



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Draft Planning Commission

Thursday, December 19, 2019

8:30 AM

Council Chambers

532 West Colorado Avenue Apartments

- 6.A. [CPC PUZ 19-00087](#) A zone change pertaining to 0.44 acres, changing the zoning from C-6 (General Business) to PUD (Planned Unit Development: multi-family residential, maximum density of 114 dwelling units per acre [not to exceed 50 units] and 60-foot maximum building height) located at 532 West Colorado Avenue.

(QUASI-JUDICIAL)

Presenter:

Matthew Fitzsimmons, Planner II, Planning & Community Development

Staff presentation:

Matthew Fitzsimmons, City Planning, presented a PowerPoint with the scope and intent of this project.

Applicant Presentation:

Dave Morris, Land Patterns, Inc., presented a PowerPoint with the scope and intent of this project.

Questions:

Commissioner Rickett asked what the height limit was in C-6. Mr. Fitzsimmons replied that it was 50 feet and the added 10-feet on the building was for architectural flair.

Supporters:

None

Opponents:

David Brown, owner of Fallen Heroes Tattoo and Art

- Commented that Goodwin Knight had been awesome, invited them to several meetings, and made concessions based on what was asked
- Concerned about the parking and the parking assessment
 - 60% of what is shown as usable lots are not
 - The lots become crowded as the businesses in the area open

between 10 and 11

- Losing the parking will impact the businesses tremendously
- Compounding the problem in the area by taking away those parking spaces

Questions of Staff:

Commissioner Raughton asked if this site was included in the downtown parking study that the City had undertaken. Mr. Fitzsimmons said that it was not included. Commissioner Raughton asked for this area to be considered for the downtown parking study since the parking need will increase over time.

Commissioner Raughton said he was having trouble rationalizing reverse angle parking and why that works effectively. Mr. Zaker Alazzeh, Senior Traffic Engineer with the City, explained it is better for sight distance and easier for cars to drive forward instead of backing up into the street. Commissioner Raughton expressed concern with the maneuvering of reverse angle parking with other traffic on the street. Mr. Alazzeh said since Chestnut Street does not have a lot of traffic that it was very doable.

Commissioner McMurray added that reverse angle parking was a safer way to deal with angle parking for the reason of visibility.

Commissioner Almy asked how this project fits within PlanCOS. Mr. Fitzsimmons said probably the most important factor for PlanCOS was infill. This project supports the infill by bringing more density downtown and will activate mass transit and economic activity downtown.

Commissioner Almy asked about the attainability or affordability of the housing and what was envisioned for the price point. Mr. Morris answered that whatever the current market is would drive that price point.

Rebuttal:

None

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner Raughton said this project does fit with some of the concepts promoted in the downtown area and that is close-in, low density residential or residential with few bedrooms for employee housing. Commissioner Raughton said this fits that design in terms of being able to walk to work, bike to work, and utilize or reinforce the use of mass transit. Commissioner Raughton said he would be supporting this project.

Commissioner McMurray said this is the type of development that the City is

looking for based on the goals and objectives in PlanCOS. Commissioner Murray added that he does have concerns about parking on a broad scale in this area and believed the City needed to proactively address the overall parking needs on the west side, as we do downtown, and failed to do in the Ivywild neighborhood, which has caused some real issues.

Commissioner Rickett said with the growth of Colorado Springs, this type of development will become more common and it something we need. Commissioner Rickett was also concerned with parking and asked that after the development was completed to monitor what the parking is like to see what may be adjusted in the future. Commissioner Rickett said he hoped there was an option to start a parking study for the west side. Commissioner Rickett added he would be supporting this project.

Motion by Commissioner Rickett, seconded by Commissioner Raughton, to recommend approval to City Council of the zone change of 0.44 acres located at 532 West Colorado Avenue from C-6 (General Business) to PUD (Planned Unit Development: multi-family residential, maximum density of 114 dwelling units per acre [not to exceed 50 units] and 60-foot maximum building height), based upon the findings that the change of zone request complies with the review criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603 and the zone change criteria as set forth in Section 7.5.603.B.

The motion passed by a vote of 9:0:0

Aye: 9 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

- 6.B. [CPC PUD 19-00088](#) The 532 West Colorado Avenue Apartments PUD Development Plan proposing 50 multi-family units on a 0.44 acre site with a maximum building height of 60-feet and maximum density of 114 dwelling units per acre, located at the northeast corner of West Colorado Avenue and South Chestnut Street.

(QUASI-JUDICIAL)

Presenter:
 Matthew Fitzsimmons, Planner II, Planning & Community Development

See Item 6.A. (CPC PUZ 19-00087)

Motion by Commissioner Rickett, seconded by Commissioner Almy, to recommend approval to City Council the development plan for 532 West Colorado Avenue, with technical modification listed below, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502E.

Technical Modifications:

1. Update the language under General Notes - Item #6 - on Sheet 1 of 12 to show multifamily-residential as the only permitted use type with the height maximum at 60' and maximum DU/Acre at 114
2. Update the sheet count to reflect the 12 pages.
3. Update the landscape design on the southeastern corner of the site to buffer the sidewalk from parked cars.
4. Update location of ADA stall on S. Chestnut St. to be closer to the front door.
5. Update the plan to reflect the final design of S. Chestnut based on City Engineering and Traffic input.
6. Include parking blocks on the S. Chestnut St. parking stalls.
7. Update the plan to illustrate adequate pipe size and junctions specifications for the necessary storm water infrastructure per WRE's input.
8. Revise the drainage letter and resubmit for approval.

The motion passed by a vote of 9:0:0

Aye: 9 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Chair Graham, Commissioner McDonald, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson