

Parkside 32 Multi-Family

CPC ZC 22-00087 & CPC DP 22-00088

City Council

Public Hearing

October 11, 2022

Matthew Alcuran, Planner II



SITE LOCATION



BACKGROUND

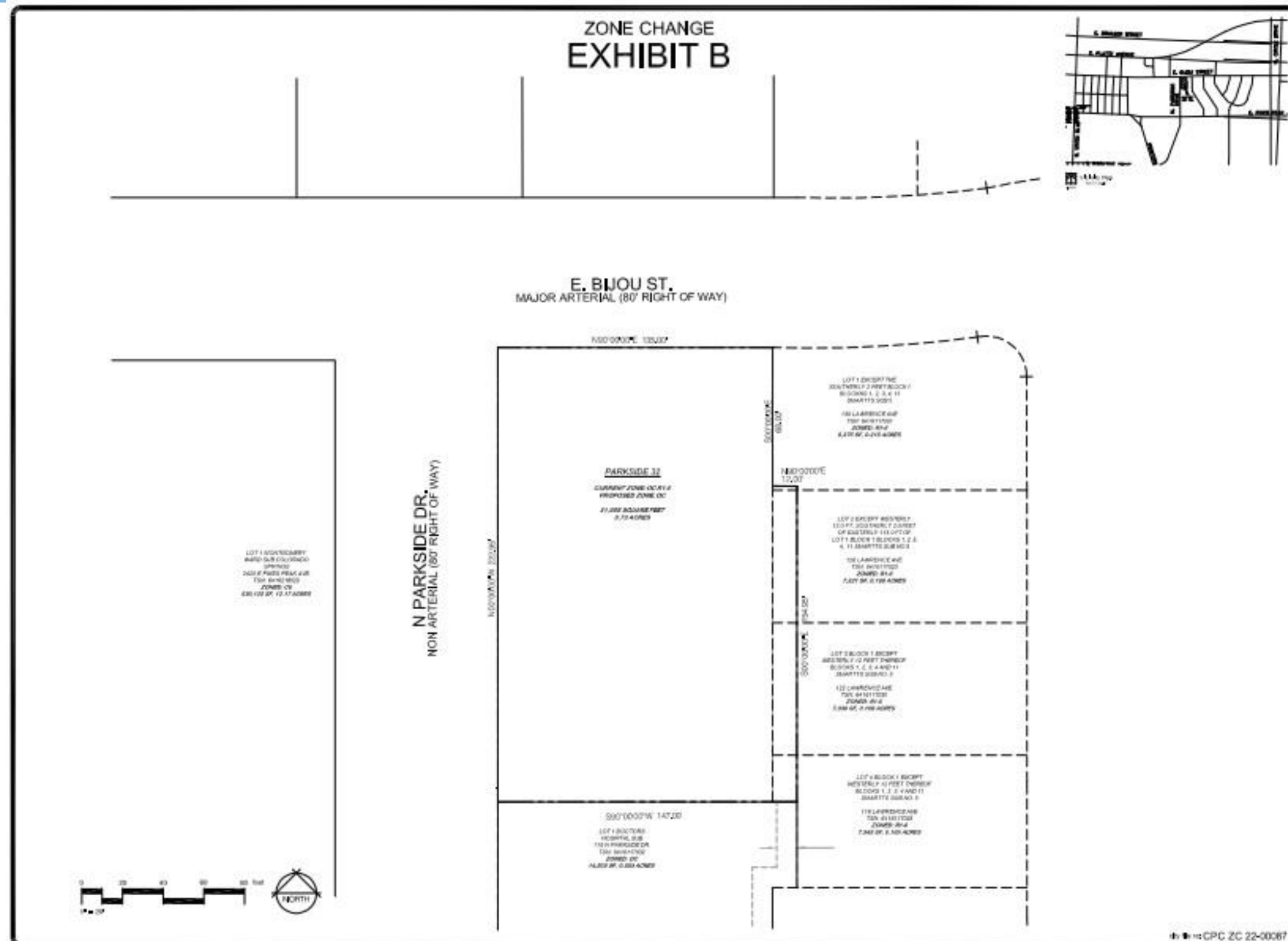


- Site Address: 125 North Parkside Drive
 - Zoned OC/R-1 6000 (Office Complex/Single-Family Residential) and includes a 3-story 24,992 square foot commercial building.
- Subdivision: This property is currently unplatted and AR FP 22-00267 is under review.
- Master Plan/Designated Master Plan Land Use: The project site is not part of a Master Plan.
- Annexation: The subject property was annexed into the City on March 1, 1959, under the Rolling Hills Addition.
- Zoning Enforcement Action: None

ZONE CHANGE



- Commercial building occurred in 1959
- Dual zoning of OC/R-1 6000 is not allowed
- Zone change to remove R-1 6000 designation
- Multi-family permitted as of right in OC zone district
- Zone change meets all review criteria

