



BARNES CENTER APARTMENTS FILING NO. 2

Conditional Use Development Plan Final Plat Administrative Relief

March 12, 2020
Revised June 15, 2020

PROJECT STATEMENT

Description:

Lot 1, Barnes Center Apartments Filing No. 2 is a proposed 6.664-acre development comprised of a single four-story apartment building with integral clubhouse facility and two smaller apartment buildings located at the north end of Integrity Center Pointe north of Barnes Road. The site is currently unplatted and vacant and was a part of the previously approved High Chaparral Master Plan (CPC MP 10-00089AZMJ13). This site was designated as commercial on the approved Master Plan. The site is currently zoned PBC-AO (Planned Business Center with Avigation Overlay). The proposed project includes vehicular garages, carports and surface parking to support the proposed buildings.

The overall area is bounded by:

- Existing small lot retail/commercial developments to the south.
- Existing apartment complex to the north that is owned by the same Developer (Filing No. 1).
- Existing Powers Boulevard (public expressway) to the east. No improvements are required.
- Existing Integrity Center Point (private street) to the west.

A summary of the proposed land use review actions are:

1. **Conditional Use Development Plan** to provide the development details associated with the proposed 6.664-acre apartment use.
2. **Administrative Relief** to allow a 15% increase in building height.
3. **Final Plat** to create a single 6.664-acre lot.

Justification:

Current regional demand for quality apartments, as well as this site being adjacent to a major retail corridor make this site attractive to Phase 2 expansion of the existing northerly apartment site. The proposed highly amenitized development will create a setting very compatible to this use.

Administrative Relief is proposed for the site to allow a building height of 51'6.75" where 45' is allowed per Code Section 7.3.204. The 15% Administrative Relief is being proposed for the overall site. No adverse impacts adjacent properties are anticipated with this proposal. All proposed buildings will be located well beyond the required 25' setback, and no impacts to lot coverage will be created.

Issues List:

Specific issues raised at the Pre-app meeting include:

1. City Council Determination

Based upon the initial Pre-App in 2019, the need for a Major Master Plan Amendment was discussed to allow the residential apartment use in the existing PBC zoned parcel. Upon further review of the High Chaparral Master Plan and coordination with the City of Colorado Springs Comprehensive Planning Department, the Master Plan will be considered “implemented” (at or exceeding an 85% development build-out) with the issuance of building permits for the Chaparral Pointe Residential Development Unit north of the Filing No. 1 apartment site. As of the submittal of this application, the Chaparral Pointe Development Plan has been approved, infrastructure installed (utilities, storm, etc.), and a Final Plat is in the final stages of approval. Even though the need for a building permit to prove “implementation” is not codified by the City, with Chaparral Pointe being so close to pulling building permits, we feel that the 85% threshold has been attained, therefore a Master Plan Amendment is not required.

2. Entitlement Documents should include all applicable City standard notes.

Appropriate and applicable notes have been added to the submittal documents.

3. A Final Drainage Report will be required.

Provided with submittal documents.

4. A Traffic Study is not required.

Acknowledged.

5. The Developer will conduct a neighborhood meeting as requested, if warranted with site notification/posting.

Acknowledged.

6. Four-sided architecture is required.

Provided within the Development Plan Submittal.

7. A Photometric Plan is required.

Provided within the Development Plan Submittal.

8. Noise mitigation should be provided.

Provided within the Development Plan Submittal.

9. Roof Access Building Element.

While not discussed at the Pre-App meeting, the project architect working with CSFD is proposing man-door access to the roof instead of a typical hatch with ladder. This will facilitate easier access to the roof. This stair core has been designed as efficiently as possible while remaining architecturally compatible with the building, however, it does exceed the max-allowed height which is prompting the Administrative Relief relief.

We respectfully request your favorable consideration of all items listed above.