



UINTAH TOWNHOMES
 Planning Commission January 8, 2025
 Staff Report by Case Planner: Gabe Sevigny



Quick Facts

Applicant
 M.V.E, Inc – Dave Gorman

Property Owner/Developer
 E6 Development LLC – Rene Mondejar

Address / Location
 520 N Twentieth Street

TSN(s)
 7411124137, 7411124206

Zoning and Overlays
 Current: R-2 (Two Family Residential)
 Proposed: R-Flex-Med (R-Flex Medium Scale)

Site Area
 2.52 acres

Proposed Land Use
 Multi-Family

Applicable Code
 UDC

Project Summary

The proposal comprises of a zoning map amendment from R-2 (Two-Family Residential) to R-Flex-Med (R-Flex Medium Scale) consisting of 2.22 acres and a development plan consisting of 2.52 acres. The proposed development will consist of a total of 26 units in six (6) 4-plexes and one (1) duplex, with a maximum building height of 33 feet from average finished grade, ancillary site improvements, and adjacent public improvements (see “Project Statement” attachment). This project is known as Uintah Townhomes (or Sun Mountain Townhomes).

File Number	Application Type	Decision Type
ZONE-24-0014	Zone Change	Quasi-Judicial
DEPN-24-0111	Development Plan	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	O'Brien Annexation	1955
Subdivision	West Colorado Springs Addition No. 2 and Lots 1-16 Inc, S2, to be replatted as Sun Mountain Townhomes	
Master Plan	Westside Master Plan Ord. 80-3	January 8, 1980
Prior Enforcement Action	N/A	

Site History

The proposed site consists of 2.22 acres owned as private property in addition to the public alley that will be improved to serve the development for a total of 2.52 acres. The current configuration of lots consists of thirty (30) individually platted lots together with a southern vacated portion of Henderson Street. The previous use included single-family detached units, one (1) on the north side of the alley, and one (1) on the south side of the alley. The alley has not been improved to date but has been used by pedestrian traffic through the area. The proposal is a zone change from R-2 (Two-Family Residential) to R-Flex-Med (R-Flex Medium Scale) to allow for a mixture of housing types to include six (6) 4-plexes and one (1) duplex and ancillary site and adjacent public improvements.

