

## CITY PLANNING COMMISSION AGENDA

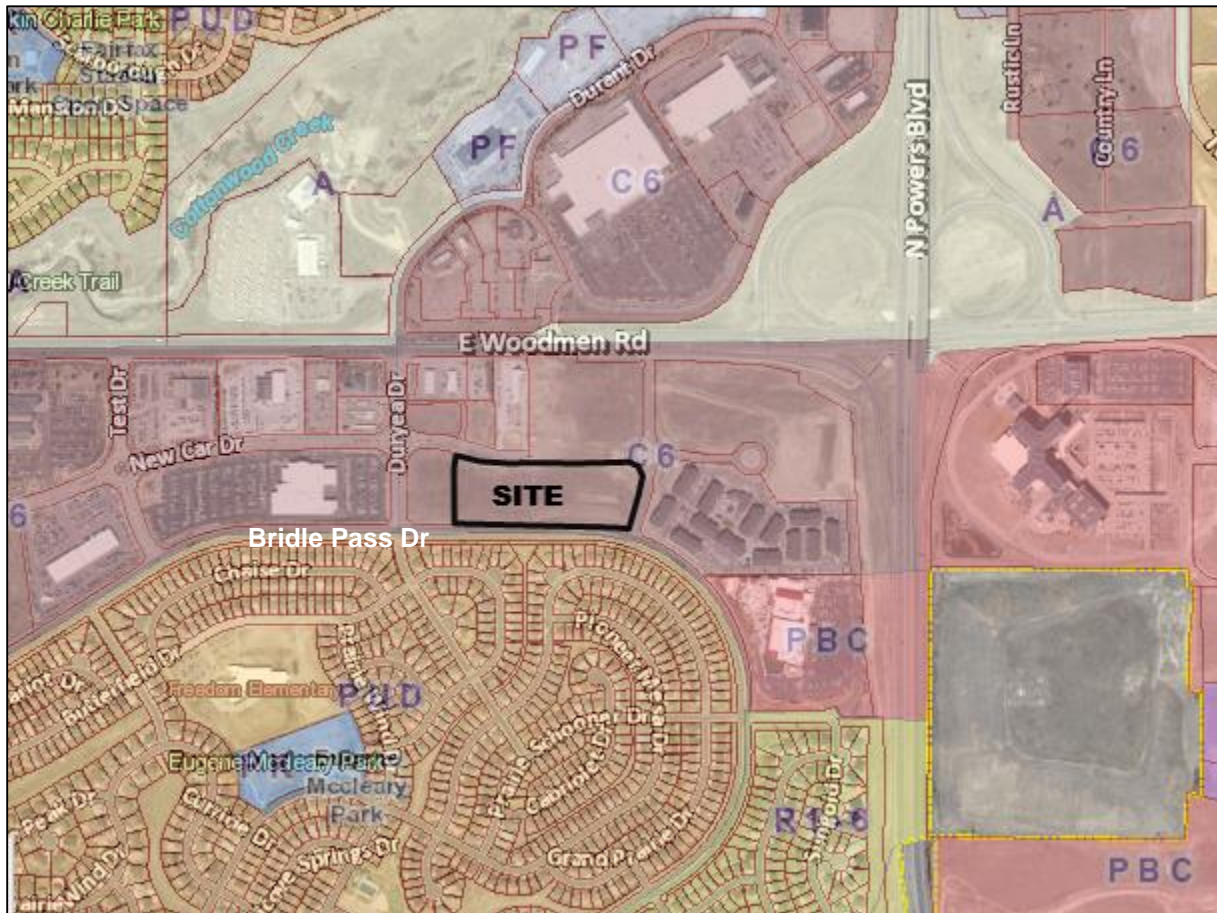
**STAFF: MIKE SCHULTZ**

**FILE NO(S):**  
**CPC CU 17-00140 – QUASI-JUDICIAL**

**PROJECT: RESORT LIFESTYLE COMMUNITIES**

**APPLICANT: NASS DESIGN ASSOCIATES**

**OWNER: DAVID D. JENKINS**



### **PROJECT SUMMARY**

1. **Project Description:** This is a request for a conditional use development plan for the Resort Lifestyle Communities, a retirement home facility. The proposed development will consist of 130 age restricted (60 years of age or older) dwelling units on 8.112 acres for a gross density of 16 dwelling units per acre. The subject property is zoned C-6 (General Business) and is located southeast of Duryea Drive and New Car Drive.
2. **Applicant's Project Statement:** (Refer to **FIGURE 1**)
3. **Planning and Development Team's Recommendation:** Staff recommends approval of the conditional use and the Resort Lifestyle Communities Development Plan (**FIGURE 2**).

## **BACKGROUND**

1. Site Address: No assigned address
2. Existing Zoning/Land Use: C-6/AO/The site is currently vacant.
3. Surrounding Zoning/Land Use: North: C-6/AO (General Commercial with Airport Overlay)/Retail, Restaurants, vacant  
South: R-1 6000/AO (Single-Family Residential with Airport Overlay)/Single-Family Residential  
East: C-6/AO (General Commercial with Airport Overlay)/Multi-Family Residential  
West: C-6/AO (General Commercial with Airport Overlay)/Future Ent Credit Union
4. Comprehensive Plan/Designated 2020 Land Use: Designated as Regional Center
5. Annexation: July 1988 as part of the Norwood Addition No. 2
6. Master Plan/Designated Master Plan Land Use: None
7. Subdivision: Property not currently platted
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is vacant and is primarily natural grasses.

