

**CITY PLANNING COMMISSION AGENDA**

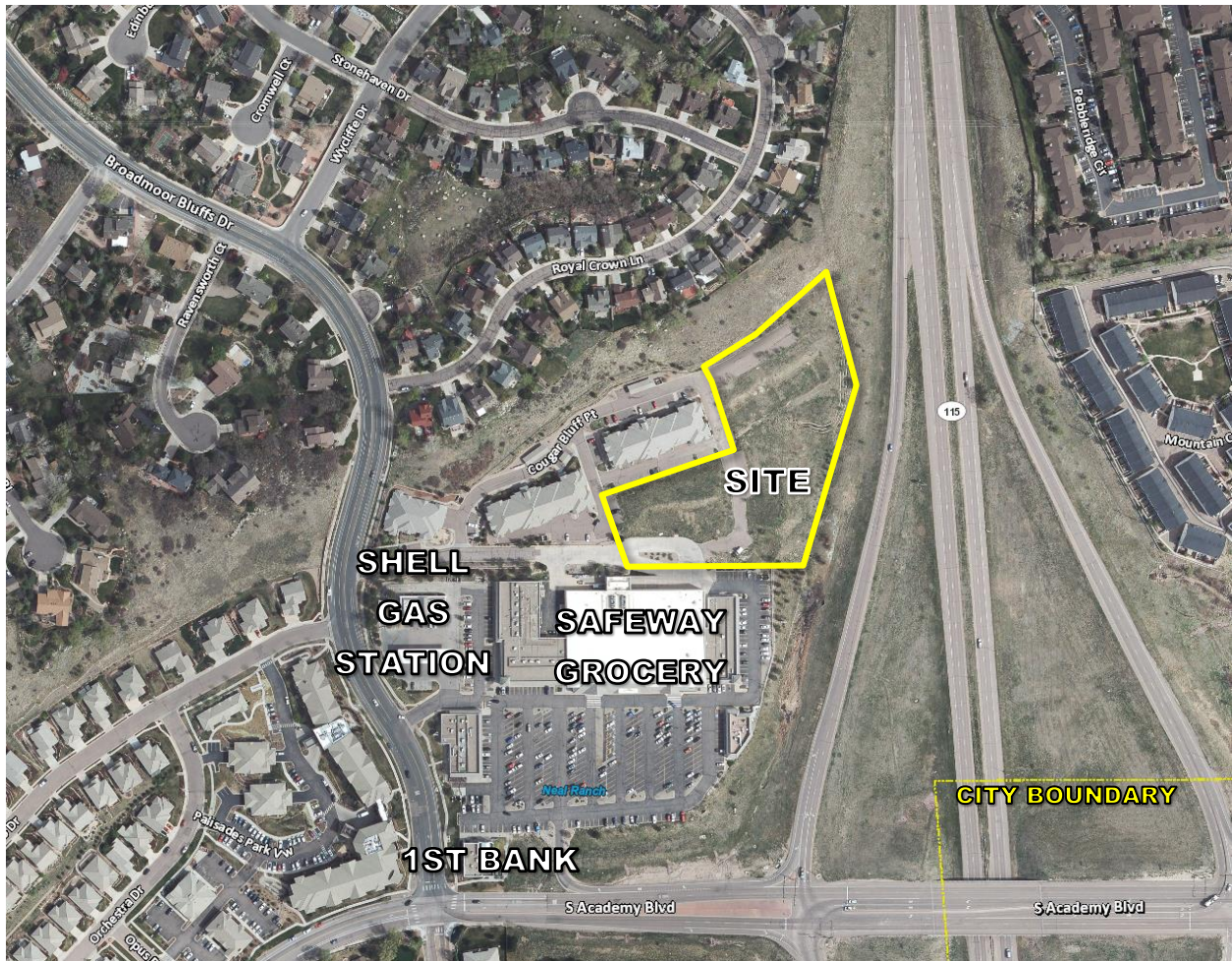
**STAFF: HANNAH VAN NIMWEGEN**

**FILE NO(S):**  
**AR DP 17-00039 (AP) – QUASI-JUDICIAL**  
**AR FP 17-00040 (AP) – QUASI-JUDICIAL**

**PROJECT: THE RIDGE**

**APPLICANT: THE COMMONWEALTH COMPANIES**

**OWNER: BROADMOOR BLUFFS APARTMENTS, LLC**



## **PROJECT SUMMARY**

1. **Project Description:** This project is an appeal of an administrative approval of a development plan and a final plat for The Ridge. The development plan and final plat illustrate 60 apartment units in three buildings intended for families at or below low-income levels. The property is 3.72 acres and generally located northwest of the Academy Boulevard and Highway 115 intersection (**FIGURE 1**) (**FIGURE 2**). The property is zoned R-5/HS (Multi-Family Residential with a Hillside Overlay).

These applications were approved administratively on December 19, 2017 and appealed by Daniel Martin and Cynthia Grey on December 21, 2017 (**FIGURE 3**).

2. **Applicant's Project Statement:** (**FIGURE 4**)
3. **Planning and Development Team's Recommendation:** Staff recommends denial of the appeal and approval of the applications.

## **BACKGROUND**

1. **Site Address:** 4375 Broadmoor Bluffs Drive
2. **Existing Zoning/Land Use:** R-5/HS/Undeveloped
3. **Surrounding Zoning/Land Use:** North: PUD/Single-Family Residential  
South: PBC/Commercial center  
East: R-5/Highway 115 then apartments and townhomes  
West: R-5/Las Casas condominiums then Broadmoor Bluffs Drive
4. **Comprehensive Plan/Designated 2020 Land Use:** Community Activity Center
5. **Annexation:** The property was annexed in 1972 as part of the Gates Addition Number 10 annexation.
6. **Master Plan/Designated Master Plan Land Use:** Cheyenne Mountain Ranch/Implemented.
7. **Subdivision:** Cheyenne Montana Filing Number 1
8. **Zoning Enforcement Action:** None.
9. **Physical Characteristics:** The site is currently undeveloped but does contain some improvements such as paving and retaining walls as approved on the previous development plan. Additionally, the site was graded per the previously approved development plan and those graded building sites are now overgrown with natural vegetation. The site is lowest along the southern portion and slopes upward heading north-northwest. Beyond the existing retaining wall near the northern property line (averaging eight feet in height) is a naturally vegetated slope separating the subject site from the existing single-family residential neighborhood to the north. This slope rises about 22 feet in height over a span of 100 feet. Three other retaining walls can be found on site facing Highway 115 near the eastern property line. These retaining walls range between four and six feet in height.

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

Prior to review of the development plan and final plat, the applicant met with community members on January 23, 2017. City Planning was not in attendance, but the applicant provided a letter detailing primary neighborhood concerns such as traffic, capacity of the school district, property values, and geological and landslide concerns. Following this meeting, staff received 11 letters (one in favor, 10 in opposition) from nearby property owners (**FIGURE 5**).

Upon formal review of the requests; public notice was mailed to 323 property owners within a 1,000-foot radius of the subject site, and the property was posted with a poster with application and contact information. This notification also contained information for a neighborhood meeting to be held on February 15, 2017. Staff received 42 letters (one letter in favor, 41 letters in opposition) from surrounding neighbors and neighborhood associations prior to the neighborhood meeting (**FIGURE 6**). The February 15, 2017 neighborhood meeting was attended by 228 neighbors. Following the neighborhood meeting, staff received an additional 19 letters (14 letters in favor, five letters in opposition), many from supportive groups such as Rocky Mountain Human Services, Family Promise of Colorado Springs, Catholic Charities of Central Colorado, and the Women's Resource Agency (**FIGURE 7**). Many of the same concerns were repeated but also included discussions on potential increased crime rates, a lack of public transportation in the area, ongoing maintenance of the subject property, fire department access to the site, and the lack of park space for residents of the proposed project. Those in favor of the proposal expressed a deep

need in the community for affordable housing and of the current gap of needed affordable units within city limits. Many stated the subject site is an ideal location for affordable units due to the high performing school district, the proximity to employment and other resources (such as a grocery store), and the topographic separation from most existing residences.

As the project progressed, a fourth meeting was held with neighborhood representatives, City staff, the applicants, and other key stakeholders on August 23, 2017. This meeting was facilitated by the Council of Neighbors and Organizations (CONO). This meeting facilitated conversation between the neighborhood representatives, City staff, and the applicant to help clarify review comments and the general administrative review process.

On September 8, 2017, City staff, Colorado Geologic Survey, the applicant, and the applicant's geotechnical engineering team met at the subject site to work through and discuss remaining review comments. The group also met with a few members of the Broadmoor Down HOA to evaluate a geotechnical concern located behind one of the private property owner's homes on the HOA controlled property. This meeting is discussed in more detail within the "Geotechnical" section of this report.