Applicable Code

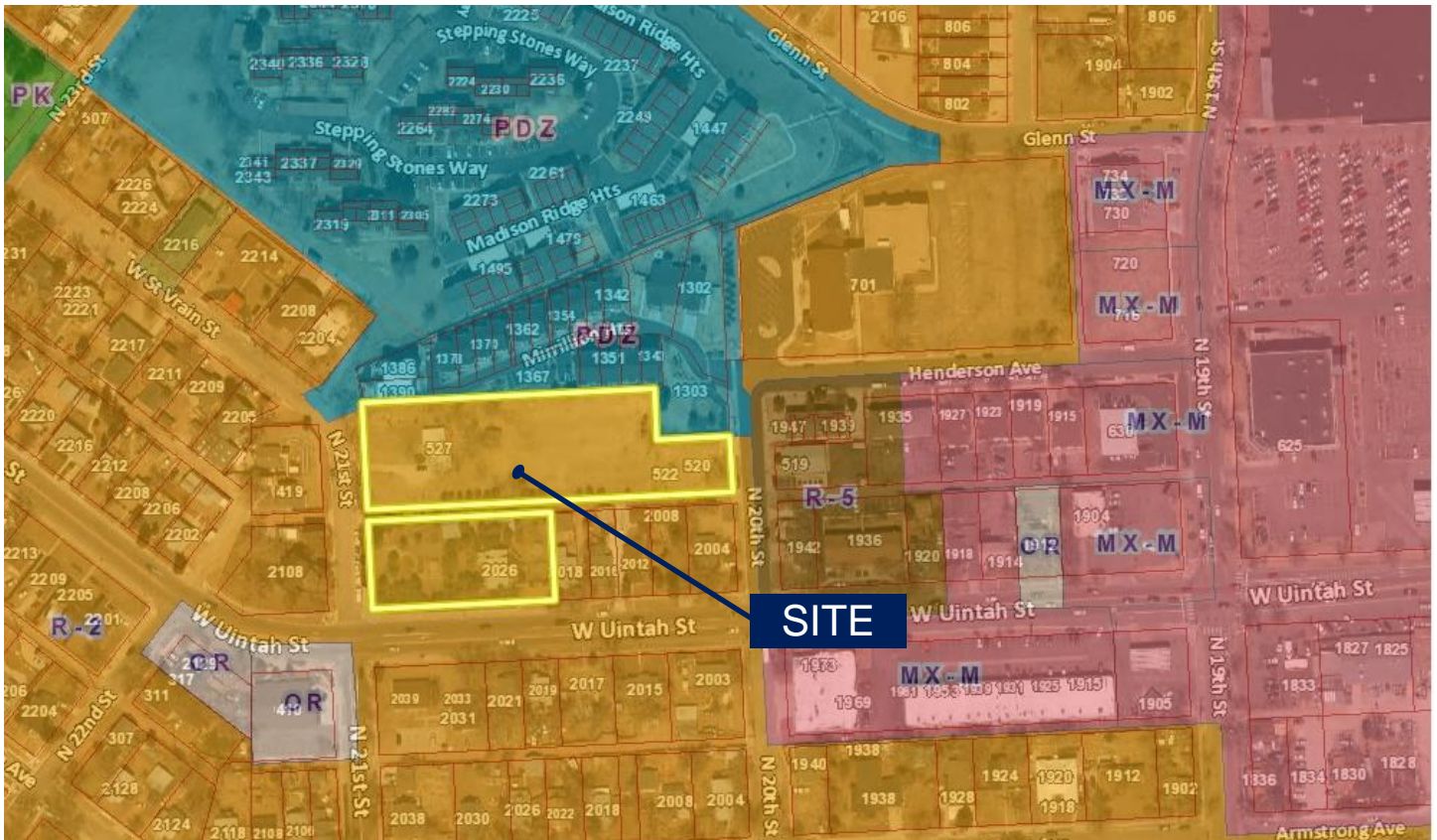
The subject application(s) were submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the applicant is required to be reviewed under the Unified Development Code. All subsequent references within this report that are made to "the Code" and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	PDZ	Multi-Family	N/A
West	R-2	Single-Family Detached/Duplexes	N/A
South	OR/R-2	Single-Family Detached/Multi-Family	N/A
East	R-5/MX-M/R-2	Single-Family Detached/Multi-Family/Religious Institution/Retail	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Poster/Postcard on separate occasions, Neighborhood Meeting, Initial Submittal, Planning Commission
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	469
Number of Comments Received	See Neighborhood Correspondence Attachment

Public Engagement

Comments received included questions and statements concerning development within current zoning, density of proposed use, building locations, building height, increased traffic, evacuation, geological hazards on site, access gained off an alley, adjacent uses, and site improvements.

Outside agencies to include City Traffic Engineering, Colorado Springs Fire and Police Departments, Colorado Springs Utilities, Engineering Development Review, Colorado Geological Survey, Stormwater Enterprise have been sent a referral. While their individual responses are provided below, the application has been reviewed and concerns that were presented are illustrated to be mitigated by Traffic Studies, Geological Hazard Study, Final Drainage Report, etc.

Timeline of Review

Neighborhood Meeting	May 29, 2024
Initial Submittal Date	July 2, 2024
Number of Review Cycles	Five (5)
Item(s) Ready for Agenda	December 16, 2024

Agency Review

Traffic Impact Study

DP and TIS Staff Report final comments:

Traffic Engineering reviewed the Traffic Impact Study (TIS) (see “Traffic Impact Study” attachment) and determined that the TIS was complete and provided the adequate information and analyses per the requirements of the Traffic Criteria Manual and Traffic Engineering staff.

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system.

All nearby intersections and site access point(s) are expected to operate at acceptable level of service (LOS) per the city Traffic Criteria Manual.

All proposed access points widths meet the City Traffic Criteria Manual.

All proposed access points location and spacing meet the City Traffic Criteria Manual.

Any onsite or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the City of Colorado Springs and the Manual on Uniform Traffic Control Devices (MUTCD).

School District

School District 11 was sent a referral, and no comments were received. The developer will be responsible for paying fees in accordance with City Code at time of building permit.

Parks

Fees in lieu of parkland dedication is required at time of building permit.

SWENT

A Preliminary Drainage Report was reviewed and approved. A Final Drainage Report will be required to be reviewed and approved prior to plat recordation and/or building permit.

Colorado Springs Utilities

No outstanding comments remain in regards to utilities.

Engineering Development Review

Geological Hazard Study, STM-REV24-0906 (see “Geological Hazard Study” attachment), has been reviewed by both EDR and Colorado Geological Survey (CGS) and has been approved.

Summary of Application

The zoning map amendment comprises of 2.22 acres and the applicant proposes a R-Flex-Med (R-Flex Medium Scale) zone district to allow for a mixture of housing types at the proposed location (see “Exhibit A&B” attachment). The purpose R-Flex medium zone district is to accommodate a mixture of detached and attached low- to medium-density housing with a density of five (5) to sixteen (16) dwelling units per acre. This density matches what is recommended in the West Side Plan, see below for further evaluation. The density established in the development is maxed at 11.71 dwelling units per acre which is appropriate for the area as the surrounding area is comprised of low, medium, and high density development.

Application Review Criteria

UDC Code Section 7.5.704

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).

Further analysis of PlanCOS is listed below, however, the proposal is consistent with the Plan as well as the Westside Plan. The Westside Plan is a recommendation document that suggests that the specific area to be a transitional area from the lower density to the west and south transition to the north and east. The Westside Plan recommends this area to be Medium-density residential and Residential/Office having a density of 5-16 dwelling units per acre. The Westside Plan is also supportive of higher density development in vacant lots.
2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

The applicant has submitted a Traffic Study, Preliminary Drainage Report, and Geological Hazard Study to resolve issues that may arise with development. Each report was reviewed by City Staff indicating the reports are in compliance with City Code/Manuals. The alley is proposed to be widened and improved to City Standards providing for adequate fire access in the case of emergencies.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

The surrounding neighborhood is comprised of low, medium, and high-density residential uses, with higher-intensity commercial uses to the east.
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.

The proposed zone change is compatible with the surrounding area as the development plan indicates similar development to the north, a transition from the single-family detach to the southeast with a duplex, and the height of the proposed structures are consistent with the area.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.

While the property previously had tenants/occupants, the property is currently vacant and no dislocations are anticipated.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).

The applicant has submitted a Development Plan in lieu of a Land Use Plan illustrating in more detail the proposed use.

7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
Not applicable, there are no previous concept plans for the area.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607.D.4 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
Not applicable, the proposal does not include the creation of an ADS-O district.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
 - a. Not applicable
10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)). (Ord. 23-03)
 - a. The associated development plan has been reviewed and meets any additional standards for the base zone district.

After evaluation of the Uintah Townhomes Zoning Map Amendment, the application meets the review criteria.

Development Plan

Summary of Application

The proposed development illustrates 2.54 acres as multi-family residential (see “Development Plan” attachment). The plan proposes six (6) 4-plexes and a duplex, adequate vehicle and bicycle parking, open space, stormwater detention, landscaping, and public improvements. If approved the development will require a final plat to be submitted with a final drainage report. The current plan was reviewed with a geological hazard study that was reviewed by both City Engineering and Colorado Geological Survey. The plan proposes to gain access from an alley that will be improved at the cost to the developer. In order to gain access to an alley, the developer is required to meet both the Engineering Criteria Manual, and the Fire Manual. This requires an additional 10 feet of right-of-way for a total of 26 feet for fire apparatus access. The developer has agreed to both dedicate the necessary right-of-way and to construct the alley to city standards, therefore allowing the alley to be utilized as a primary access point.

