
COTTAGES AT NORTH CAREFREE

PROJECT STATEMENT

AUGUST, 2019

REQUEST

N.E.S. Inc. on behalf of Springs Land Ventures, LLC. requests approval of the following applications:

1. Conditional Use for Multi-family in the Planned Business Center (PBC) zone.
2. Development Plan for a Multi-family development comprising of 68 modular multi-family units.
3. Final Plat comprising 1 lot, on 3.37 acres.

SITE LOCATION & DESCRIPTION

The approximately 3.37 acre site is located on the southeast corner of North Carefree Circle and Van Teyligen Drive, west of North Academy Boulevard. The site is zoned PBC/CR and surrounded by a mix of uses. On the northeast corner of N. Carefree and Van Teyligen there are apartments that are under construction and adjacent to the apartments is a Bingo Hall. To the east adjacent to the site is an Assisted Living Facility. To the south is a warehouse with auto repair and a bowling alley. West of Van Teyligen opposite of the site are apartments.



PROJECT DESCRIPTION

The request is for a multi-family development within the PBC/CR Zone (Ordinance #96-36), which is a conditional use within the zone. Multi-family in the PBC Zone must meet the R-5 standards of the Zoning Code including minimum setbacks of 20-foot front, 5-foot side, and 25-foot rear, maximum lot coverage of 40%, and maximum building height of 45-feet. This development meets these requirements.

The development proposes 68 modular units ranging in size from 350 sq. ft. to 900 sq. ft. The units are a mix of one-story attached units or two story stacked units containing studios, one-bedrooms, and two-bedrooms. The maximum height of the 2 story modular is approximately 24' – 3". The unit mix includes 6-one bedroom single-story units, 14-two bedroom single story units, 12 studio single story units, 18-one bedroom first story units with 18-two bedroom second story units. The unit mix generates a parking requirement of 104 spaces including 5 ADA (1 van accessible). Parking will be provide as 92 surface parking spaces (15 compact), including 6 ADA (2 van accessible), and 12 garage spaces (1 ADA).

The project includes a clubhouse, plaza, and tot lot. Private open space is provided throughout the development. 20,000 square feet is required and 51,474 square feet is provided. Sidewalk connections are provided to access parks and trails in the area.

There will be two points of access to the site: one full movement on N. Carefree and one full movement on Van Teyligen. The internal drives are a minimum of 24-feet between parking stalls, which meets the minimum requirements for parking drive aisles and to accommodate emergency vehicles. Adequate fire access is provided to all buildings. The drive from North Carefree to Van Teylingen will be marked as a fire lane and meet the turning radius required by CSFD. A concrete pan has been extended from the southeast corner of the drive to assure a fire apparatus can reach within the required distance to the two furthest southeast buildings.

The project proposes a unique infill housing development that supports the need for attainable housing near services. The intersection of N. Carefree and Academy is less than a ¼ of a mile from the site and provides access to multiple grocery stores, businesses, restaurants, and recreational opportunities. Multiple bus routes are within 1 mile of the site. Bus Route 25 is within ¼ mile and runs along the Academy corridor and connects to the Citadel Mall and Voyager Parkway Transfer Stations and provides multiple options for commuting across the City. Bus Routes 23 and 34 are within ¾ of a mile and provide access to the Powers corridor (route 23) and the west side of the City (Route 34). Park and trail opportunities are available to the east via the Greencrest Trail connecting to Palmer Park providing hiking and biking opportunities. To the east across Academy is Village Green Park providing sports opportunities.

PROJECT JUSTIFICATION

CONFORMANCE WITH CONDITIONAL USE CRITERIA (CODE SECTION 7.5.704)

- A. SURROUNDING NEIGHBORHOOD: THAT THE VALUE AND QUALITIES OF THE NEIGHBORHOOD SURROUNDING THE CONDITIONAL USE ARE NOT SUBSTANTIALLY INJURED.**

This multi-family project supports the need for attainable housing and provides an infill development in an area that has a mix of mutually supportive multi-family, office, and commercial uses.

B. INTENT OF ZONING CODE: THAT THE CONDITIONAL USE IS CONSISTENT WITH THE INTENT AND PURPOSE OF THIS ZONING CODE TO PROMOTE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

The multi-family residential use is permitted as a conditional use in the PBC Zone therefore, the use is consistent with the Zoning Code.