Prior to the City Planning Commission hearing; the site was posted with the hearing date and location information and a postcard was mailed to 323 property owners.

Staff input is outlined in the following sections of this report. Staff sent plans to the standard internal and external review agencies for comments including; Colorado Springs Utilities, City Engineering, City Traffic Engineering, Water Resources Engineering, City Fire including the Wildfire Mitigation Division, and Parks and Recreation. Additionally, staff solicited review and comment from Colorado Geologic Survey and School District 12. At this time, all comments received from the review agencies have been satisfied and the drainage report and geologic hazard report have been approved and signed by the appropriate City agencies.

## **ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:**

### **1. Review Criteria / Design & Development Issues:**

#### **a. Background**

The subject site was annexed into the City of Colorado Springs in 1972 as part of the Gates Addition Number 10 annexation. At that time, it was zoned A-1 (Garden Home) permitting single and two-family dwelling units, agricultural land uses, and commercial greenhouses with a minimum lot size of one half acre. However, the master plan for this area, the Cheyenne Mountain Ranch Master Plan, was approved by City Council in 1970. The original master plan, and subsequent amendments, identify the subject site for multi-family land uses (**FIGURE 8**). In 1979, this property was rezoned from A-1 (Garden Homes) to R-5 (Multi-Family Residential) (Ordinance 79-75). No conditions were placed on the R-5 zone district. This area was then rezoned to include the Hillside Overlay in 1981.

No applications for the subject site were processed until 1998 when a development plan and final plat were submitted to City Planning for review of the "Cheyenne Montana Lodges" (**FIGURE 9**). This application approved a 104-unit, six-building, multi-family complex intended to be sold as condominiums. The Cheyenne Montana Lodges development plan was amended four times; once in 2001, twice in 2005, and once in 2007. Construction began on the first two structures between 2002 and 2003 with the third structure beginning construction in 2005. No other applications have been filed on the subject site since 2007 apart from the subject development plan and final plat for The Ridge. On the portion currently proposed for development as The Ridge, the Cheyenne Montana Lodges development plan illustrates 60 units spread across three buildings with similar building orientation, architectural character, height, and building placement as The Ridge's development plan.

b. Development Plan and Final Plat (FIGURE 1) (FIGURE 2)

The application under review by the City Planning Commission is an appeal of staff's decision to approve the development plan and final plat for The Ridge. The development plan shows three multi-family buildings: building one is 8,596 square feet in size and, due to the proposed grading, is four stories, 45 feet in height on the southern side and is three stories, 35 feet in height on the northern side; building two is 5,819 square feet in size and three stories at 39 feet in height; and building three is 12,144 square feet in size and three stories at 42 feet in height. The three buildings house a total of 60 apartment units: 7 one bedroom units, 30 two bedroom units, and 23 three bedroom units. The development plan also contains: a plan for demolition of most existing retaining walls and the existing asphalt drive aisles; preliminary grading plan; preliminary utility plan; preliminary erosion control plan; final landscape plan; building elevations; and photometric/exterior lighting plan.

*Hillside Overlay & Hillside Design Manual:*

The subject site is currently zoned with a Hillside Overlay (established in 1981). The intent of the Hillside Overlay is to recognize those areas of Colorado Springs having significant natural features such as ridgelines, bluffs, rock outcroppings, geologic conditions, and slopes which require additional consideration. The Hillside Overlay specifies conditions for any type of development to ensure that these areas retain their unique characteristics. Supplementing the Hillside Overlay section of the zoning ordinance is the Hillside Development Design Manual. This manual is a set of guidelines intended to support the Hillside Overlay code with examples of good and bad practices. This manual is primarily geared towards individual property owners wanting to construct their personal home on a property within the Hillside Overlay, but the manual does address multi-family, office, industrial, and commercial projects as well.

The appellant states the subject proposal is not compliant with the Hillside Overlay code or the Hillside Development Design Manual on the following bases: staff removed the Hillside Overlay zone from the property without going through the rezoning process; the proposal devalues the site's hillside characteristics; and the building height is greater than permitted by code and Hillside Development Design Manual.