Application Review Criteria

UDC Code Section 7.5.515

1. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4;
The proposed application meets all General Criteria for Approval
2. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);
There are no additional Use-specific standards for multi-family within the R-Flex-Med (R-Flex Medium Scale) zone district.
3. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;
The proposed development provides adequate detail of the building locations, orientation, and exterior building materials. The proposed plan is harmonious with the surrounding area.
4. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;

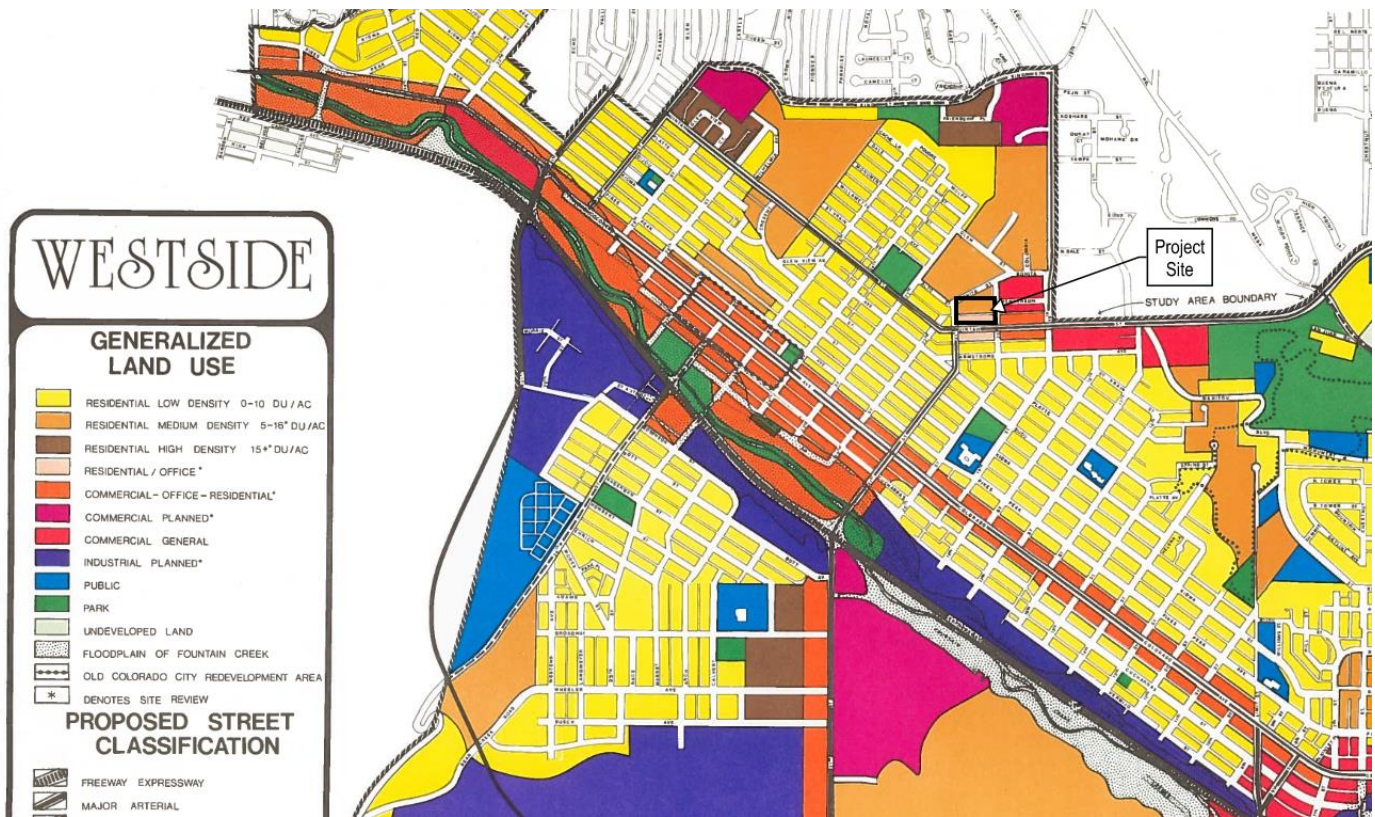
No major off-site impacts are anticipated with this development. The current status of the alley is unimproved, the developer will dedicate additional necessary right-of-way and construct the alley to City Standards.

5. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;
The proposed plan is compliant with PlanCOS and the Westside Plan.
6. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;
The proposed plan meets all dimensional standards applicable to the R-Flex-Med (R-Flex Medium Scale) zone district.
7. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations;
A Preliminary Drainage Report was reviewed in association with the proposed plan. Stormwater Enterprise has reviewed and approved this report. A Final Drainage Report will be required to be reviewed and approved prior to final plat recordation.
8. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);
The proposed plan complies with the development standards. There is one (1) request for alternative design for a 15 foot landscape buffer between the single-family detached at the southeast corner of the area and the 4-plex on the north side of the alley. Staff supports this alternative design, as the units are already separated by a 28 foot alley and the units are setback another 12 foot from the property line creating a distance of 40 feet. The proposed landscape plan also includes trees and shrubs through this area.
9. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);
The proposed site is not located within an Overlay District.
10. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;
A geological hazard report was submitted and reviewed and approved by both the City Engineering Department and the Colorado Geological Survey.
11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties; and
The developer will be required to extend a sanitary sewer and storm sewer east to west through the alley to serve the development.
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria Manual, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.
The developer will dedicate an additional 10 feet for the alley to be constructed to City standards. Sidewalks along North Twentieth Street and North Twenty-first Street will also be required to be constructed.

