at 1640 Quail Lake Loop. The proposal consists of a PUD zone change from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development; Multi-family Residential, maximum of 11.6 dwelling units per acre, maximum building height 45 feet, condominium garage with a maximum building height of 45 feet) and a PUD development plan proposing 27 units with the option for either a residential dwelling unit or a condominium garage (**see attached “PUD Development Plan”**).

- Applicant's Project Statement: (see attached "Project Statement").
- Planning and Development Department Recommendation: City Planning staff recommends approval of these applications with one (1) technical modification:
 - Within sixty (60) days of City Council approval a final landscape plan and irrigation plan shall be submitted to City Planning for review and approval.

BACKGROUND:

- Site Address: The property address is 1640 Quail Lake Loop
- Existing Zoning/Land Use: The subject property is currently zoned PIP-1 (Planned Industrial Park) and vacant.
- Surrounding Zoning/Land Use:
 - North: PIP1 (Planned Industrial Park) and industrially developed.
 - South: PK (Public Parks) contained Stratton Creek open space.
 - East: PIP1 (Planned Industrial Park) and industrially developed.
 - West: PK (Public Parks) contained Stratton Creek open space.
- PlanCOS Vision: According to the PlanCOS Vision Map (see attached "PlanCOS Vision Map"), the project site is identified as an Established Suburban Neighborhood.
- Annexation: The subject property was annexed into the City on February 1, 1972, under the Gates Addition #10.
- Master Plan/Designated Master Plan Land Use: The project site is part of the Cheyenne Mountain Ranch Master Plan (Implemented/Private Initiated).
- Subdivision: The property is currently platted as Lot 11 Block 1 Quail Lake Business Center Colorado Springs.
- Zoning Enforcement Action: None
- Physical Characteristics: The 2.33-acre vacant property is located at the southwest corner of East Cheyenne Mountain Boulevard and Quail Lake Loop. The surrounding neighborhood consists of a mix of industrial, commercial, a public park and residential uses.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 98 property owners on three occasions; one during the internal review stage, a second posting was sent to clarify the intent of the project being multi-family versus a condominium garage concept only, and a third posting prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. Four public comments received during the PUD zone change and PUD development plan review process citing property value concerns and traffic. No follow-up comments received since.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater, City Parks and Recreation, Engineering, City Traffic, City Fire, and Police. This application is within the two-mile buffer for military notification (Fort Carson). All comments received from the review agencies are addressed as well as the technical modification noted on the PUD development plan per City Landscape Architect comment below. City Planning staff notes that the following review agencies provided project specific comments:

- City Traffic – The City's Traffic Engineering Division has no further comments as the applicant has shown compliance with review comments.
- City Landscape Architect – The PUD development plan will require review and approval of a landscape and irrigation plan per City Code Section 7.4.305.2. As the Applicant was not able to provide landscape or irrigation plans for review, the City's Landscape Architect has accepted a technical modification which will add a plan note. More information regarding the technical modification is provided later in this staff report.

- City Fire – The City’s Fire Department (CSFD) has no further comments as the applicant has shown compliance with review comments.
- SWENT – Stormwater Enterprise (SWENT) had no major review comments for this project. SWENT confirmed that the proposed change of use did not require a Drainage letter.
- City Police – The City’s Police Department (CSPD) has no further comments as the applicant has shown compliance with review comments.

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

1. Review Criteria / Design & Development Issues:

a. PUD Zone Change

The 2.33-acre site is property is located at the southwest corner of East Cheyenne Mountain Boulevard and Quail Lake Loop. The proposed zone change (**see attached “Zone Change Exhibit”**) will amend the property’s zone designation to change from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development; Multi-family Residential, with a maximum density of 11.6 dwelling units per acre, a maximum height 45 feet, condominium garage with a maximum building height of 45 feet) for development of either a residential dwelling unit or a condominium garage.

The zoning for this parcel was established in 1970 under the Cheyenne Mountain Ranch zoning plan. The zoning established for the property at that time was illustrated by a master plan, which included a wide variety of land uses over the 2,964 acres, including residential, commercial, industrial, and public facilities. The project site is adjacent to the existing Stratton Creek and most of the area already developed south of the creek consists of multi-family and single-family residential uses. The applicant’s project statement explains the reason for the zone change is to provide for the option of residential development or garage condominiums on an infill site, which helps meet the city’s current housing need. The proposed zone change to a residential development would be compatible with the surrounding zones and uses.