The initial development plan, titled the Cheyenne Montana Lodges (**FIGURE 9**), was reviewed for conformance with the Hillside Overlay code and Hillside Development Design Manual in 1998. This development plan and subsequent amendments approved six structures for a market rate 104-unit multi-family complex. This development plan was approved in late 2000 and included a preliminary grading plan and a final grading and erosion control plan. Following issuance of a grading permit, the entire site was graded according to that plan. However, only three of those structures were constructed leaving three defined building pads vacant.

The Hillside Overlay code (Section 7.3.504 of the Zoning Ordinance) details two processes for completely and partially exempting a project from the requirements of the Hillside Overlay. To be completely exempted from the requirements, a rezone of the property must occur. The appellant states the Hillside Overlay was removed from the property without a zone change. A rezone to remove the Hillside Overlay has not occurred and the site is still zoned R-5/HS. To be partially exempted from the requirements, a narrative must be provided by the applicant detailing how the property does not exhibit hillside characteristics. Staff has not reviewed a request by the applicant to be partially exempted from the Hillside Overlay. However, Section 7.3.504.C.1 of the zoning ordinance recognizes that not all sites will contain hillside elements and allows the Manager, or designee, to waive the requirement for a land suitability analysis. The purpose of a land suitability analysis is to provide basic information about a site's physical characteristics and features in order to appropriately assess the impact of the proposed development. It was determined by appropriate City staff that due to the extent of existing land disturbance (large amount of over lot grading and other man-made improvements from the previous approval) a land suitability analysis would not be warranted.

Building height within the Hillside Overlay is measured differently than areas outside of the overlay zone. Building height outside of the overlay is measured vertically from the average elevation of the finished grade to the highest point of the roof surface for a flat roof and to a point five feet below the highest ridge of a gable, hipped, or gambrel roof. Whereas, building height within the overlay is measured vertically from the natural grade of the land to the highest point of the roof. The maximum height permitted within the R-5 zone district is 45 feet, and the Hillside Overlay code states that building height shall be determined at the time of zoning and development plan review based upon consideration of site factors. The Hillside Development Design Manual further describes how an appropriate building height can be determined for a multi-family product (**FIGURE 10**) by stating “additional height restrictions may be necessary to insure [sic] that rooflines will be located below the natural ridgeline.”

The single-family residential located above the site to the north is not a natural ridgeline, but the line of sight from those homes was considered during the review of the proposal. Building one of The Ridge sits closest to the single-family residential and has a finished floor elevation of 5,987 feet at the highest point and is 35 feet tall at that elevation. The homes atop the ridgeline sit roughly at a 6,030-foot elevation, leaving a few feet of vertical distance between the top of the roofline and the elevation of the single-family homes to the north. Building three of The Ridge sits in front of an existing multi-family building. The existing building is approximately 35 feet in height and has a finished floor elevation of 5,990 feet. The Cheyenne Montana Lodges development plan had intended for a similar building to be constructed in the same location as Building three of The Ridge and intended it to be of a similar height with a finish floor elevation of 5,981 feet. Building three is 42 feet in height, but has a proposed lower finished floor elevation of 5,977 feet. The current building heights of The Ridge were increased during review of the development plan as a result of the Las Casas Condo Owners Association revoking their initial permission for The Ridge to utilize an existing drive aisle. Due to this action, a new drive aisle was sited and the building heights increased in order to maintain the requested unit count of 60.

City Planning staff considers the proposal to be in compliance with the Hillside Overlay code, the allowable building height, and the Hillside Development Design Manual. City Planning staff emphasizes that many of the regulations brought forward by the appellant apply solely to single-family home construction which are inappropriate standards to apply to a multi-family complex such as The Ridge.

*Traffic & Transportation:*

During preliminary design discussions with City departments, it was indicated by Traffic Engineering that a Traffic Impact Analysis would not be required due to the low unit count. However, following the first meeting with the neighborhood, the applicant had a traffic impact study prepared for the proposal. This report evaluated the intersections of Cougar Bluffs Point, Broadmoor Bluffs Drive, and Academy Boulevard during peak weekday morning and afternoon hours. The report prepared by SM Rocha, LLC and dated February 2017 concludes, “analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no discernable impact to traffic operations for the existing and surrounding roadway system. By year 2037 ... the study intersections are projected to operate at LOS [level of service] C or better during peak traffic periods and upon proposed development build out.” City Traffic Engineering has reviewed this report and agrees with the conclusion. It should be noted that LOS C is an acceptable standard with the City.

