



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Draft Planning Commission

Thursday, May 16, 2019

8:30 AM

Council Chambers

**5.B. CPC PUZ
18-00131**

An ordinance amending the zoning map of the City of Colorado Springs relating to 25,000 square feet of land located on the north side of E. Boulder St. between N. Weber St. and N. Wahsatch Ave from R4 (Multi-Family Residential) to PUD (Planned Unit Development: Multi-Family Residential, - 37 dwelling units per acre, and a 40-foot maximum building height).

(QUASI-JUDICIAL)

Related File: CPC PUD 18-00132

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

Staff Presentation:

Ryan Tefertiller, Urban Planning Manager

Mr. Tefertiller gave a PowerPoint with the scope and intent of this project.

Applicant Presentations:

John Olson, Altitude Land Consultants

Mr. Olson gave a PowerPoint describing the project. Mr. Olson described how the project fits in with PlanCOS.

Mark Tremmel, Tremmel Design Group

Mr. Tremmel spoke about how the design was contemporary, as well as keeping with the history of our community.

Questions:

Commissioner Raughton expressed his concern regarding the parking.

Commissioner Raughton asked about underground parking and asked if there were any commitments for parking from any of the other lots.

Mr. Olson said underground parking was discussed, but ultimately having underground parking would take away a lot of the appeal of the project and

would probably lose the retaining walls. The question came down to, "Do we want people living downtown or do we want parking spaces." Mr. Olson said it did not seem necessary to get commitments for other parking spaces when the current conditions proved for plenty of free parking spaces.

Commissioner Almy said he was concerned about the cumulative effects of parking. Commissioner Almy mentioned parking for the school and how working families come in at night and take up those parking spaces after school lets out.

Ryan Tefertiller informed the Planning Commission that the school district was included in the public notice but received no comment from them.

Supporters:

Alex Armani-Munn, Downtown Partnership

Mr. Armani-Munn stated that even though the project was outside their boundaries, they were in support of this project because densification of housing is a goal of downtown, and given the proximity of this project to downtown, they felt it would add to the housing stock and promote walkability. Mr. Armani-Munn said the Downtown Partnership also felt that there was plenty of on street parking available.

Opponents:

None.

Rebuttal and Questions of Staff:

Ryan Tefertiller spoke to the parking issue and asked the commission to look at the regional context and historic pattern of the area. There is a high school with a couple of thousand students with very limited to almost non-existing off street parking. There are a number of students who use public on street parking stalls for parking. Mr. Tefertiller also pointed out there are several historic residential structures in the area and many of those structures do not have garages, as well as a church that has no off street parking. Mr. Tefertiller made the point there is an historic pattern of uses in this area and in downtown that do not provide typical off street parking for individual use.

Mr. Tefertiller explained that urban planning's position would not be to dedicate certain portions of valuable, historic, downtown core properties for automobile storage if other opportunities exist. This is not one project in an area where everyone else provides their off street parking. The general practice in this

area is to utilize public on street parking.

Commissioner Raughton asked about the rent limitations and how are they documented.

Mr. Tefertiller said he included that in the packet but made it clear that it has not been finalized yet. Mr. Tefertiller said he believed the property owner has every desire and intent to continue working for the City's Community Development staff and that there could be federal dollars available if the owner commits to rent limitations.

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner McMurray complimented this project, especially the landowner with the vision of what the site could be with a lot of care for the community. Commissioner McMurray said as far as the parking, we have an oversupply of parking that has come at great cost economically and socially to our community. Commissioner McMurray said he had no reservations about the parking situation and would be voting in support of this project.

Commissioner Raughton commended the developer and the character of the project. Commissioner Raughton believed there could be additional parking onsite with the adjacent single-family homes. Commissioner Raughton believed the parking situation can be very negative.

There were no other comments from the commissioners.

Motion by McMurray, seconded by Satchell-Smith, to approve the proposed PUD zone (37 dwelling units per acre of multi-family residential use, 40' maximum building height) for the 326 E. Boulder Apartments project, based upon the finding that the request complies with the zone change review criteria in City Code Section 7.5.603.B, subject to compliance with the following conditions technical and/or informational modifications:

Technical and Informational Modifications to the Zone Change:

1. Update the zoning exhibit to add bearings and distances for the northerly and easterly boundaries of Exhibit B.

The motion passed by a vote of 7:0:1:0

Aye: 7 - Raughton, McMurray, Vice Chair Graham, Chair McDonald, Satchell-Smith, Eubanks and Almy

Absent: 1 - Hente

5.C. CPC PUD 18-00132 A PUD Development Plan illustrating a new 16 unit apartment building and associated improvements on the eastern 15,000 square foot portion of the site which is located on the north side of E. Boulder St. between N. Weber St. and N. Wahsatch Ave.

(QUASI-JUDICIAL)

Related File: CPC PUZ 18-00131

Presenter:
 Ryan Tefertiller, Urban Planning Manager, Planning & Community Development

See Item 5.B. CPC PUZ 18-00131

Motion by Vice Chair Graham, seconded by Satchell-Smith, to recommend approval the proposed PUD development plan for the 326 East Boulder Apartments project, based upon the finding that the request complies with the review criteria in City Code Sections 7.5.502.E, and 7.3.606 subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Master Plan Amendment:

- 1. Update the development plan to clarify the location and extent of all fence types, including the "ornamental hand rail" identified in the plan's legend.**
- 2. Confirm that Colorado Springs Utilities has approved the necessary Wastewater Master Facilities Report and Hydraulic Grade Line analysis.**
- 3. Finalize and gain acceptance of the project's Drainage Letter.**
- 4. Submit and gain acceptance of Alternative Compliance for the proposed landscape setbacks.**

The motion passed by a vote of 7:0:1:0

Aye: 7 - Raughton, McMurray, Vice Chair Graham, Chair McDonald, Satchell-Smith, Eubanks and Almy

Absent: 1 - Hente