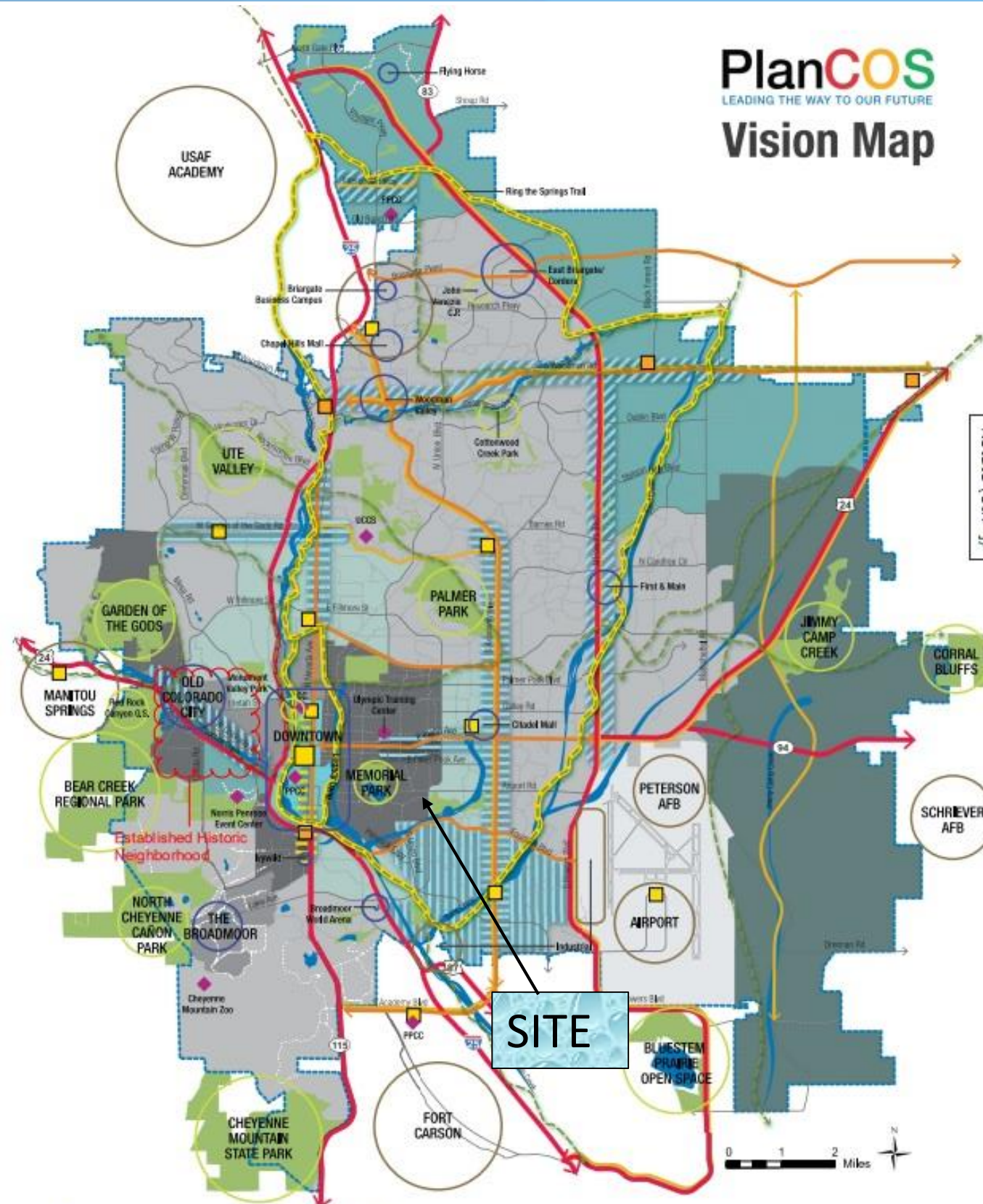


STAKEHOLDERS



- **Public Notification**
- Internal Review/ Public Hearing
- City Planning noticed 157 property owners
- The site was also posted during the two occasions noted above. One public comment was received by staff (see “Public Comment” attachment). Interested resident cited questions about the size of the apartments, what income level do renters have to qualify at, and is this low-income housing. Further details related to these questions are covered below as part of the findings of this report.
- The applicant provided a written response to the received public comments, in a document dated June 5, 2022 (see “Applicant’s Response Letter” attachment).
- 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, and Police. Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. This application is within the two-mile buffer for military notification to Peterson Air Force Base. As of today, no written communication has been received.

PlanCOS



Activity Centers
in a
Reinvestment
Area &
Community Hub

RECOMMENDATION



- **CPC ZC 22-00087**
- Adopt an ordinance amending the zoning map of the City of Colorado Springs relating to 0.73 acres located east of North Parkside Drive and south of East Bijou Street from OC/R-1 6000 (Office Complex/Single-Family Residential) to OC (Office Complex), based upon the findings that the change of the zoning request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).
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- **..Summary of Ordinance Language**
- An ordinance amending the zoning map of the City of Colorado Springs relating to 0.73 acres located east of North Parkside Drive and south of East Bijou Street from OC/R-1 6000 (Office Complex/Single-Family Residential) to OC (Office Complex)



QUESTIONS?