Currently, Mountain Metro does not service this area and School District 12 does not provide buses for students. However, many services and an elementary school are within walking distance of the subject site. The nearest elementary school, Cheyenne Mountain Elementary, is one mile southwest, and a shopping center containing a grocery store, two banks, restaurants, and a dental office is located adjacent to the site with direct pedestrian access. As part of the review for funding, Colorado Housing Finance Authority (CHFA) considers access to public transportation and a proposal's walk score. While public transportation is not present in the area, The Ridge was scored the second highest walk score of many similar developments in the



Colorado Springs area (**FIGURE 11**). Staff would like to note that CHFA's review is separate from local entitlement processes.

*Compliance with Americans with Disabilities Act (ADA):*

The appellant claims The Ridge violates the ADA by not providing a sidewalk from the public right-of-way to the subject site. City Planning reviews all proposals for basic ADA compliance including ensuring the site provides the zoning ordinance dictated number of accessible parking stalls, an accessible route from those parking stalls to each building's entrance, and access from the public right-of-way. The Ridge is a unique instance in which the parcel's only access is off of a private drive aisle with no existing pedestrian facilities. Subsequently, staff consulted the City's Title II ADA Coordinator regarding The Ridge's access. It was determined that due to the existing constraint of a private property owner buffering The Ridge from the public right-of-way it would not be required for this development to provide those pedestrian facilities. Although, the subject development plan does provide a sidewalk leading from the site's interior to the western property line for a potential future connection point.

The standard note detailing compliance with the ADA as the design professional's responsibility has been placed within the development plan, the required number of accessible parking stalls of the required size, and accessible routes from those parking stalls have been provided on the development plan. Additionally, the applicant has stated their team of engineers includes an accessibility consultant who carefully reviews their plans for compliance in order to not jeopardize their funding opportunities.

*Geologic Hazard Report:*

Due to the Hillside Overlay, a geologic hazard study was conducted for the subject site and was reviewed by Colorado Geologic Survey (CGS). This report, prepared by Professional Service Industries (PSI), Inc and dated November 29, 2017, identified undocumented fill, expansive soils and bedrock, erosion, and slope stability as hazards applicable to the property. A portion of this site was also identified as potentially susceptible to landslides on a map produced by CGS. Due to these identified hazards, a significant examination of the geologic hazard report and on-site conditions were performed (**FIGURE 12**). Ultimately, it was determined by CGS that the site is developable as planned with specific engineered mitigations applied to the proposal. Those recommendations are discussed within the geologic hazard report and have been applied to the cover sheet of the development plan. These recommendations read as follows:

- A. DRAINAGE DESIGN: Maintenance of the drainage design for this site is vital and is outlined in the drainage report (Appendix 10).
- B. SOILS REPORT: A soils report is required with the submittal of the construction document set and shall be reviewed in conjunction with that set by Colorado Geologic Survey (CGS) for compliance with the conditions described in the geologic hazard report (prepared by PSI Engineering, dated November 29, 2017) for this site.
- C. SOILS REPORT & FOUNDATION: If deviations from the subsurface conditions noted in the geologic hazard report are encountered, a geotechnical engineer or other qualified professional should be notified immediately to determine if changes in the foundation recommendations are required (see Section 6.1 "Shallow Footing Foundation" [page 83 of the geologic hazard report]). Additionally, an amendment to this development plan may be required.
- D. FOUNDATION: See Section 6.2 "Slab on Grade" (page 84) of the geologic hazard report for additional interior floor slab recommendations.
- E. SOILS REPORT & RETAINING WALLS: The estimated soil parameters used in the retaining wall design and evaluation of existing walls MUST be verified prior to and during the wall construction by a geotechnical engineer or other qualified professional. The approved construction documents must clearly state these design verification activities shall precede construction of the retaining walls.
- F. RETAINING WALLS: Ground Engineering recommends using a properly constructed wall drain system to be included in the retaining walls.

- G. RETAINING WALLS: Recommendations regarding the segmental retaining wall's installation are documented on pages 363 through 369 of the geologic hazard report
- H. GRADING: Ground Engineering recommends the areas surrounding the retaining walls should be carefully graded to provide positive surface drainage away from the walls.
- I. GRADING: PSI Engineering recommends the removal and replacement of the undocumented fill. Structural fill shall follow the placement and compaction recommendations by PSI. Native onsite soils shall be removed and replaced with structural fill to mitigate swell potential. Depth of removal and placement and compaction of structural fill shall follow the recommendations by PSI and replacement with the on-site soils as structural fill in order to mitigate the potential for swell.
- J. PAVEMENT: See Section 6.4 "Pavement Design Recommendations" (page 86) of the geologic hazard report for pavement design and thickness recommendations.
- K. LANDSCAPING: The CSFD Wildfire Mitigation Section recommends any dead standing brush and trees is removed throughout the property, and that fire prone trees or bushes (i.e. junipers, conifers, etc.) are not planted within 15 feet of the structures.