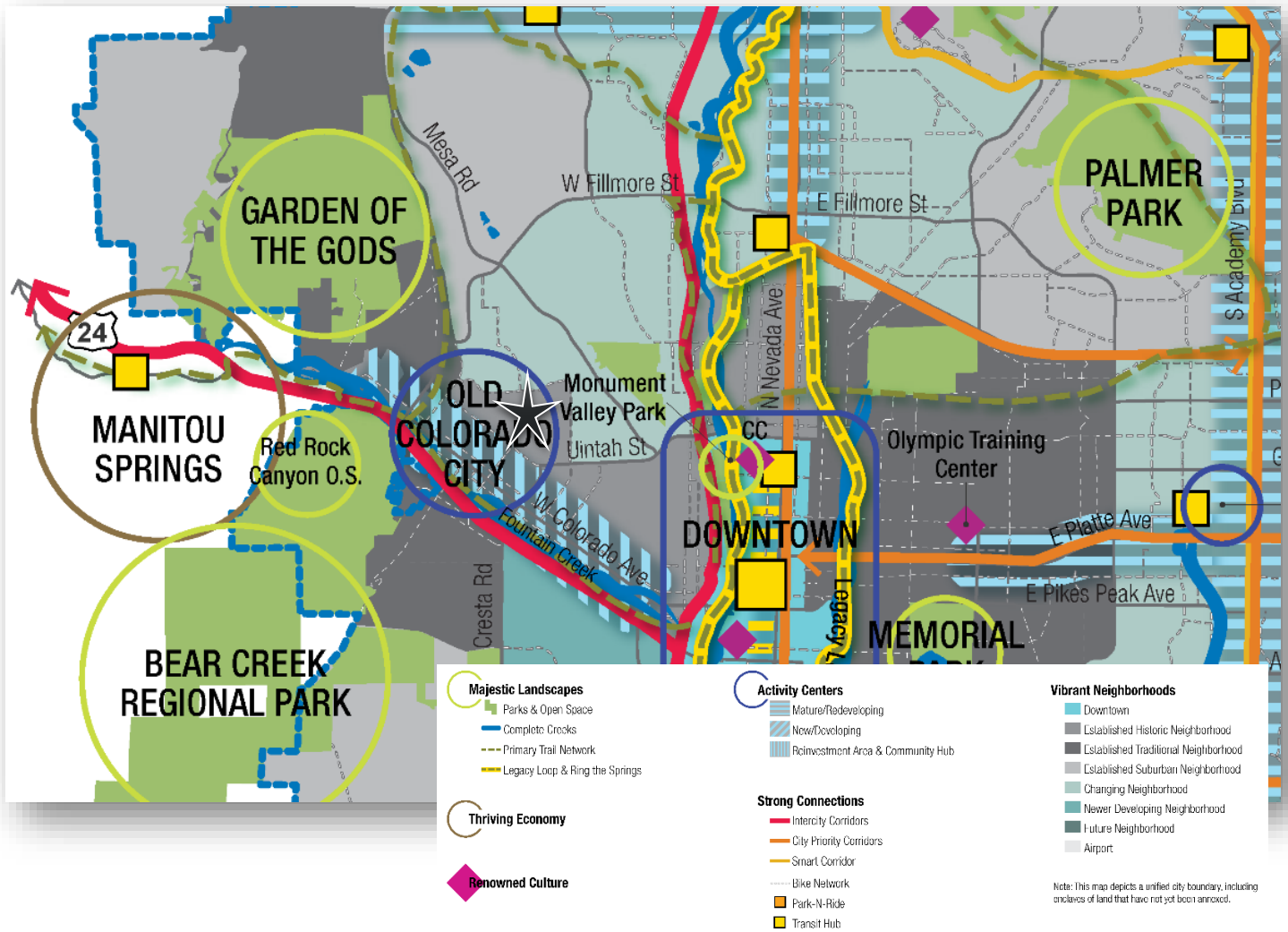
After evaluation of the Sun Mountain Townhomes Development Plan the application meets the review criteria.

Compliance with Relevant Guiding Plans and Overlays

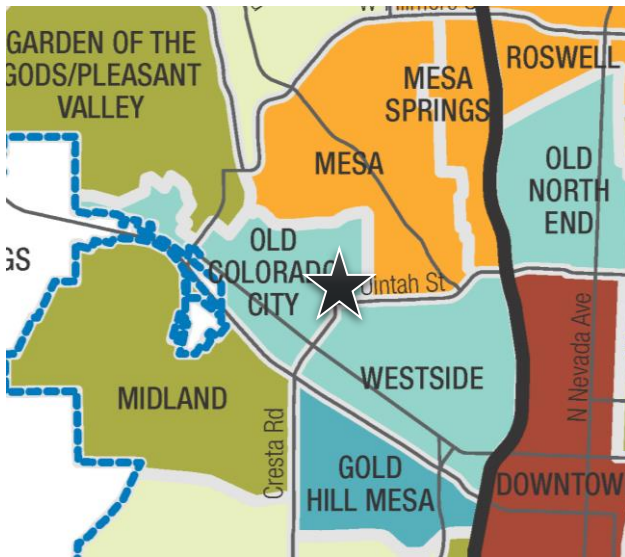
The proposed application is located within the Westside Master Plan (see 'Westside Generalized Land Use Plan' attachment). More specifically, the area is located within the North Bluff subarea and is recommended as overlapping two areas, the Medium-density Residential with density of 5-16 dwelling units per acre and Residential/Office. The Westside Plan recommends vacant land to be supported at higher densities. The specific area is called out as a transition area from the low-density uses to the south and west, transitioning to the north and east. The proposed plan is in compliance with the Westside Plan.



