

CPC ZC 14-00141
CPC CP 13-00108-A1MN14
CPC DP 14-00143

Barnes Center Apartments Filing No. 1

April 14, 2015

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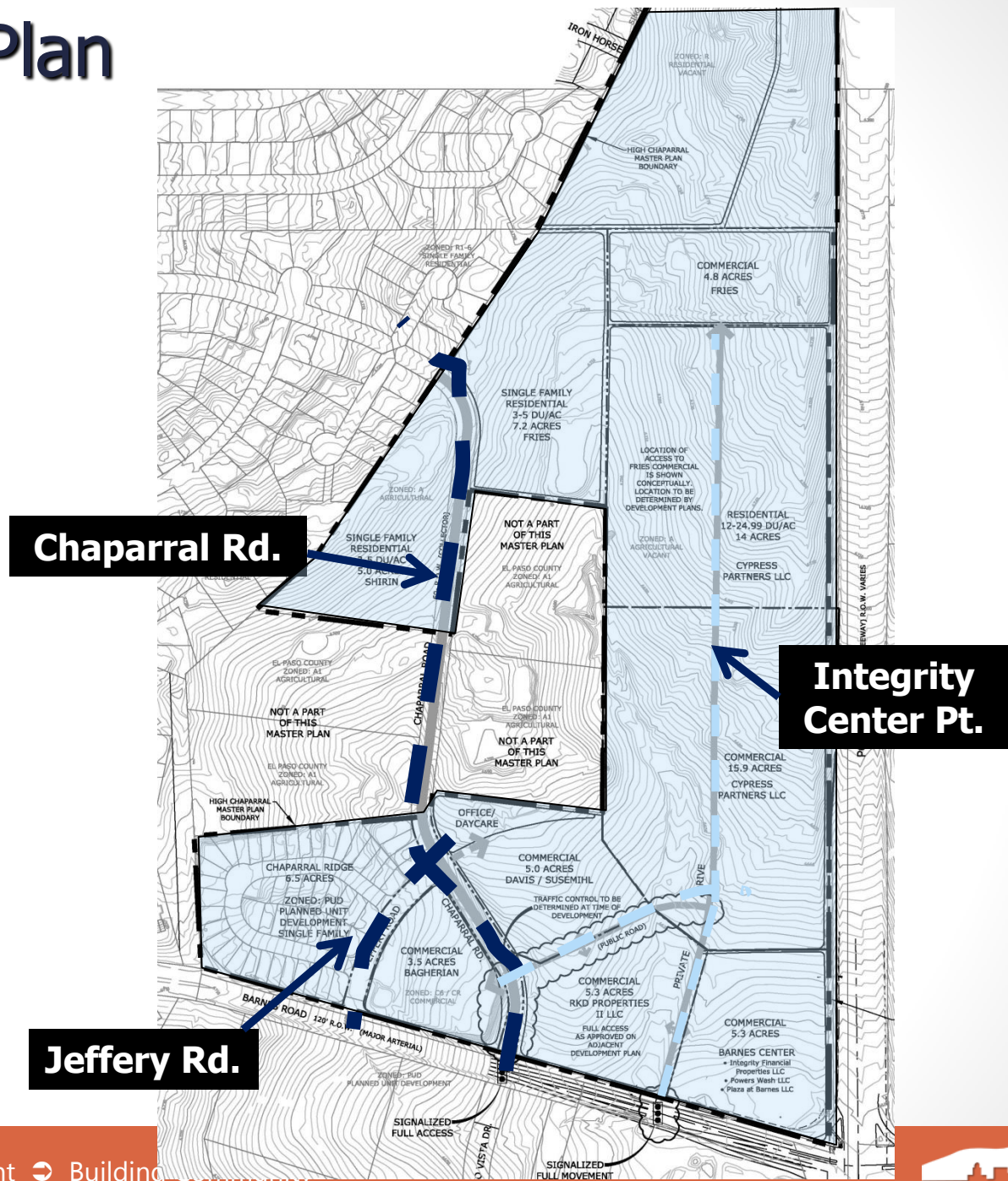
Barnes Center Vicinity Map