C. COMPREHENSIVE PLAN: THAT THE CONDITIONAL USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY.

The site is located along a mature and redeveloping corridor. The project provides an infill multi-family housing project that ranges in size from 350 sq. ft. to 900 sq. ft. providing an attainable housing option for the area located near services and transportation options. The project supports the following Plan COS Policies and Strategies.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Strategy VN-2.A-5: Amend the City's zoning code to allow attainable housing in multi-family and commercial zoning districts in order to maximize the availability and distribution of this housing option in the city.

Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.

Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.

CONFORMANCE WITH DEVELOPMENT PLANS (CODE SECTION 7.5.502.E)

A. THE DETAILS OF THE USE, SITE DESIGN, BUILDING LOCATION, ORIENTATION AND EXTERIOR BUILDING MATERIALS ARE COMPATIBLE AND HARMONIOUS WITH THE SURROUNDING NEIGHBORHOOD, BUILDINGS AND USES, INCLUDING NOT-YET-DEVELOPED USES IDENTIFIED IN APPROVED DEVELOPMENT PLANS.

This multi-family project provides an infill development in an area that has a mix of mutually supportive multi-family, office, and commercial uses.

B. THE DEVELOPMENT PLAN SUBSTANTIALLY COMPLIES WITH ANY CITY- ADOPTED PLANS THAT ARE APPLICABLE TO THE SITE, SUCH AS MASTER PLANS, NEIGHBORHOOD PLANS, CORRIDOR PLANS, FACILITIES PLANS, URBAN RENEWAL PLANS, OR DESIGN MANUALS.

The proposed multi-family residential use complies with PlanCOS policies and the mature and developing corridor designation. The project meets the development requirements of multi-family development in the PBC as outlined below.

C. THE PROJECT MEETS DIMENSIONAL STANDARDS, SUCH AS BUT NOT LIMITED TO, BUILDING SETBACKS, BUILDING HEIGHT AND BUILDING AREA SET FORTH IN THIS CHAPTER, OR ANY APPLICABLE FBZ OR PUD REQUIREMENT.

The project meets the R-5 standards of the Zoning Code including minimum setbacks of 20-foot front, 5-foot side, and 25-foot rear, maximum lot coverage of 40%, and maximum building height of 45-feet.

D. THE PROJECT GRADING, DRAINAGE, FLOOD PROTECTION, STORMWATER QUALITY AND STORMWATER MITIGATION COMPLY WITH THE CITY'S DRAINAGE CRITERIA MANUAL AND THE DRAINAGE REPORT PREPARED FOR THE PROJECT ON FILE WITH THE CITY ENGINEERING DEPARTMENT.

The project meets the criteria and a Drainage Report has been submitted in accordance with the City Drainage Criteria. A detention pond is provided in the north east corner of the property. A variance is being asked for the retaining wall on the east side of the detention pond.

E. THE PROJECT PROVIDES OFF-STREET PARKING AS REQUIRED BY THIS CHAPTER, OR A COMBINATION OF OFF-STREET OR ON-STREET PARKING AS PERMITTED BY THIS CHAPTER.

The project provides off street parking as required by Code. The unit mix generates a parking requirement of 104 spaces including 5 ADA (1 van accessible). 104 parking spaces will be provided as 92 surface parking spaces (15 compact) that includes 6 ADA (2 van accessible), and 12 garage spaces (1 ADA).

F. ALL PARKING STALLS, DRIVE AISLES, LOADING/UNLOADING AREAS, AND WASTE REMOVAL AREAS MEET THE LOCATION AND DIMENSION STANDARDS SET FORTH BY THIS CHAPTER.

The total parking spaces are provided as a mix of 92 standard spaces (15 compact), 6 handicap spaces (2 van accessible), and 12 garage spaces (1 van accessible). All stalls meet the location and dimensional standards as specified in the Zoning Code. The specific detail of parking spaces provided considers the allowed 2' overhang of vehicles beyond the curbstops. The internal drives are a minimum of 24-feet between parking stalls, which meets the minimum requirements for parking drive aisles and to accommodate emergency vehicles.

G. THE PROJECT PROVIDES LANDSCAPED AREAS, LANDSCAPE BUFFERS, AND LANDSCAPE MATERIALS AS SET FORTH IN THIS CHAPTER AND THE LANDSCAPE DESIGN MANUAL.

