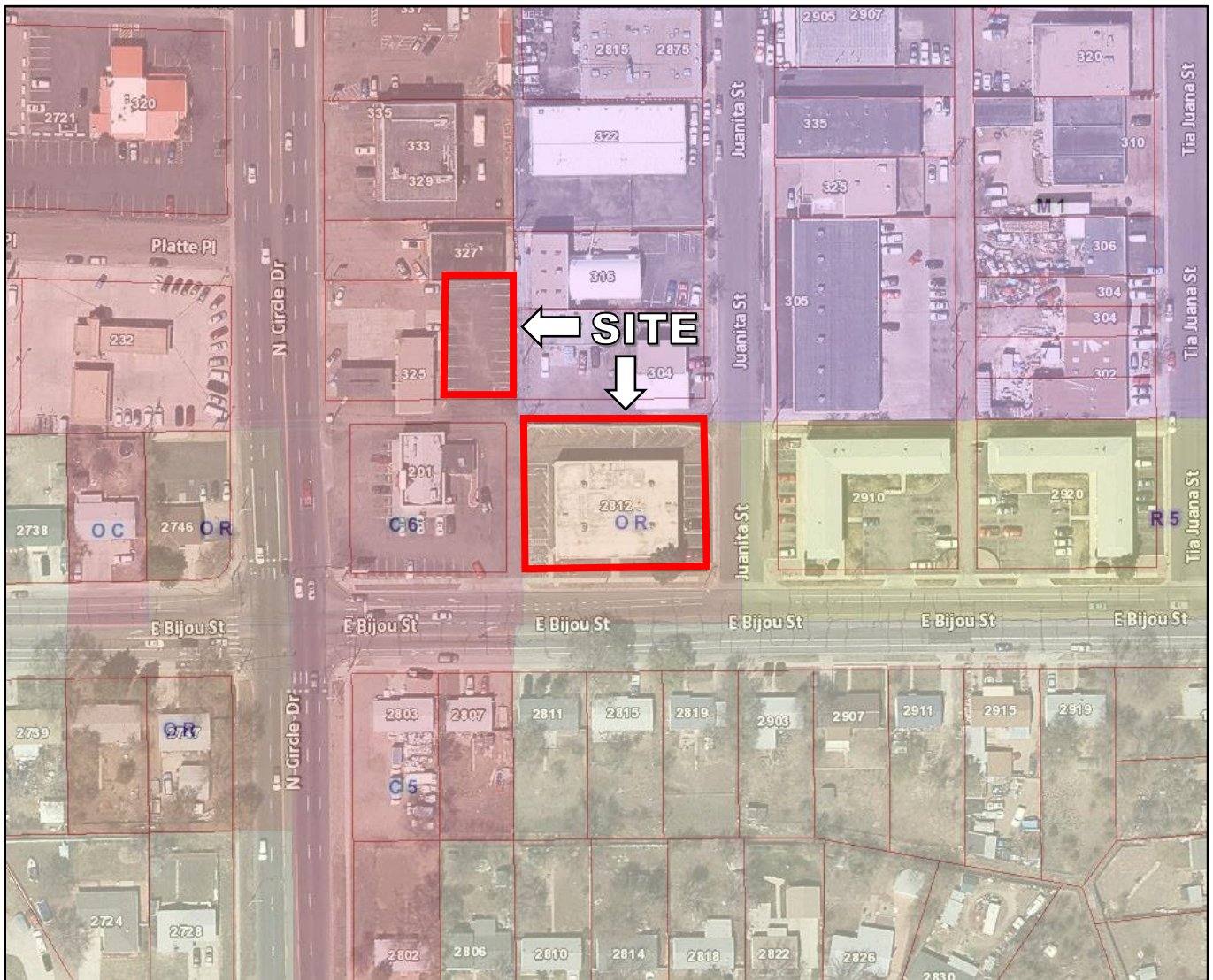


CITY PLANNING COMMISSION AGENDA
December 20, 2018

STAFF: HANNAH VAN NIMWEGEN

FILE NO(S):
CPC CU 18-00162 – QUASI-JUDICIAL
CPC NV 18-00163 – QUASI-JUDICIAL

PROJECT: ROCKY MOUNTAIN APARTMENTS
OWNER/APPLICANT: GRECCIO HOUSING UNLIMITED
CONSULTANT REPRESENTATIVE: GRECCIO HOUSING UNLIMITED



PROJECT SUMMARY

1. Project Description: There are two concurrent applications for review; a conditional use to allow the conversion of an existing structure to an 18-unit multi-family apartment building within the OR (Office Residential) zone district, and a nonuse variance to allow a row of parking requiring an unparking vehicle to back across a property line into the public right-of-way of Juanita Street.

The primary site is 0.42 of an acre size, is addressed as 2812 East Bijou Street, and is generally located east of the Circle Drive and Bijou Street intersection. The applicant is not proposing any building additions, but is intending to restripe a new parking lot layout, update the building signage, and refresh the front landscaping adjacent to Bijou Street. The secondary site is north and west of the primary site, is 5,800 square feet in size, and is zoned C-6 (General Business). The site is intended to be used for additional parking stalls.

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

BACKGROUND

1. Site Address: 2812 East Bijou Street
2. Existing Zoning/Land Use: OR (Office Residential) & C-6 (General Business)/Vacant building & parking
3. Surrounding Zoning/Land Use:
 - North: M-1 (Light Industrial)/Tow yard and auto repair
 - South: R1-6000 (Single-Family Residential)/Bijou Street then Single-family detached residences
 - East: R-5 (Multi-Family Residential)/Apartment buildings
 - West: C-6/CR (General Business with Conditions of Record)/Fast food restaurant
4. Comprehensive Plan/Designated 2020 Land Use: Mature Redevelopment Corridor
5. Annexation: This property was annexed in 1958 as part of the Smartt's Addition Number 8 annexation.
6. Master Plan/Designated Master Plan Land Use: This property is part of the 1988 Platte Avenue Revitalization Plan which did not identify an ideal land use for the subject parcels. This master plan is still considered operative because master plans which are publicly initiated remain operative, in perpetuity, until it is replaced.
7. Subdivision: Lot 2 of Block 8 within the Park Hill Subdivision Filing Number 1 & the easterly 50 feet of Lots 11 through 14 of Block 21 within the Mount View Heights Refiling
8. Zoning Enforcement Action: None
9. Physical Characteristics: The primary parcel is developed with a 12,240 square foot structure previously used as offices. This parcel also has existing parking and a landscape area adjacent to Bijou Street with a mature tree. The secondary parcel is improved with parking stalls. Neither site has any significant changes in grade.

STAKEHOLDER PROCESS AND INVOLVEMENT

The public notification process for the application consisted of providing notice to the neighbors by placing a poster for the project on site and sending postcards to 267 property owners within 1,000-feet of the project site. Staff received four letters detailing concerns **(FIGURE 2)**. The same public notification process will be completed prior to the City Planning Commission meeting on December 20, 2018.

The applications were sent to the standard internal and external agencies for review and comment. Minor revisionary comments have been forwarded to the applicant, but no significant comments or concerns regarding the property's conversion to multi-family arose during review. Review agencies for this project included Colorado Springs Utilities, City Traffic, City Engineering, City Fire Department, and Police/E-911. Housing and Community Development has been working with Greccio Housing and is vocally in support of the conversion and recommends approval of the subject applications.

