

November 29, 2021

Tasha Brackin  
Land Use Review Division  
Community Development Department  
30 South Nevada, Suite 701  
Colorado Springs, Colorado 80903



**WAY ARCHITECTS, P.C.**  
318 North Tejon  
Colorado Springs, Colorado 80903  
(719)473-8400 FAX (719)473-0400  
www.waygroup.com

**Re: Conditional Use Development Plan (Concept Level)  
for the Silver Key Senior Apartments**

Dear Ms. Brackin,

Way Architects, on behalf of the Owner, Silver Key Senior Services, Inc., requests review and approval of the attached Conditional Use Development Plan (Concept Level) for the property located at 1575 South Murray Boulevard. At the pre-application meeting with planning staff, it was confirmed that the proposed senior apartments are a permitted conditional use within the PBC zone and, in regards to the streamside overlay, are the most desirable land use for this parcel. In addition, the proposed infill use complements adjacent uses and conforms to objectives, policies and strategies of the City's comprehensive plan. The Conditional Use Development Plan submitted herewith provides sufficient detail for reviewers to ascertain the acceptability of the proposed conditional use for this property and contains the following:

- A site plan illustrating proposed buildings, parking, topography/grading, water quality features and adjacent land uses;
- Accessible parking and access routes;
- Information related to streamside compliance;
- Hydraulic Grade Line Request Form;
- Wastewater Facilities Master Report.

**DESCRIPTION:**

The development approval requested herein consists of a new 3-story building on a 3.23-acre site. The site is zoned PBC/AO/SS and is located within a 'New/Developing Corridor' in the City's Comprehensive Plan and 2020 Land Use Map. The proposed development will provide fifty affordable apartments for seniors, a pedestrian connection to the adjacent Silver Key Senior Services Center, an on-site community room, exterior amenities (raised planters, pergola, picnic tables and benches) and a streamside trail providing connection to nearby retail, transit and the regional trail located on the east side of Sand Creek. Fifty-nine parking spaces (including twelve accessible parking spaces) will be provided on site. A covered porte-cochere, serving as the entrance to the building will be located on the west side of the building, while a majority of the units will face east toward Sand Creek and a streamside trail.

**JUSTIFICATION:**

The proposed development is an allowed conditional use (Multi-family dwellings) within the parcel's current zoning district and complies with the intent of the Zoning Code through compliance with development standards for building height, lot coverage, parking requirements and streamside overlay criteria.

The application conforms to the intent of the City's Comprehensive Plan in a number of ways:

- 1) **Objective LU 6: Meet the Housing Needs of All Segments of the Community**  
Planning and development activities both in the public and private sector, shall include measures intended to ensure the sufficient provision of housing to meet the needs of the entire community, including housing affordable to lower-income households.
- 2) **Strategy LU 601d: Integrate Affordable Housing into Neighborhoods**  
Integrate housing that is affordable to a broad range of incomes and households within neighborhoods, whether by location or design. Ensure that affordable housing will complement the formation of a neighborhood. Avoid the segregation of affordable housing.
- 3) **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.

**PROJECT STATEMENT**

4) **Policy LU 201: *Promote a Focused, Consolidated Land Use Pattern***

Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services

This project is integrated into an existing neighborhood and provides affordable housing for seniors- a segment of the community in need of greater housing options. The development will provide urban infill within an existing corridor containing adequate services and infrastructure to support the new use. The development represents an appropriate and efficient use of land and natural and financial resources.

The values and qualities of the surrounding neighborhood will not be injured by this application. This conditional use is compatible with the intent of the zoning code and complements surrounding land uses in the following ways:

- 1) There are no significant natural features on this parcel, pedestrian access will be enhanced and parking (including required accessible parking) has been provided to exceed zoning code requirements for the proposed use.
- 2) The proposed building height, landscape setbacks and lot coverage meet the conditions and restrictions permitted for this site in the previously approved development plan and are in character with the adjacent, 3-story, multifamily properties to the east and northwest of the site.
- 3) This project type, apartments for seniors over 62, produces minimal traffic impact and the primary site access (from Murray Boulevard) is existing and was designed to accommodate future use of this parcel.
- 4) The developer of this project, Silver Key Senior Services, owns the property immediately to the south and, within this existing facility, provides services (café, food pantry, thrift store, community rooms, transportation and behavioral health services) that will complement the proposed use.
- 5) Easy pedestrian access enhances the existing transit and retail facilities located immediately to the north and provides needed services for senior residents.

**ISSUE LIST:**

As communicated during our pre-application meeting, this application addresses the streamside overlay criteria by maintaining this buffer as open space that protects the stream ecosystem. No impervious surfaces are proposed in the inner buffer zone and impervious surfaces proposed in the outer buffer are less than the allowed surface cover with water quality. The orientation of many of the apartment units and the introduction of a pervious trail and seating areas will permit residents to enjoy the natural setting along the streamside. Additional landscaping will provide a buffer to the stream and the existing multifamily property on the east side of Sand Creek.

Upon approval of the conditional use development plan submitted herewith, a subsequent development plan amendment will be processed administratively and must be approved prior to issuance of building permits for the proposed development. This amendment will include the following additional components for review and approval:

- A Drainage Report;
- Building and Signage Elevations;
- A Preliminary Drainage Plan;
- A Photometric Plan;
- A Preliminary Utility and Public Facility Plan;
- A Preliminary Landscape Plan.

Should you require any clarifications or additional information, please contact me at 719-473-8400 or email at [doug@waygroup.com](mailto:doug@waygroup.com). Thank you.

Sincerely,



Doug Fullen,  
Way Architects, P.C.