The project meets the criteria in the City Code and Landscape Design Manual with the exception of the east buffer requirement. A buffer and screen is required along a common property line between an adjacent nonresidential use and a residential use or vacant residentially zoned property. The required landscape buffer between residential and the non-residential property to the east is already provided on the adjacent non-residential parcel. Established trees that satisfy minimum

requirements exist within the majority of the extent of the buffer between the existing building and proposed multi-family units. Alternative Compliance is requested with this application.

H. THE PROJECT PRESERVES, PROTECTS, INTEGRATES OR MITIGATES IMPACTS TO ANY IDENTIFIED SENSITIVE OR HAZARDOUS NATURAL FEATURES ASSOCIATED WITH THE SITE.

There are no significant natural features on the site.

I. THE BUILDING LOCATION AND SITE DESIGN PROVIDE FOR SAFE, CONVENIENT AND ADA-ACCESSIBLE PEDESTRIAN, VEHICULAR, BICYCLE, AND APPLICABLE TRANSIT FACILITIES AND CIRCULATION.

Accessible parking is provided in accordance with the code requirements and includes 6 accessible spaces, of which 2 are van accessible spaces. An accessible pedestrian route has been identified on the Site Development Plan.

J. THE NUMBER, LOCATION, DIMENSION AND DESIGN OF DRIVEWAYS TO THE SITE SUBSTANTIALLY COMPLY WITH THE CITY'S TRAFFIC CRITERIA MANUAL. TO THE EXTENT PRACTICABLE, THE PROJECT SHARES DRIVEWAYS AND CONNECTS TO DRIVE AISLES OF ADJOINING DEVELOPMENTS.

There will be two points of access to the site: one full movement on N. Carefree and one full movement on Van Teylingen. The internal drives are a minimum of 24-feet between parking stalls, which meets the minimum requirements for parking drive aisles and to accommodate emergency vehicles. Adequate fire access is provided to all buildings. The drive from North Carefree to Van Teylingen will be marked as a fire lane and meet the turning radius required by CSFD. A concrete pan has been extended from the southeast corner of the drive to assure a fire apparatus can reach within the required distance to the two furthest southeast buildings.

K. THE PROJECT CONNECTS TO OR EXTENDS ADEQUATE PUBLIC UTILITIES TO THE SITE. AS REQUIRED BY COLORADO SPRINGS UTILITIES, THE PROJECT WILL EXTEND THE UTILITIES TO CONNECT TO SURROUNDING PROPERTIES.

The project connects to existing public utilities and no extension of utilities is required. A Utility Plan is provided showing exact locations of utilities.

L. IF NECESSARY TO ADDRESS INCREASED IMPACTS ON EXISTING ROADWAYS AND INTERSECTIONS, THE PROJECT INCLUDES ROADWAY AND INTERSECTION IMPROVEMENTS TO PROVIDE FOR SAFE AND EFFICIENT MOVEMENT OF MULTI-MODAL TRAFFIC, PEDESTRIANS AND EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY'S TRAFFIC CRITERIA MANUAL, PUBLIC SAFETY NEEDS FOR INGRESS AND EGRESS AND A CITY ACCEPTED TRAFFIC IMPACT STUDY, IF REQUIRED, PREPARED FOR THE PROJECT.

SIGNIFICANT OFF-SITE IMPACTS REASONABLY ANTICIPATED AS A RESULT OF THE PROJECT ARE MITIGATED OR OFFSET TO THE EXTENT PROPORTIONAL AND PRACTICABLE. IMPACTS MAY INCLUDE, BUT ARE NOT LIMITED TO LIGHT, ODOR AND NOISE.

No off-site improvements are proposed. The access points are designed in accordance with criteria and provide two points of access for vehicular ingress and egress. Proposed sidewalks are provided

throughout the project and along Van Teyligen and N. Carefree for pedestrian movement and connect to adjacent properties.

A Photometric Plan is included and shows 0.0-0.2 lumens at the ROW and 0.0 lumens at the property boundaries.

There is no odor or noise other than what would be associated with a residential use of the property.

FINAL PLAT

The property is currently unplatted. The Final Plat for Cottages at North Carefree will plat the 3.37- acre parcel into 1 lot. The Final Plat meets all the requirements of the subdivision regulations as set out in Section 7.7.303 of the City Zoning Code.

CONCLUSION

Based on the above assessment, the proposed Conditional Use Development Plan and Final Plat for Cottages at North Carefree to allow the construction of 34 duplex multi-family apartments is consistent with the intent and purpose of the Zoning Code, the goals and objectives and review criteria for Conditional Use Development Plans and the requirements of the subdivision regulations.

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