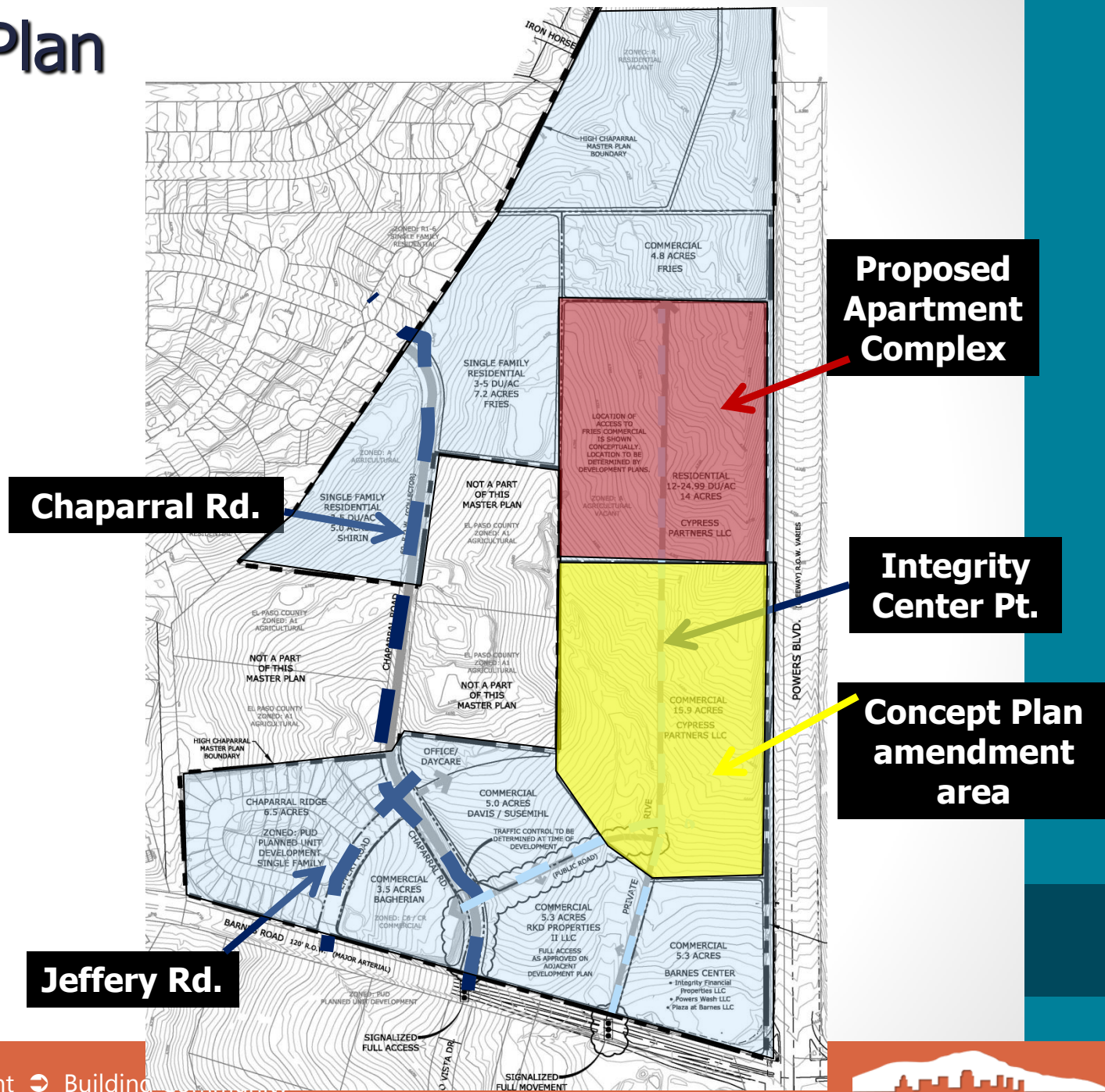
Barnes Center Apartments

- Existing property
 - Zoned Agricultural
 - Master planned for Multi-family – 12-24 du/ac
- Applications
 - Zone change from A to R-5 (multi-family residential)
 - Amendment to the concept plan for the commercial property to the south.
 - Development plan for an apartment complex.

Master Plan



Master Plan



Proposed Apartment Complex

Chaparral Rd.

Integrity Center Pt.

Concept Plan amendment area

Jeffery Rd.

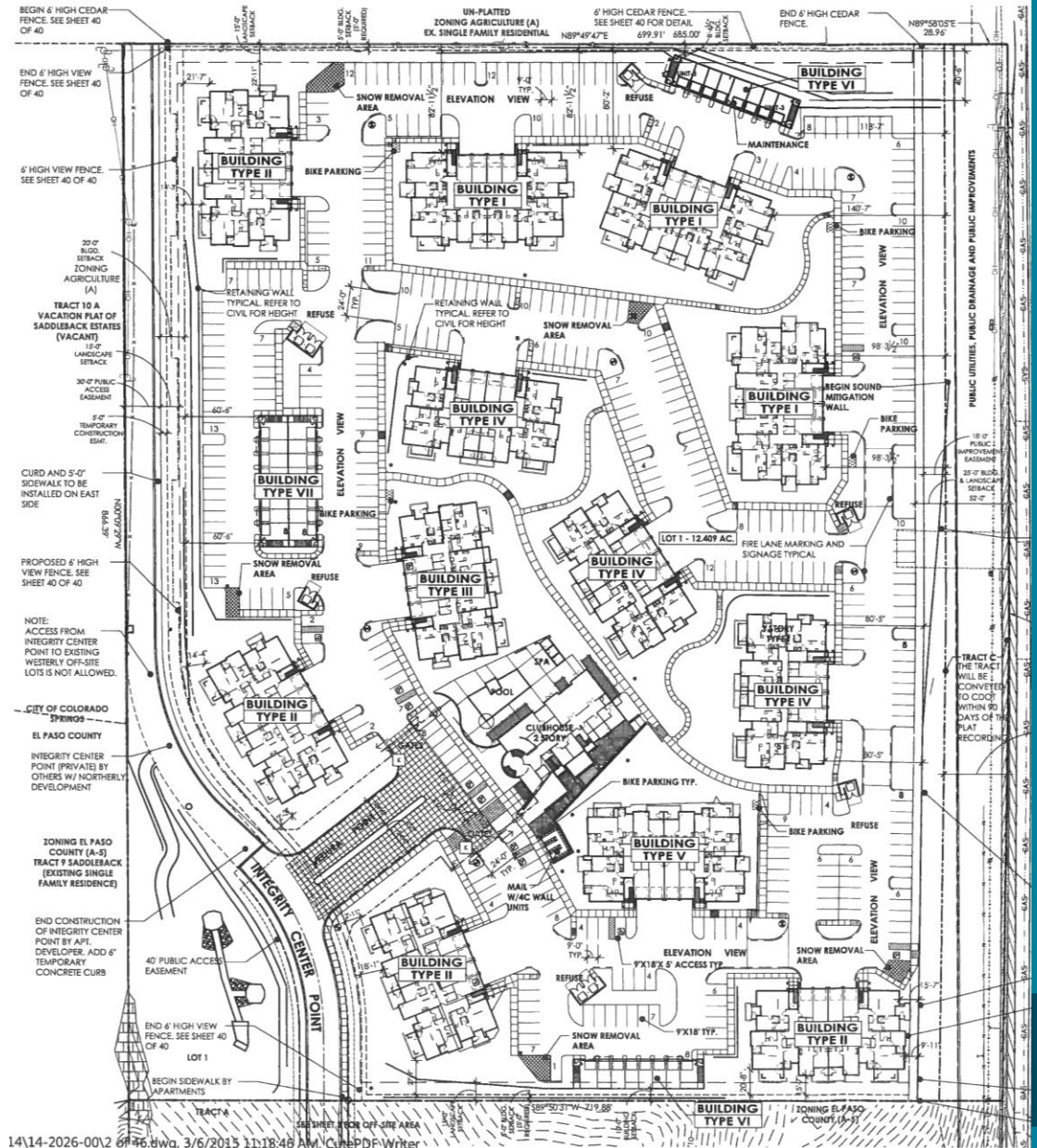
Concept Plan Amendment

- Change to the road alignment for Integrity Center Point.
- Creation of open space and drainage along the west boundary.



Development Plan

- 272 unit apartment complex
- Access from Barnes on Integrity Center Pt.
- No access from Integrity Center Point to Chaparral.
- Detention in southwest corner of site.



