

CITY PLANNING COMMISSION AGENDA
MARCH 18, 2021

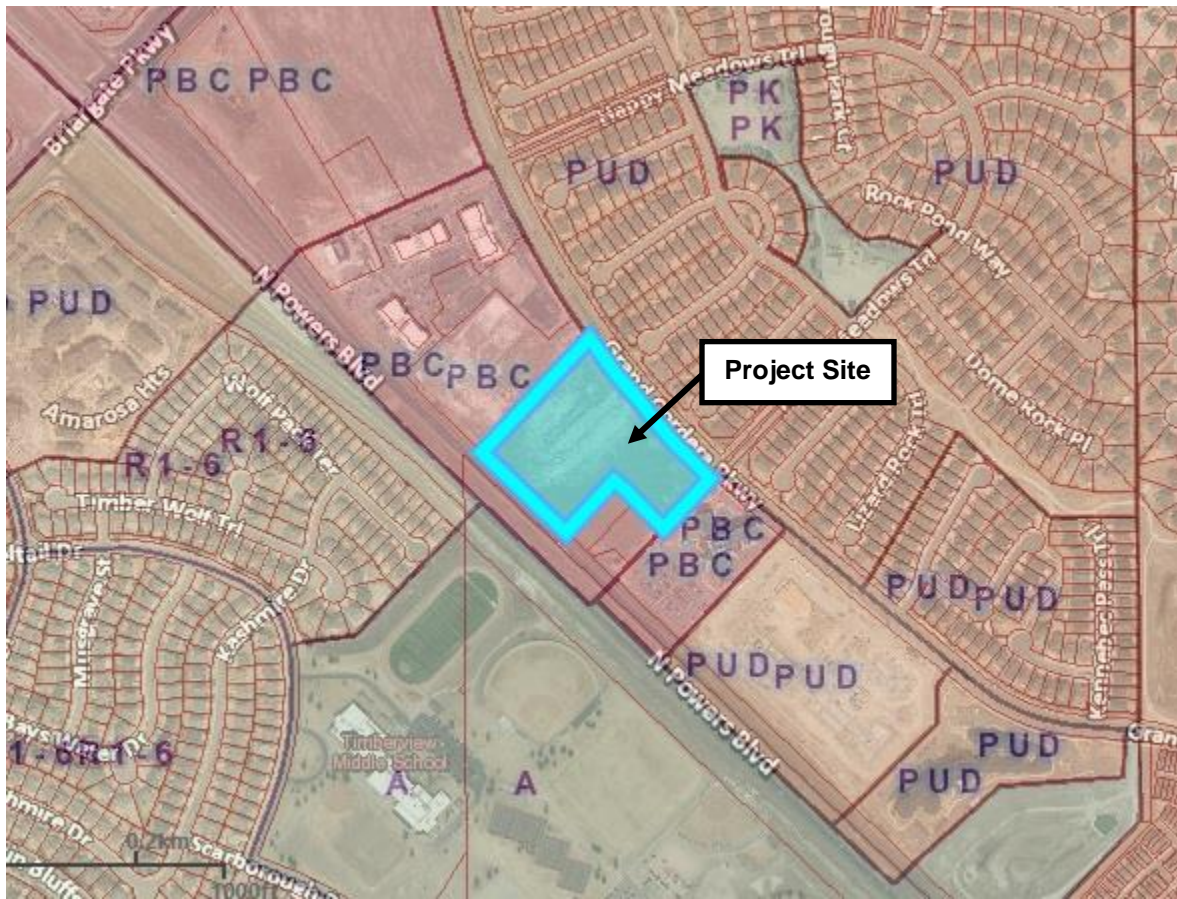
STAFF: MATTHEW ALCURAN

FILE NO:
CPC CU 20-00171 – QUASI-JUDICIAL

PROJECT: CALIBER AT BRIARGATE

OWNER/DEVELOPER: HIGH VALLEY LAND COMPANY, INC.

CONSULTANT: R & R ENGINEERS SURVEYORS, INC. – JOHN LOUGHREY



PROJECT SUMMARY:

1. Project Description: The project application is for approval of the Caliber at Briargate Conditional Use Development Plan. If approved the proposed application will allow for a multi-family development consisting of 200 units on a 7.65-acre site with associated infrastructure (**see “Conditional Use Development Plan” attachment**). The project will be comprised of two apartment buildings, a stand-alone clubhouse, three detached parking garages, an outdoor pool, dog park, and trash compactor. The project site is part of the larger Briargate Master Plan and is governed by the Briargate Crossing Commercial Development Design Guidelines. The high-quality rental apartment community will include associated on-site improvements such as parking and

landscape. The site is currently zoned PBC (Planned Business Center) and located at 9292 Grand Cordera Parkway.

