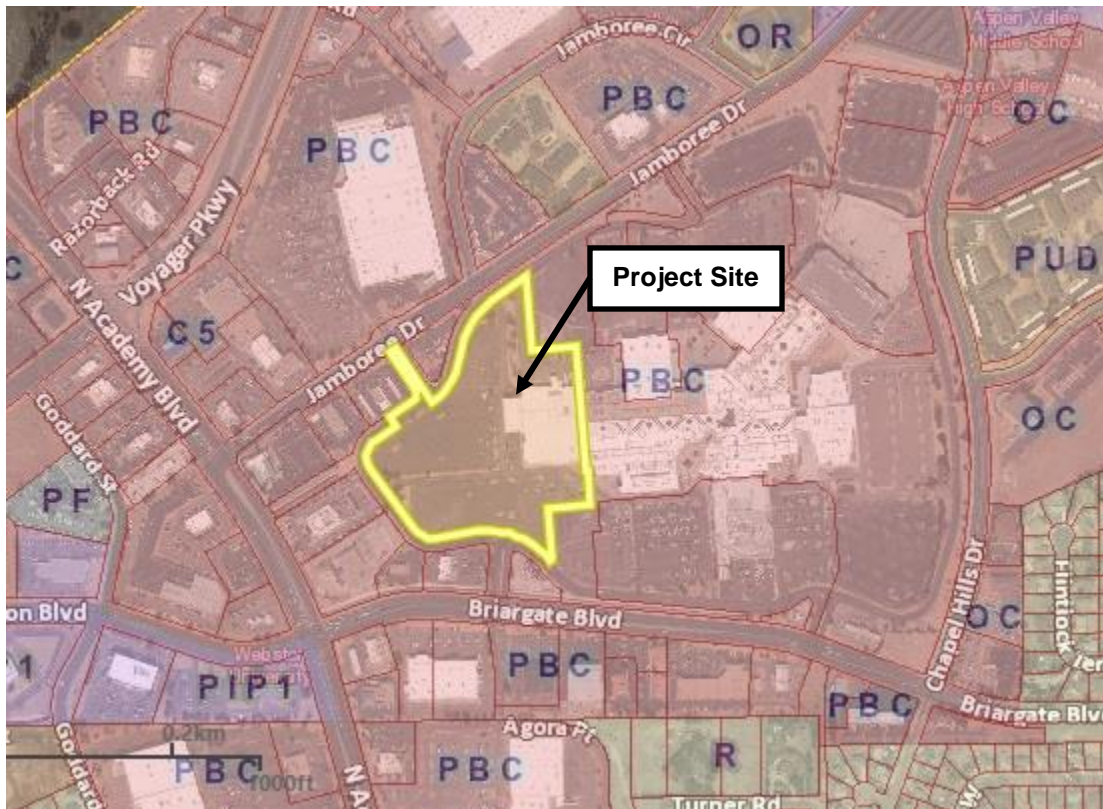


CITY PLANNING COMMISSION AGENDA
FEBRUARY 18, 2021

STAFF: MATTHEW ALCURAN

FILE NO:
CPC CU 20-00104 – QUASI-JUDICIAL

PROJECT: OUTLOOK AT BRIARGATE
OWNER: NORTHWOOD INVESTORS
DEVELOPER: EVERGREEN DEVCO, INC. – ROBERT PLACE
CONSULTANT: KEPHART –ADAM KANTOR



PROJECT SUMMARY:

1. Project Description: The project application is for approval of the Outlook at Briargate Conditional Use Development Plan. If approved the proposed application will allow for a gated 300-unit rental housing community (see “**Conditional Use Development Plan**” / “**Graphics Appendix**” attachment). The project will be comprised of six 3-story 36-plex walk-up style buildings, three 3-story 24-plex walk-up style buildings, and four 2-story 3-plex carriage buildings. The neighborhood will provide a mix of 1, 2, and 3-bedroom apartments. The high-quality rental apartment community will include associated on-site improvements such as parking and landscape. The site is currently

zoned PBC (Planned Business Center) and located at 1650 Briargate Boulevard on an approximately 12.62-acre site.

2. Applicant's Project Statement: (see **"Project Statement" attachment**)
3. Planning and Development Recommendation: City Planning staff recommends approval of the applications as proposed.

BACKGROUND:

1. Site Address: 1650 Briargate Boulevard (Old Sears building).
2. Existing Zoning/Land Use: The property is currently zoned PBC (Planned Business Center) and currently developed with an existing commercial building adjacent to the Chapel Hills Shopping Center.
3. Surrounding Zoning/Land Use: (see **"Context Map" attachment**)
 - North: PBC (Planned Business Center) across the private drive and currently developed with automotive and restaurant uses.
 - East: PBC (Planned Business Center) and currently developed with the Chapel Hills Shopping Center.
 - South: PBC (Planned Business Center) across the private drive and currently developed with restaurant uses.
 - West: PBC (Planned Business Center) across the private drive and currently developed with commercial and restaurant uses.
4. PlanCOS Vision: According to the PlanCOS Vision Map (see **"PlanCOS Vision Map" attachment**), the project site is identified as an Established Suburban Neighborhood within a Thriving Economy and adjacent to a transit hub.
5. Annexation: The property was annexed into the City under the Chapel Hills Shopping Center.
6. Master Plan/Designated Master Plan Land Use: The project site is not part of a master-planned area.
7. Subdivision: This property is platted under the Chapel Hills Shopping Center Subdivision No. 1.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project site is currently developed with an existing commercial building adjacent to the Chapel Hills Shopping Center. The site's topography gradually slopes to the south towards Briargate Boulevard. There are five existing access points, two from Jamboree Drive, two from Briargate Boulevard, and one from Chapel Hills Drive.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to 44 property owners within 1,000 feet of the site, on two occasions: during the internal review stage and before the Planning Commission hearing. The site was also posted during the two occasions noted above. Public comment was received by staff (see **"Public Comment" attachment**). Interested residents cited concerns about increased traffic in the area.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater, City Parks and Recreation, Engineering, City Traffic, City Fire, School District 20, 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 USAFA notification. All applications were forwarded to USAFA Community Planning Division. City staff received the standard

USAFA comment letter which includes the action item for the Noise Impact note to be added to the plans which have been done.

ANALYSIS OF REVIEW CRITERIA, COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Conditional Use Development Plan

The proposed Outlook at Briargate Conditional Use Development Plan (**see “Conditional Use Development Plan” / “Graphics Appendix” attachment**) consists of an infill development proposal for a gated 300-unit rental housing community. The project will be comprised of six 3-story 36-plex walk-up style buildings, three 3-story 24-plex walk-up style buildings, and four 2-story 3-plex carriage buildings. The neighborhood will provide a mix of 1, 2, and 3-bedroom apartments. The buildings have been arranged on-site to take advantage of the unique location; multiple buildings and amenity spaces will help to break up the building mass. The amenity package features a clubhouse, flexible indoor recreation areas, and fitness area, as well as outdoor amenities such as a pool, shade structures, and BBQ areas. The exterior of the buildings will consist of durable materials, including glass, synthetic stone, and fiber cement siding. A preliminary landscape plan was submitted illustrating a variety of trees and shrubs consistent with the planting and landscape requirements. A final landscape and irrigation plan will be required within 90 days of building permit issuance. An alternative compliance request to reduce the number of trees within the 15-foot landscape buffer along the southern boundary was reviewed and accepted by the Landscape Architect.

The proposed development meets or exceeds the minimum development standards of the PBC zone district, with respect to the maximum 45-foot building height, the maximum 40% lot coverage, the required 7 bicycle spaces, and one loading space requirement. The multi-family community proposes a 40'-5" building height, 22% lot coverage, 8 bicycle spaces, and one loading space. The proposed multi-family will continue to provide an ADA accessible route from the existing public right-of-way off of Jamboree Drive.

In accordance with City Code Section 7.3.205, *Additional Standards for Specific Land Uses*, residential uses are allowed within certain commercial zone districts, including the PBC (Planned Business Center) zone district. While residential dwelling units are allowed in the zone district, the dimensional standards outlined in the R5 zone district apply and govern certain aspects of the site design and layout. The applicant's proposal is in conformance with the established dimensional controls, set forth in City Code Section 7.3.104 *Agricultural, Residential, Special Use, and Traditional Neighborhood Development Zone District Standards*. City Planning staff applied the parking calculation for the proposed one-bedroom, two-bedroom, and three-bedroom dwelling units, which have set ratios of 1.5 (1-bedroom), 1.7 (2-bedroom), and 2.0 (3-bedroom) parking spaces per dwelling unit. This amounts to 489 parking spaces required on-site. As proposed, the applicant has provided 500 parking spaces, which will be accommodated with garage/carriage (56 spaces) and surface (444) spaces. In addition, within the surface spaces, a total of 9 accessible parking spaces (2 van) are provided.