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

The public process included posting the site and sending postcards to property owners within a 1000-foot buffer at application submittal. A second mailing will be sent to a 1000-foot buffer prior to the Planning Commission hearing. Written comment was received from one nearby resident. Staff has sent further correspondence and the applicant response to the resident and no further communication was received. Staff did not receive any comments from surrounding property owners regarding the proposed project.

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 Water Resources Engineering, City Traffic, City Fire, School District 20, Police and E-911, and El Paso County Development Services.

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

1. Review Criteria / Design & Development Issues  
The applicant is requesting a conditional use development plan to allow 130 apartment units on 8.112 acres (16.00 dwelling units per acre). The property is zoned C-6/cr. The property was zoned C-6/cr in 2010 with the following conditions of record:
  1. Maximum building heights in Planning Areas "A" and "B" or that area west of Targa Drive shall be 50 feet.
  2. Maximum building heights in Planning Area "C" or that area east of Targa Drive shall be 130 feet, except Building 12 shall be 50 feet.
  3. Thirty-foot landscape setback along Bridle Pass Drive.
  4. Forty-foot building setback along Bridle Pass Drive.
  5. Six-foot masonry wall placed along Bridle Pass Drive.
  6. Four pylon signs as shown on the concept plan shall be allowed for the entire district (other sign specific conditions).

In the C-6 zone district conditional use approval is required for Retirement Home use; the definition of Retirement Home, as provided in City Code Section 7.2.302.8:

*RETIREMENT HOME: A residential facility other than a hotel, where for compensation either paid directly or indirectly, lodging and meals are provided for the elderly (over 60 years). No continuous medical or personal care is provided by the operators of the home.*

Staff is also reviewing a final plat concurrent with the conditional use; the plat consists of one (1) lot subdivision and additional right-of-way for New Car Drive.

a. Conditional Use Development Plan

The proposed Resort Lifestyle Communities development will provide 130 multi-family residential units restricted to 60 years of age or older; this is an independent living facility with no full time on-site medical staff. This housing type will aid in diversifying residential types of uses in the surrounding area. The development proposes a single residential building consisting of a single, 176,600 square foot, three (3) story building, along with detached garages around the site for residents of the development. Included in the design are limited on-site amenities for residents only such as a theatre, dining and a private pharmacy (for on-site residents only).

Off-street parking is proposed at .6 stalls per residential unit utilizing the off-street parking requirements (Elderly (60 and over)) outlined in City Code Section 7.4.203.A.; the applicant is proposing 110 parking spaces (comprised of both open air stalls and garage parking) for the 130 dwelling units where only 78 spaces would be required. Additional off-street parking would be restricted along New Car Drive and Bridle Pass Drive under current street designs. With this development New Car Drive will be constructed and completed to Targa Drive.

As part of the project the area along Bridle Pass Drive will include a six (6) foot masonry wall paralleling the roadway, the wall buffering and landscaping along the entire north side of Bridle Pass Drive, this landscaping will be consistent with the remainder of the Powers Auto Park development, including the recently constructed apartments to the east.

Staff finds that the proposed plan meets the review criteria for condition use development plans as set forth in City Code Section 7.5.502 and 7.5.704

b. Traffic

The City Traffic Department has reviewed the proposed development and has no concerning comments. Based on the size of this project and available roadway improvements, the Traffic Department did not require a traffic study be provided with this application. Although the development will add traffic on surrounding roadways, it will not overtax the existing roadway design.

c. Drainage

The site incorporates full water quality and detention as shown on the western side of the site. A Final Drainage Report was submitted to the Water Resource Engineering Division. The drainage report has been reviewed and found to be generally acceptable, only minor comments remain to be addressed and none that would impact the overall site design.

2. Conformance with the City Comprehensive Plan

The proposed application is consistent with the envisioned development patterns for the subject parcel, which is identified as Regional Center per the Comprehensive Plan 2020 Land Use Map. This is supported by the intention to accommodate a mix of supporting uses including such use as higher density residential per the Comprehensive Plan.

a. Objective LU 2: Develop a Land Use Pattern that Preserves the City's Natural Environment, Livability, and Sense of Community.

The proposed project furthers the City's efforts to encourage infill development of undeveloped parcels throughout the City. This project provides a platform for the building of neighborhood and community; along with providing a buffer from commercial to single-family residential.

b. Objective LU3: Develop A Mix of Interdependent Compatible, and Mutually Supportive Land Uses

The proposed project promotes development that is a mix of mutually supportive and integrated residential and non-residential land uses. This land use pattern decreases infrastructure need and promotes pedestrian accessibility provided with urban services in a more cost-effective manner.

Policy LU 301: Encourage Development of Mixed-use Activity Centers

The intended apartment complex allows for opportunity of a walkable connected community to include the development of a mix of uses that compliment and support each other. Surrounding commercial, employment-related, and residential uses serve a benefit to the surrounding neighborhood as a whole.

c. Objective LU 5: Develop Cohesive Residential Areas

The proposed project encourages the creation of functional and attractive neighborhoods, sharing an interconnected network of facilities. The multi-family development proposal also integrates variety into the neighborhood that generates new opportunities, while ensuring a well-functioning neighborhood with a mix of opportunity.

It is the finding of Staff that the Resort Lifestyle Community will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

3. Conformance with the Area's Master Plan

There is no established Master Plan in association with this site.

**STAFF RECOMMENDATION**

**CPC CU 17-00121 - CONDITIONAL USE DEVELOPMENT PLAN**

Approve the conditional use to allow a retirement home within a C-6 (General Commercial) zone district based upon the findings that the use meets the review criteria for conditional use as set forth in City Code Section 7.5.704 and that the Resort Lifestyle Community Development Plan meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).