2. Applicant's Project Statement: (see **"Project Statement" attachment**)
3. Planning and Development Recommendation: City Planning staff recommends approval of the application as proposed.

BACKGROUND:

1. Site Address: 9292 Grand Cordera Parkway
2. Existing Zoning/Land Use: The property is currently zoned PBC (Planned Business Center) with the site currently vacant with minor vegetation.
3. Surrounding Zoning/Land Use: (see **"Context Map" attachment**)
 - North: PBC (Planned Business Center) and currently developed with commercial and medical office uses across a vacant parcel.
 - East: PUD (Planned Unit Development) and currently developed with single-family residential.
 - South: PBC (Planned Business Center) and currently developed with medical office uses.
 - West: A/AO (Agricultural/Airport Overlay) across Powers Boulevard and currently developed with Liberty High School.
4. PlanCOS Vision: According to the PlanCOS Vision Map (see **"PlanCOS Vision Map" attachment**), the project site is identified as a Newer Developing Neighborhood and near the Ring the Springs Trail.
5. Annexation: The property was annexed in September 1982 as part of the Briargate Addition #5 Annexation.
6. Master Plan/Designated Master Plan Land Use: The project site is part of the Briargate Master Plan designated as O/I (Office-Industrial/Research & Development), which includes multi-family dwelling (Apartment, Condominium, Townhouse).
7. Subdivision: This property is platted under the Powers Office Park Filing No. 2.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The project site is vacant and is primarily natural grasses.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public process included posting the site and sending postcards to 259 property owners within 1,000 feet of the site, on two occasions: during the internal review stage and before the Planning Commission hearing. The site was also posted during the two occasions noted above. Public comments were received by staff (see **"Public Comments" attachments**). Interested residents cited concerns about the type of housing, view of Pikes Peak mountain range, and the land use change. The applicant has provided information and response to the concerns of the neighbors, which includes clarification that a zone change is not required (see **"Applicant Responses" attachments**).

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater, City Parks and Recreation, Engineering, City Traffic, City Fire, School District 20, Police, and E-911. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. Staff has determined that this application is outside the two-mile buffer for USAFA notification. Notification was sent to the Airport for review by the Airport Advisory Committee. This item was reviewed on December 31, 2020, and was determined to be outside the Airport Overlay.

ANALYSIS OF REVIEW CRITERIA, COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:
 - a. Conditional Use Development Plan

The proposed Caliber at Briargate Conditional Use Development Plan (**see “Conditional Use Development Plan” attachment**) consists of a development proposal for a 200-unit rental housing community. The project will be comprised of two apartment buildings, a stand-alone clubhouse, three detached parking garages, an outdoor pool, dog park, and a trash compactor. This development enhances the diversity of residential options in the area. The neighborhood will provide a mix of 1, 2, and 3-bedroom apartments. The buildings have been designed with a focus to internal courtyards and amenity spaces will help to break up the building mass. The project architecture features high quality, durable and timeless materials (masonry and fiber cement siding) and colors. A preliminary landscape plan was submitted illustrating a variety of trees and shrubs consistent with the planting and landscape requirements. A final landscape and irrigation plan will be required within 90 days of building permit issuance. The project site is governed by the Briargate Crossing Commercial Development Design Guidelines and the applicant has received conditional approval.

The proposed development meets or exceeds the minimum development standards of the PBC zone district, with respect to the maximum 45-foot building height, maximum 40% lot coverage, and minimum building setback (front: 20 feet, side: 15 feet, rear: 25 feet) requirements. The multi-family community proposes a 45-foot building height and 24.8% lot coverage. The building setbacks will include a 20-foot front yard setback from Grand Cordera Parkway, a 15-foot side yard setback, and a 25-foot rear yard setback from Powers Boulevard. The proposed multi-family will provide an ADA accessible route to the existing public right-of-way off of Grand Cordera Parkway.