ANALYSIS OF REVIEW AND CONFORMANCE WITH CITY COMPREHENSIVE PLANNING

1. Review Criteria/Design & Development

Background:

There are two concurrent applications for review by the City Planning Commission. The first is a conditional use to allow the conversion of an existing structure to an 18-unit multi-family apartment building within the OR (Office Residential) zone district. This two-story structure is just over 12,000 square feet in size, 6,117 square foot building footprint, and was previously used for medical offices. The applicant is not proposing any significant building façade changes or building additions. The conversion is primarily interior to the structure with updates to the parking lot layout, building signage, and restoration of the front landscaping. The second application is a nonuse variance to City of Colorado Springs' Zoning Code section 7.4.206 stating, "No parking space shall be permitted where the unparking vehicle must be backed across any property line adjacent to a public right-of-way." The site plan illustrates five parking stalls which would require an unparking vehicle to back across the eastern property line into the public right-of-way of Juanita Street. This is an existing condition, but has been improved by angling the parking towards the direction of travel on Juanita Street.

Site Plan (FIGURE 3):

The subject property can be accessed from Bijou Street utilizing a public alley and from Juanita Street. The building is flanked on three sides by 27 parking stalls with three additional parking stalls available for use on the secondary lot. Zoning Code section 7.4.203 states 1.5 parking stalls are required for one-bedroom apartment units, and 1.7 parking stalls are required for 2-bedroom units. The applicant is proposing 8, 2-bedroom units and 10, 1-bedroom units for a total parking requirement of 29 stalls. Zoning Code section 7.4.204.C states the Manager may reduce the minimum number of on-site parking spaces required if the subject property is located within four hundred feet (400') by direct pedestrian access of a privately owned parking lot. While the primary site can only accommodate 27 of the 29 required stalls, code does allow for off-site parking stalls which are reserved for the specific use and within 400 feet of the subject property to count towards the on-site parking requirement without the need for a variance.

The Traffic Engineering Division did not require a traffic impact analysis for the proposed conversion to Multi-Family residential because the proposed 18-units would not overburden the capacity of Bijou Street or Circle Drive. Additionally, Water Resources Engineering did not require a water quality feature or detention pond because the proposal did not involve any land disturbance. Typically, an acre of land or more must be disrupted by grading or construction in order for a water quality feature or detention pond to be required—per the Drainage Criteria Manual, "the redevelopment of a site of 1 acres or less shall not require on-site detention to be provided."

Minor revisionary comments were sent to the applicant on November 30, 2018. These comments request small revisions to the text on the site plan including the addition of the standard ADA compliance note and the standard curb, gutter, and sidewalk maintenance note. All other agencies have recommended approval of the application.

Staff finds the request for conditional use approval to be in conformance with the City Code standards and criteria for the subject application. Staff is of the opinion the conversion from office space to residential apartments aligns with existing land use patterns, because apartment buildings and the R-5 (Multi-Family) zone district are adjacent to the subject site and help serve as a buffer between the single-family neighborhood to the south and the light industrial uses to the north. Additionally, the property borders commercial land uses to west and is near the Platte commercial corridor providing a number of services. Public transportation is also available one block south along Pikes Peak Avenue.

2. Conformance with the City Comprehensive Plan

The City Comprehensive Plan identifies the subject site as Mature Redevelopment Corridor per the 2020 Land Use Map.

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Strategy LU 302c: Promote Compatibility between Land Uses of Differing Intensities

Design and develop mixed land uses to ensure compatibility and appropriate transitions between land uses that vary in intensity and scale.

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

3. Conformance with the Area's Master Plan

This property is a part of the 1988 Platte Avenue Revitalization Plan which did not identify an ideal land use for the subject parcels.

STAFF RECOMMENDATION

CPC CU 18-00162

Approve the conditional use to allow Multi-Family Residential at 2812 East Bijou Street, based upon the findings that the Conditional Use 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.

CPC NV 18-00163

Approve the nonuse variance to code section 7.4.206.B to allow parking stalls which would require an unparking vehicle to back across a property line into the public right-of-way based upon the findings that the nonuse variance request complies with the three review criteria as set forth in City Code Section 7.5.802.