PlanCOS Vision



The proposed zone map amendment and development plan application have been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as an "Established Historic Neighborhood". The proposed zone change is north of Uintah Avenue, directly adjacent to a Reinvestment Area & Community Hub and within the 'Old Colorado City' Activity Center. By promoting continued infill in this portion of the city, this project would help accomplish the goals of PlanCOS.



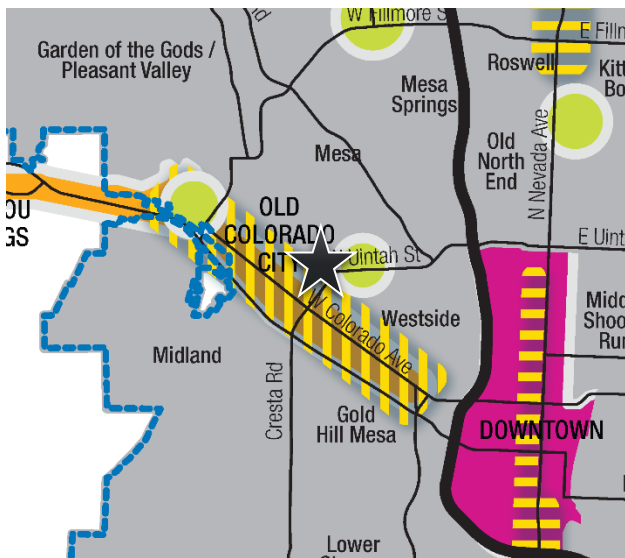
Predominant Typology

- Downtown
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Changing Neighborhood
- Airport
- Established Historic Neighborhood
- Future Neighborhood

Vibrant Neighborhoods

Located within the Established Historic Neighborhood typology:

- Strategy VN-2.A-3: Support land use decision and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.
- Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.



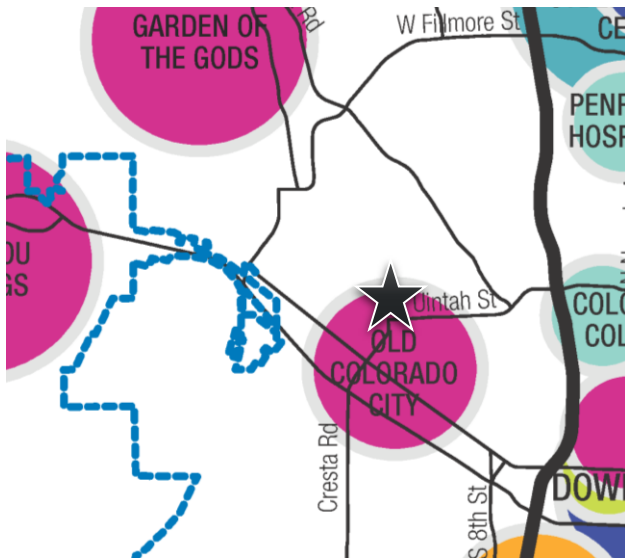
Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

Unique Places

The proposed site is located adjacent to a Community Activity Center and Reinvestment Area and Community Hub typologies.

- Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.
- Strategy UP-2.A-1: Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.
- Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.



Predominant Typology

- Cornerstone Institutions
- Life and Style
- Spinoffs and Startups
- Industry Icons
- The Experience Economy
- Critical Support
- City Boundary
- Interstate 25
- Major Roads

Thriving Economy

The proposed site is located within the Experience Economy typology.

- Policy TE-4.A: Prioritize development within the existing city boundaries and built environment (not in the periphery).
- Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3.
- Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity centers, and urban corridors.

Statement of Compliance

ZONE-24-0014

After evaluation of the zoning map amendment the application meets the review criteria.

DEPN-24-0111

After evaluation of the Sun Mountain Townhomes Development Plan the application meets the review criteria.