

Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Thursday, April 30, 2020

Attn: Mr. Daniel Sexton
City of Colorado Springs:
Land Use Review

30 S. Nevada Ave, Suite 105
Colorado Springs, CO 80901

RE: Nonuse Variance Request, Administrative Adjustment Request, and Alternate Compliance Request (Atrium Senior Apartments-4921 Templeton Gap Road)

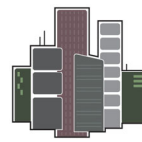
Dear Mr. Sexton;

As you are aware, GRECCIO Housing intends to construct approximately 54-low income senior apartments in a single building, landscaping parking drive aisles, and storm water treatment facilities on the vacant lot located at 4921 Templeton Gap Road. The site currently measures 1.14 acres, but contains a 15-foot access easement along the northerly property line, a 7.5-foot utility easement along the westerly property line, and will require a 15-foot easement to route offsite runoff through the site, significantly reducing the buildable area of the site to approximately 0.816 acres (72% of the total area). On behalf of GRECCIO Housing we are requesting a nonuse variance for the building setback along Templeton Gap Road, alternative compliance for landscape setback along Austin Bluffs Parkway, and alternative compliance for the landscape setback along the southerly property line.

Based on our pre-application meeting with various department representatives, we understand the existing building setbacks are 25-feet along the northeast property line, 20-feet along Austin Bluffs Parkway, 20-feet along Templeton Gap Road, and 5-feet along the southeasterly property line. We also understand that the existing landscape setbacks are 25-feet along Austin Bluffs Parkway, 10-feet along Templeton Gap Road, and 15-feet along the southeasterly property line. The current site design affords a building setback of 27.75-feet along the northeasterly property line, 20.25-feet along Austin Bluffs Parkway, 10-feet along Templeton Gap Road, and 26.10-feet along the southeasterly property line. The current site design affords a landscape setback landscape of 20.25-feet along Austin Bluffs Parkway, 10-feet along Templeton Gap Road, and 10-feet along the southeasterly property line.

As you are aware from various letters received for adjacent neighbors and comments from the neighborhood meetings that parking is a concern for this site. Therefore, the site was redesigned to maximize parking in direct response to comments received during the review process. To help maximize parking the building was moved closer to Austin Bluffs Parkway and Templeton Gap Road allowing an additional row of parking. We were able to meet the landscape setback along Templeton Gap Road and the eastern property line, and using alternative compliance, we can meet the landscape setback along Austin Bluffs Parkway and the southeasterly property line. Furthermore, we meet the building setback along Austin Bluffs Parkway, the northeasterly property line, and the southeasterly property line. However, Greccio housing is requesting a variance to allow for a 10-building setback along Templeton Gap Road. In addition to moving

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the building to maximize parking, the building was also moved closer to Templeton Gap Road allowing additional room to route offsite storm drainage through the site without losing additional parking. This results in the need for a non-use variance to reduce the building setback to 10-feet along Templeton Gap Road.

Furthermore, the existing vacant site has approximately 8-feet of grade change over 300-feet, which is much steeper than the adjacent parcels. As part of site design, a small wall is proposed along the southeasterly property line allowing for the installation of a public storm drain routing offsite runoff around the property, and to allow for some additional parking. The landscape plan was modified to use alternative compliance to reduce the required 15-foot landscape buffer. Additionally, the landscape buffer along Austin Bluffs Parkway is designed to meet the alternative compliance requirements to reduce the 25-foot landscape buffer.

As you aware the City of Colorado Springs has identified the need for affordable senior housing within city and has specifically identified this site as a possible location. This project site was recently awarded Low Income Housing Tax Credits by the Colorado Housing and Finance Authority (CHFA) showing 54-units, and a change in unit count would require reallocation of funds from CHFA. Therefore, the solution is not as simple as reducing the unit count. CHFA tax credit allocations are very competitive and seeking a reallocation for less units would likely not be granted. CHFA has a specific formula they use for project evaluation, and this site has taken that into account during the design. Therefore, the site is design to meet the multiple jurisdictional requirements with the minimal impact to adjacent properties.

The design team did evaluate alternate site plan options that could either reduced the number of variances and alternative compliance requests or eliminate them all together. However, all the alternate options required a significant reduction in either parking or building area. Based on our experience, the other site plan options created designs that either did not work financially, would not likely work for CHAFA, or did not address any of the neighborhood concerns voiced during the review process.

The requested variance and alternative compliance do not adversely affect the public health, safety or welfare of citizens or adjacent neighbors. The proposed project will not reduce the sidewalks or tree-lawns along the adjacent streets and will increase landscaping and sidewalks improving public safety. Furthermore, the proposed variance is not inconsistent with the area plans, does not weaken the proposed zoning, and is site specific to this development.

For the reasons discussed in this letter we are we are requesting, on behalf of GRECCIO Housing, a nonuse variance for the building along Templeton Gap Road, and landscape alternative compliance along Austin Bluffs Parkway and southeasterly property line.

Please feel free to call me if you have any questions during your review.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

Robert J. Palmer, PE (CO, NM, AZ, WY, MT)
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Josh Russel, Medici Development via: josh@medicidenver.com