In accordance with City Code Section 7.3.205, *Additional Standards for Specific Land Uses*, residential uses are allowed within certain commercial zone districts, including the PBC (Planned Business Center) zone district. While residential dwelling units are allowed in the zone district, the dimensional standards outlined in the R5 zone district apply and govern certain aspects of the site design and layout. The applicant’s proposal is in conformance with the established dimensional controls, set forth in City Code Section 7.3.104 *Agricultural, Residential, Special Use, and Traditional Neighborhood Development Zone District Standards*. City Planning staff applied the parking calculation for the proposed one-bedroom, two-bedroom, and three-bedroom dwelling units, which have set ratios of 1.5 (1-bedroom), 1.7 (2-bedroom), and 2.0 (3-bedroom) parking spaces per dwelling unit. This amounts to 331 parking spaces required on-site. As proposed, the applicant has provided 331 parking spaces, which will be accommodated with 145 standard parking spaces, 130 compact parking spaces (39.3%), and 56 detached garage spaces. In addition, within the surface spaces, a total of 8 accessible parking spaces (2 van) are required and 10 accessible parking spaces (all van) are provided.

Access is illustrated on the development plan with one main access created off of Grand Cordera Parkway. All associated landscape and drainage requirements are satisfied. Through a combination of setback, retaining walls (maximum 6-foot high CMU wall along the eastern boundary of Grand Cordera Parkway), and landscaping, the City’s requirements for setback along North Powers Boulevard and Grand Cordera Parkway are satisfied. It should be noted that the adjacent properties to the north and south along North Powers Boulevard are setback similar distance to maintain this requirement.

i. Traffic

The City’s Traffic Engineering Division has stated that there are no traffic issues with the multi-family dwelling project. As stated in the Traffic Impact Analysis and reviewed and accepted by Traffic Engineering, under total future traffic conditions with the proposed Caliber at Briargate development, all the study intersections would continue to operate at overall acceptable levels of service consistent with background conditions. Thus, no additional roadway improvements as part of the site development are required.

ii. Parkland Dedication Obligation (PLDO)

The new Caliber at Briargate multi-family residences trigger the Park and School Land Dedication Ordinance. An obligation estimate was provided to the applicant, as of February 7, 2021, since parkland fees in lieu of land dedication will be collected for this project at the time of each multi-family building permit.

iii. Drainage

A Final Drainage Report to support the design was required by City Water Resources Engineering and Management, which had minor comments, as of February 24, 2021, but recommended by SWENT to continue with the Conditional Use Development Plan application approval process.

iv. Landscape

All final plant review and counts will be done with the Final Landscape Plan (FLP) application. A future Final Landscape and Irrigation Plan shall be due at the time of the first building permit.

City Planning staff finds that the proposed project addresses all the applicable review criteria set forth in City Code.

2. Conformance with the City Comprehensive Plan:

City Planning staff has evaluated the proposed project for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to the PlanCOS Vision Map, the project site is identified as a Newer Developing Neighborhood and near the Ring the Springs Trail (**see "PlanCOS Vision Map" attachment**). The proposed application is consistent with the envisioned development patterns for the project site per the comprehensive plan. This is supported by the intention to accommodate a mix of supporting uses including such use as higher density residential per the Comprehensive Plan. As indicated in the proposed application, the future development of the subject property will accommodate an opportunity for diverse housing and are considered as common desired elements in a neighborhood that should be encouraged and supported. By allowing the development of a multi-family residential use, the project reinforces the City's ability to encourage mixed-use and livable communities

a. Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods

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 more cost-effectively.

As indicated above, City Planning staff finds the multi-family residential project and its associated application to be in substantial conformance with PlanCOS.

3. Conformance with the Area's Master Plan:

As previously approved on the Briargate Master Plan, this site is identified as O/I (Office-Industrial/Research & Development), which includes multi-family dwelling (Apartment, Condominium, Townhouse) as an allowable use. This site, as well as the existing physical rehabilitation and assisted senior development directly south, is part of master plan designations that allow for mixed-use development. This furthers the intention to create a mix of residential use allowing for a variety of residential opportunities.

Staff finds the Caliber at Briargate project to be consistent and in substantial compliance with the Briargate Master Plan.

STAFF RECOMMENDATION:

CPC CU 20-00171 – CONDITIONAL USE DEVELOPMENT PLAN

Approve the Conditional Use Development Plan for the Caliber at Briargate in the PBC (Planned Business Center) zone district, based upon the findings that the request meets the review criteria for granting a Conditional Use as set forth in City Code Section 7.5.704 (A, B, and C) and meets the review criteria for granting a Development Plan as set forth in City Code Section 7.5.502(E).