Issues of Concern

- Compatibility
- Traffic
- El Paso County & State Water Resources
- Drainage

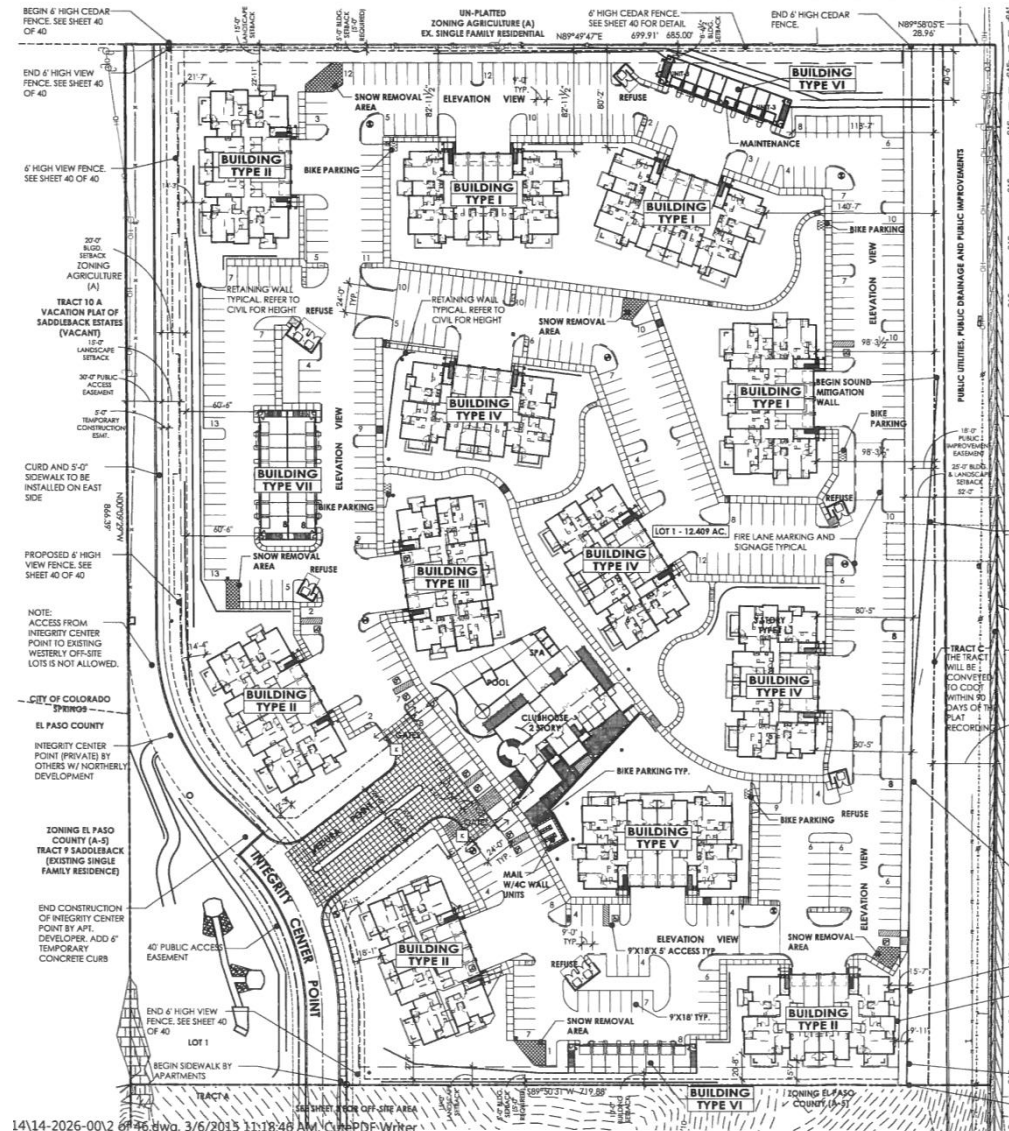
Compatibility

Code requirements:

- Harmonious
- Compatible
- Minimize bulk
- Buffered with landscape and fencing

Proposed project:

- Sound wall and berm along Powers
- Apartment complex structures, detention pond, and Integrity Center Point provide a buffer for properties to the west
- 6' cedar fence and grade change buffer property to the north
- Northeast corner of site - grade 6776
- finished floor of first building 6,742 – 30' tall to peak
- Finished floor of first large building – 6,743 - 40' tall to peak



Compatibility



- Northeast of Tutt & Stetson Hills

Compatibility



Northeast of Bridlespur and Tutt

Compatibility

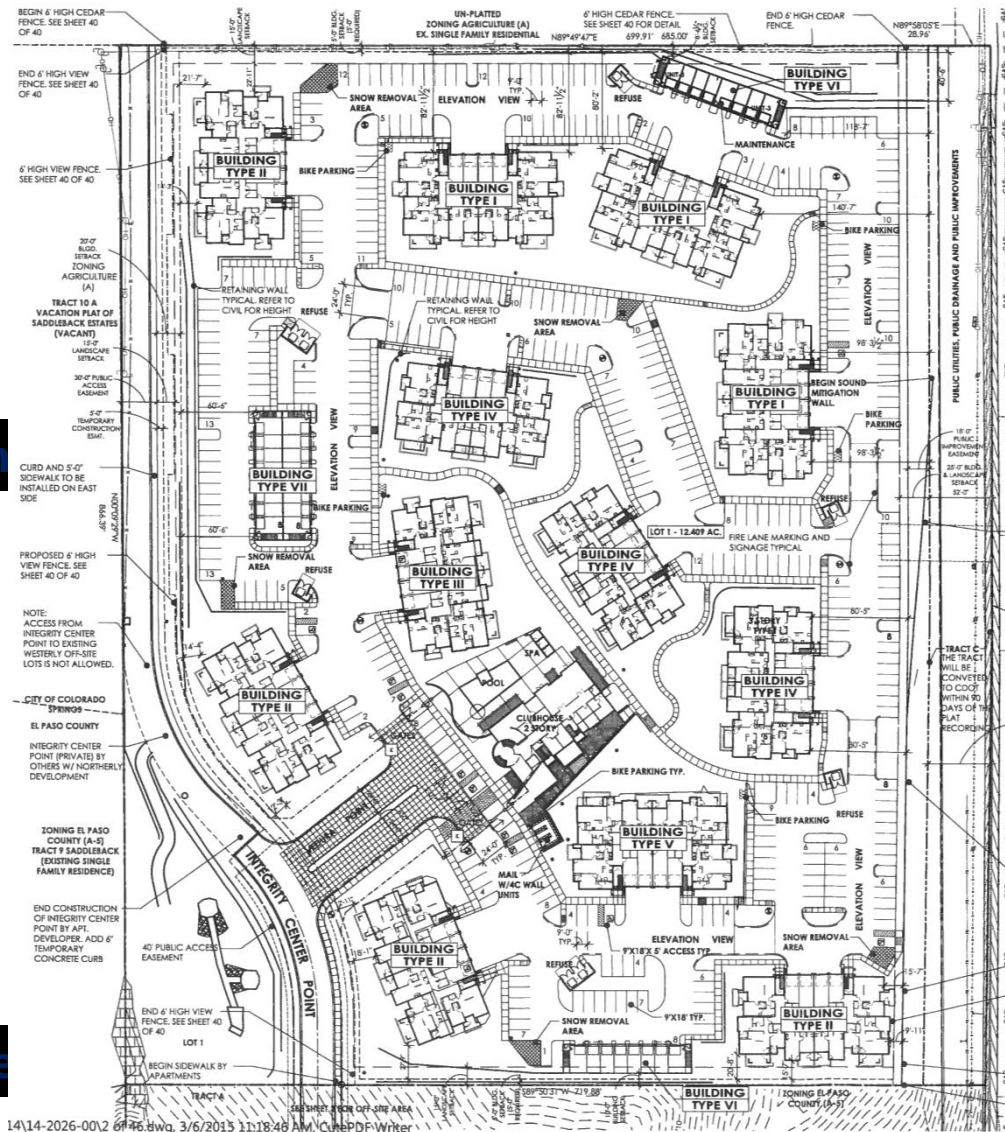


Apartment Complex adjacent
to single family –
Northeast of Tutt & Barnes



Traffic

- Signalized intersection at Barnes and Integrity Center Pt
- Signal at Barnes and Chaparral/Rio Vista
- Access to Commercial property to the north via Integrity Center Point, but no access to Chaparral.
- Integrity Center Point built to the apartment complex
- North of Apartment complex
 - developer responsible for
 - sidewalk, curb & gutter on east side
 - grading of roadway
 - Property owner to the north
 - Curb & gutter on west side
 - asphalt mat

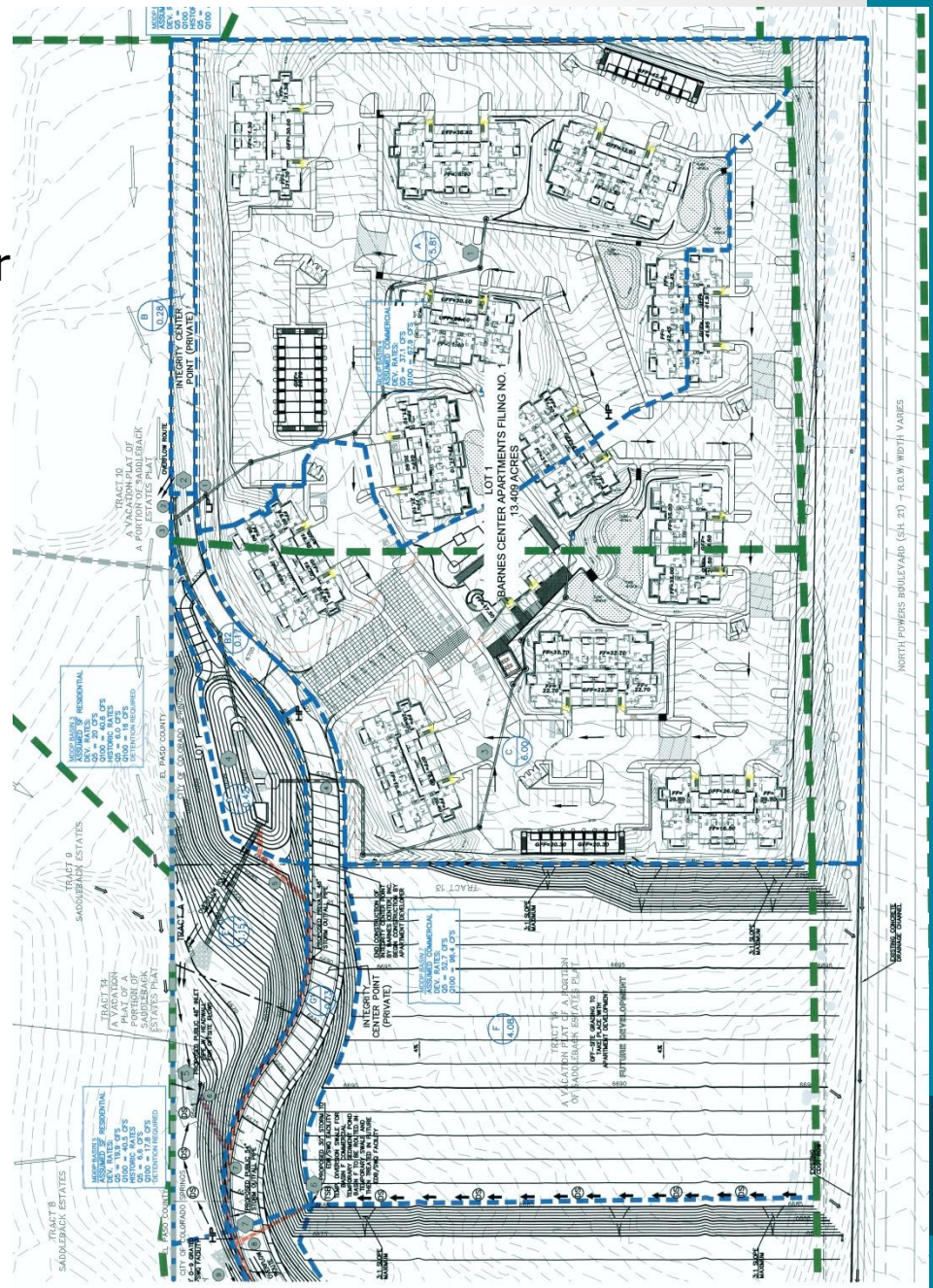


El Paso County & State Water Resources

- El Paso County Review – supportive of project and felt the project did a good job of buffering.
- State Water Resources – no adverse impact to neighboring properties with construction of new apartments.

Drainage

- The drainage design for this site is per a Master Development Drainage Plan (MDDP) that was previously approved by the City in February 2014.
- The specific drainage associated with this apartment site is in compliance with that MDDP and is also approved by the City.
- The site drainage design accounts for both the apartment site developed flows and the historic flows that drain onto this site.



Barnes Center Apartments

Recommendation

- Staff supports City Planning Commission's recommendation to approve the Zone Change, Concept Plan Amendment and Development Plan.

Barnes Center Apartments

Questions