Most key of those mitigations is the removal of the undocumented fill and many of the existing retaining walls and their replacement with new structural fill and specifically engineered retaining walls which are able to support the drainage ponds and handle the potential for soil swell. The approved geologic hazard report includes the report and global stability analysis conducted by the retaining wall engineer, Ground Engineering Consultants, Inc. This report states, "swelling soil is generally not a significant factor affecting segmental retaining walls. ... Lastly, the overall flexibility of the segmental retaining wall systems provides more tolerance to differential movements without compromising structural integrity than most of other types of retaining wall structures." Many of the mitigation techniques depend on further testing of the soils. A soils test will be performed and submitted for review in conjunction with in depth construction review plans. These plans and the soils report will be sent to CGS for additional review and comment.

During review of The Ridge, the current geologic hazard ordinance was approved by City Council. Initially, The Ridge was being processed in accordance with the previous ordinance but it was mutually decided (by the City and the applicant) that it would be appropriate to redirect the geologic hazard review procedure to be compliant with the new ordinance. Primarily, this included adding report recommendations to the development plan, wrapping CGS into the approval of the development plan and geologic hazard report, and ensuring CGS reviews further construction document submittals. At the time of writing this report, the appropriate notes have been added to the development plan and CGS has been sent the approved plans. Additional review by CGS will occur when the construction plans and soils report are submitted to the Regional Building Department.

Many of the letters sent to City Planning from the appellant indicated a geologic concern occurring on the Broadmoor Downs Homeowners Association owned property to the northwest of the subject site. The appellant has indicated their belief this is a "tension crack" forming and fears the bluff may slough onto the Las Casa Condo Association property adjacent to the subject site. City Planning coordinated an on-site meeting to observe the concerned area. On September 8, 2017, City Planning and Engineering staff, CGS, the applicant, and the applicant's engineering team visited the site. It is of CGS and City Engineering's judgement that the soils the area in question are experiencing swelling and shrinking (expanding and retracting), and not the beginnings of a "tension crack". Additionally, the area in question is outside the scope of the Ridge development.

*Miscellaneous:*

The appellant claims the approval of The Ridge is a violation of the existing condominium owners' consumer rights because they purchased units based on the previous development plan proposal for units to be sold as condominiums. City Planning does not regulate, and the zoning ordinance does not differentiate, units which are to be sold or are to be rented. Multi-family residential is a

permitted by right land use in the R-5 zone district regardless of whether the units are intended to be sold or to be rented.

The appeal narrative states, “appears the development plan does not comply with CSFD [Colorado Springs Fire Department] Access Information packet dated July 2016.” The development plan has been thoroughly reviewed by the Fire Department to ensure compliance with the locally adopted fire code. Additionally, representatives of the Fire Department have visited the subject site to confirm the existing drive aisle is sufficient for emergency access. At this time, the Fire Department maintains their approval recommendation of the development plan, and has noted the referenced informational packet was purposefully removed from their webpage due to outdated information.

Lastly, the appeal narrative states, “R.A. Smith’s Final Drainage Report dated October 30, 2017 did not consider the CDOT [Colorado Department of Transportation] requirement that: ‘drainage to the state highway right-of-way shall not exceed the undeveloped historic rate of flow. Any excess shall be detained on site and released at historic rates.’” Water Resources Engineering staff has reviewed the development plan and the drainage report for compliance with the appropriate codes including ensuring water drained off-site does not exceed historical rates. As illustrated on the development plan, and closely evaluated within the drainage report, The Ridge proposal includes two sand filter basins, each of which have been designed for both water quality treatment and full spectrum detention, per the City’s Drainage Criteria Manual; as a result, the post-development peak discharge of stormwater runoff from the site to the CDOT right-of-way will not exceed historic rates with the approved design.

c. Review Criteria:

All decisions made by the Planning staff are based on the appropriate application’s review criteria. In the case of appeals, two sets of review criteria are considered—the appeal review criteria and the application’s criteria.