The applicant's proposal is a good fit for the surrounding area as an infill, transitional development. The development provides a logical transition from the adjacent Chapel Hills Shopping Center to the east and the commercial and restaurant uses to the north, south, and west across the existing private drive. The addition of a residential use within the Chapel Hills Shopping Center will not only add rooftops and population to support the surrounding commercial uses but will also work towards revitalizing an important and unique Colorado Springs shopping destination while contributing to a regional commercial area. There are three existing Mountain Metro Transit services (Route 25, 39, and 40)

providing riders ingress and egress to the project site. Route 25 is an on-site bus stop within the Chapel Hills Shopping Center. Route 39 provides a southbound bus stop along Briargate Boulevard and Route 40 provides a northbound bus stop along Jamboree Drive. The project site is adjacent to existing restaurants like Olive Garden, Saltgrass Steak House, and Jimmy John's Sandwich Shop. Sonic. There are two grocery stores; a Walmart Supercenter located north across Jamboree Drive and a Whole Foods Market located south across Briargate Boulevard. Pedestrian and bicycle connectivity will be provided throughout the project site, as well as connections to existing public facilities.

i. Traffic

The City's Traffic Engineering Division has stated that there are no traffic issues with the multi-family dwelling project. As stated in the Traffic Impact Analysis and reviewed and accepted by Traffic Engineering the proposed Outlook at Briargate development will generate significantly less vehicular traffic than that of the existing retail land use to be razed, which will not require additional right-of-way street improvements.

ii. Engineering

The City's Engineering Division has stated that both Briargate Boulevard and Jamboree Drive are under moratorium until 2023, and any utility excavations will require additional pavement repairs.

iii. Parkland Dedication Obligation (PLDO)

The new Outlook at Briargate multi-family residences trigger the Park and School Land Dedication Ordinance. An obligation estimate was provided to the applicant, as of January 4, 2021, since parkland fees in lieu of land dedication will be collected for this project at the time of each multi-family building permit.

iv. Drainage

A Final Drainage Report to support the design was required by City Water Resources Engineering and Management, which had minor comments, as of January 26, 2021, but recommended by SWENT to continue with the Conditional Use Development Plan application approval process.

v. CSFD

All apartments must be sprinklered, which triggers fire department connections to be accessible, unobstructed, and within 100-feet of a fire hydrant. All fire department connections will be finalized during the review of the fire hydrant/water lines.

vi. Landscape

All final plant review and counts will be done with the Final Landscape Plan (FLP) application. Request for reduction of some of the required plantings along the property boundary is partially approved, but due to a preliminary landscape being submitted, final required trees/shrub substitutes will need to be determined with the future FLP submittal.

City Planning staff finds that the proposed project addresses all the applicable review criteria set forth in City Code.

2. Conformance with the City Comprehensive Plan:

City Planning staff has evaluated the proposed project for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to the PlanCOS Vision Map, the project site is identified as an Established Suburban Neighborhood within a Thriving Economy and adjacent to a transit hub (**see "PlanCOS Vision Map" attachment**). The categorization of this type of neighborhood is generally considered most similar to Typology 3:

Emerging Neighborhoods, which supports the development of newer areas with well-design communities with amenities, greater diversity of housing types, and higher density on remaining parcels that enrich the livability, adaptability of the area and a shared sense of pride. As indicated in the proposed application, the future development of the subject property will accommodate an opportunity for diverse housing and are considered as common desired elements in a neighborhood that should be encouraged and supported. By allowing the development of a multi-family residential use, the project reinforces the City's ability to encourage mixed-use and livable communities

As indicated above, City Planning staff finds the multi-family residential project and its associated application to be in substantial conformance with PlanCOS.

3. Conformance with the Area's Master Plan:

The project site is not located within an adopted area master plan. The neighborhoods surrounding the project are developed with a mix of commercial and residential land uses. The applicant's residential proposal is complementary and supportive of the current land use patterns. Through staff's review of the conditional use development plan application and consideration of the review criteria for establishing a development plan, as set forth in City Code Section 7.5.502(B), the overall area impacts of the project were analyzed.

STAFF RECOMMENDATION:

CPC CU 20-00104 – CONDITIONAL USE DEVELOPMENT PLAN

Approve the Conditional Use Development Plan for the Outlook at Briargate in the PBC (Planned Business Center) zone district, based upon the findings that the request meets the review criteria for granting a Conditional Use as set forth in City Code Section 7.5.704 (A, B, and C) and meets the review criteria for granting a Development Plan as set forth in City Code Section 7.5.502(B).