For the reasons stated above, as well as the discussion within the applicant’s project statement, staff finds that the proposed zone change meets the review criteria for a zone change, as set forth in City Code Section 7.5.603(B), as well as the establishment of a PUD zone district, as set forth in City Code Section 7.3.603.

b. PUD Development Plan

The proposed option for either residential or garage condominium development is illustrated on the PUD development plan, which shows the layout of the 27 units within five (5) total buildings (**see attached “PUD Development Plan”**). The PUD development involves five 2-story buildings, with a height limit of 45-feet and a density of 11.6 dwelling units per acre. The applicant is proposing to offer buyers the option to purchase a unit for residential use with a large, attached garage or a garage condominium with an open interior mezzanine for recreational use with both options to meet Pikes Peak Regional Building Department standards.

Setbacks from exterior property lines are established with this PUD development plan and are consistent with setbacks established for similar residential small lot projects which also complies with all City landscape setbacks. The primary access to the residential and/or garage condominiums will be provided off the existing public street, Quail Lake Loop, directly to the north. A total of 40 parking spaces are required based on the residential use and 46 parking are provided. The applicant has provided sufficient guest parking within the project site. The guest parking spaces provided according to the exhibit will result in this project functioning similarly to other residential development in the City. New curb, gutter, and pedestrian sidewalk will be provided along the project frontage.

The 27-unit lot design follows a typical residential development by providing project frontage landscaping as well as landscaped buffers around the project perimeter. The applicant was unable to submit an updated landscape plan for final City review. The Applicant and City's Landscape Architect have agreed to a technical modification to add a plan note stating:

Within sixty (60) days of City Planning Commission approval a final landscape plan and irrigation plan shall be submitted to City Planning for review and approval.

The proposed 27-unit residential and/or garage condominium project will include a main gate with remote access for residents and a guest/resident only parking space outside the main gate entrance. A mailbox and exterior trash enclosure will be provided for resident use. The applicant has provided the required ADA parking spaces and ADA accessible ramps were needed.

The project is an infill development and will utilize existing streets, utilities, parks, and infrastructure within the vicinity of the property, while enhancing the property with new infrastructure (streets, sidewalks, stormwater detention), and a finished product rather than a vacant dirt lot. The residential and/or garage condominium development will include a product type that will further diversify the surrounding development in the neighborhood as desired by the community's plan for physical development, known as PlanCOS and discussed further below. Staff finds that the proposed plan can meet the review criteria for development plans as set forth in City Code Section 7.5.502(E), and the review criteria for PUD development plans as set forth in City Code Section 7.3.606 with one (1) technical modification:

- Within sixty (60) days of City Council approval a final landscape plan and irrigation plan shall be submitted to City Planning for review and approval.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed application for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as an Established Suburban Neighborhood (**see attached "PlanCOS Vision Map"**).

The proposal is complementary to the envisioned comprehensive land use pattern for the surrounding neighborhood based on several themes in PlanCOS.

The Vibrant Neighborhoods chapter of PlanCOS identifies the area surrounding the proposed development as an Established Suburban Neighborhood under PlanCOS. The Plan identifies goals to enhance the existing character of such neighborhoods, while supporting their ongoing investment and improved adaptation. PlanCOS notes that most Established Neighborhoods should expect some degree of infill. This statement underscores the fact that infill development is one of the key indicators of PlanCOS and extends across many of the plan's themes. The proposed development will further the PlanCOS policies regarding infill and investment in mature and developed areas by providing an additional housing choice in proximity to public parks, major thoroughfares, and activity centers. Another primary goal of the Vibrant Neighborhoods chapter of PlanCOS is the provision of "Housing for All" (Goal VN-2). Strategy VN-2.A-3 suggests support for land use decisions and projects that provide a variety of housing types and sizes that serve a range of demographic sectors and meet the needs of residents through various life stages and income levels.