*Appeal:* It is staff’s assertion the development plan and final plat for The Ridge does not violate the language or intent of the Zoning Ordinance, that the proposal and approval is not unreasonable or erroneous, and is not contrary to law. The development plan and final plat approve a 60-unit apartment complex in an established R-5 zone district which has been master planned for the multi-family land use since 1970 when the City Council approved the Cheyenne Mountain Ranch Master Plan. The review of the proposal has followed established procedures, and is in compliance with the Hillside Overlay code and that portion of the Hillside Development Design Manual which addresses multi-family residential for reasons discussed prior in this report.

*Development Plan and Final Plat:* It is staff’s assertion the development plan and final plat are in conformance with the review criteria for both application types. The Ridge development plan proposes a harmonious site design which is sympathetic to maintaining the views from the single-family residential above the subject site and proposals similar architecture to the existing multi-family buildings. The land use is compatible with the neighboring land uses and serves as a transition from the commercial property to the south and the single-family residential to the north. The proposed 60 additional units will not overburden the existing streets, utilities, park, schools, or other public facilities. The approved development plan utilizes landscaping effectively to help screen the buildings from the adjacent rights-of-way and to reduce the perceived bulk of the retaining walls. The Ridge Subdivision plat illustrates a lot of adequate size and a logical configuration.

Overall, The Ridge helps to promote the health, safety, convenience, and general welfare of Colorado Springs and all of its citizens by providing a needed resource in the community.

2. Conformance with the City Comprehensive Plan

The approved applications are consistent with the envisioned development patterns for the subject area, which is identified as Community Activity Center per the Comprehensive Plan 2020 Land Use



Map. This is supported by the intention of the Comprehensive Plan to accommodate multi-family residential as secondary uses in the Community Activity Center designation.

a. Objective LU 6: Meet the Housing Needs of All Segments of the Community

The 2020 Comprehensive Plan states, "Planning and development activities, both in the public and private sector, shall include measures intended to ensure the sufficient provision of housing to meet the needs of the entire community, including housing affordable to lower-income households." This objective is supported by the following policies and strategies.

b. Policy LU 601: Assure Provision of Housing Choices

Distribute housing throughout the City so as to provide households with a choice of densities, types, styles and costs within a neighborhood or residential area.

c. Strategy LU 601b: Support a Mixture of Housing Densities

Adopt guidelines to support a range of housing densities in all developing and new neighborhoods. Target higher densities in proximity to open space, major thoroughfares, activity centers, and transit services.

d. Strategy LU 601d: Integrate Affordable Housing into Neighborhoods

Integrate housing that is affordable to a broad range of incomes and households within neighborhoods, whether by location or design. Ensure that affordable housing will complement the formation of a neighborhood. Avoid the segregation of affordable housing.

e. Policy LU 602: Integrate Housing with Other Supportive Land Uses

Integrate housing with supportive land uses, such as employment, education, health facilities, recreation and shopping, to ensure functional and attractive neighborhoods.

It is the finding of the Planning and Community Development Department that The Ridge substantially conforms to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

3. Conformance with the Area's Master Plan

The Cheyenne Mountain Ranch Master Plan is considered implemented. Meaning, the master plan is eighty five percent (85%) or more built out, and the remaining vacant land is zoned in conformance with the master plan. The original Cheyenne Mountain Ranch Master Plan, approved by the City Council in 1970, designates this area for multi-family residential. The Ridge is a 60-unit multi-family development, and as such, is compliant with the approved master plan.

In addition to conformance with the 2001 Comprehensive Plan, the project helps fill the need for affordable housing identified in the 2014 Housing Needs Assessment and the 2015-2019 Five-Year Consolidated Plan, which is required by the Federal Department of Housing and Urban Development (HUD) to help guide the use of HUD grants/funds. Both plans identify a significant demand and need for affordable housing for low-to-moderate income families.

**STAFF RECOMMENDATION**

**AR DP 17-00039 – DEVELOPMENT PLAN**

Deny the appeal and uphold Planning Staff's administrative approval, based on the finding that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code Section 7.5.906(A)(4), and that the development plan application meets the review criteria in City Code Section 7.5.502.E.

**AR FP 17-00040 – FINAL PLAT**

Deny the appeal and uphold Planning Staff's administrative approval, based on the finding that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code Section 7.5.906.A.4, and that the final plat for The Ridge Subdivision, meets the review criteria in City Code Section 7.7.102 and City Code Section 7.7.303.