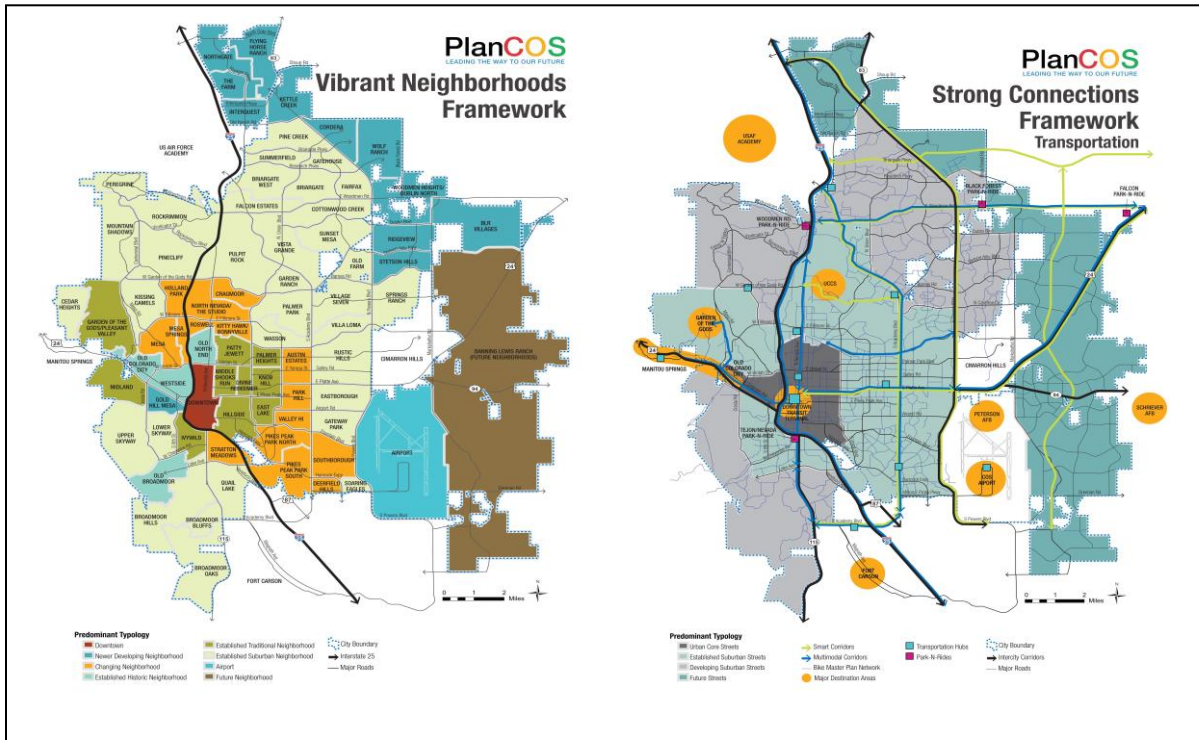
Additionally, it supports the following goals of the Vibrant Neighborhoods chapter:

“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”

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.”

Another way this project supports PlanCOS is by locating additional attainable housing in support of Goal TE-1 and Strategy TE-1.C-3 of the Thriving Economy chapter, which recommends:

“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.”



The Thriving Economy Chapter of PlanCOS includes a goal to “Embrace Sustainability”, along with Policy TE-4.A which reads: “Prioritize development within the existing City boundaries and built environment (not in the periphery).” The proposed project is an example of infill development, hence advancing this objective.

Another way the proposed development exemplifies the objectives of PlanCOS is by furthering Policy SC-1.D of the Strong Connections chapter, which recommends multimodal connections between neighborhoods, local destinations, employment and activity centers, and Downtown. The provision of housing in this location will provide opportunities for convenient multimodal connections between this neighborhood and various employment centers.

For the reasons noted above, Staff finds the proposed development in substantial compliance with PlanCOS. Copies of some Framework maps are shown here and are available on the City website.

3. Conformance with the Area’s Master Plan:

The project site is located within the boundaries of the Cheyenne Mountain Ranch master plan, which is considered implemented. Although no master plan amendment is required in association

with this project, the neighborhoods surrounding the project are developed with a mix of a public park, industrial, commercial and residential land uses (**see attached "Context Map"**). The Applicant's residential/garage condominium proposal is complimentary and supportive of the current land use patterns. Through staff's review of the development plan application and consideration of the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(E) the overall area impacts of the project were analyzed.

STAFF RECOMMENDATION:

PUDZ-22-0009 – PUD ZONE CHANGE

Recommend approval to City Council the PUD zone change of 2.33 acres from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development; Multi-family Residential, maximum of 11.6 dwelling units per acre, maximum building height of 45 feet, condominium garage with a maximum building height of 45 feet), based upon the findings that the change of zone request complies with the zone change criteria as set forth in City Code Section 7.5.603(B) as well as the review criteria for establishment of a PUD zone district as set for in Section 7.3.603.

PUDD-22-0037 – PUD DEVELOPMENT PLAN

Recommend approval to City Council the Lot 11 Block 1 Quail Lake Business Center PUD development plan, based upon the findings that the development plan meets the PUD development plan review criteria as set forth in Section 7.3.606. as well as the review criteria for a development plan as set forth in Section 7.5.502(E) with one (1) technical modification:

- Within sixty (60) days of City Council approval a final landscape plan and irrigation plan shall be submitted to City Planning for review and approval.