



# City of Colorado Springs

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

## Meeting Minutes - Draft Planning Commission

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Thursday, January 17, 2019

8:30 AM

Council Chambers

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**6.A.** [CPC CU  
18-00146](#)

A Conditional Use to allow a multi-family residential development consisting of 242 units in the PBC/AO (Planned Business Center with Airport Overlay) zone district located at the northwest corner of Barnes Road and Medical View.

(Quasi-Judicial)

Presenter:

Mike Schultz, Principal Planner, Planning and Community Development

**Staff presentation:**

Mr. Schultz passed out additional email comments he received for commissioners to review. Mr. Schultz also said he received one more email in support of the project from the properties owners directly across the street on the south side of Barnes. The Shops at the Ball Park commercial owners were in support of this project and wanted to verbally voice that support.

Mr. Schultz presented a PowerPoint detailing the scope and intent of the project.

**Applicant Presentation:**

Andrea Barlow with NES presented a PowerPoint with the scope and intent of the project.

**Questions:**

Commissioner Smith stated the roofs are flat on these units and asked if they would have been allowed additional height if they were pitched. Mr. Schultz said no, even with a pitched roof, it would still be below the maximum allowed height of 45-feet. Commissioner Smith then said a flat roof then was pretty much required. Mr. Schultz explained with a flat roof the measurement is taken to the roof itself and for non-hillside projects, it's based on the average first floor elevation.

**Supporters:**

None.

**Opponents:**

**Linda Miller** - Ms. Miller's was concerned that Comstock would be the exit and verified with Mr. Schultz that it would not be at this time. Ms. Miller said she was representing some of her neighbors who were unable to get off work and attend the meeting. Ms. Miller said they are concerned with the income guidelines of the apartments and said there is an income disparity from this project compared to other projects in the vicinity. Ms. Miller stated they are concerned about crime, discipline, and things that go on. Ms. Miller said housing projects like these bring more discipline problems in the schools and more problems. Ms. Miller said that is what they are trying to avoid in their neighborhood.

Ms. Miller also had an issue with the two schools mentioned, Rudy Elementary and Doherty High School, which she said are across Powers and would need to be choiced into. Ms. Miller said that leaves the families to attend District 49, which is crowded at this point. Ms. Miller also said District 49 also charges for bus service.

**John Brown** - Mr. Brown said he has been here since 1988 and is familiar with the area. Mr. Brown's concern was traffic. Mr. Brown mentioned there have been five or six deaths on Powers in the last 30 years. Mr. Brown said Powers is a drag strip. Mr. Brown also said he does not see any sidewalks next to Barnes and is concerned about the traffic and speeding. Also, people make U-turns to get into the medical facility because the highway is divided. Getting onto Barnes from the complex is also a concern to Mr. Brown because of the traffic, the speed, and now more pedestrians.

**Angie Johnson** - Ms. Johnson has been a homeowner in the area for about twenty years. Her concerns are the crowding and the traffic. Ms. Johnson was concerned that this project would bring more crime to the area. She also said to relocate the project in a better place, maybe up north a little, but not where it will block the views of the homeowners in the area. Ms. Johnson wanted to know how it can be guaranteed that through the background checks and paperwork that the families moving into the apartments won't cause more crime. She was very concerned about overcrowding and traffic.

**Questions of Staff:**

None

**Rebuttal:**

Ms. Barlow wanted to address the Comstock access and pointed out a substantial grade and a retaining wall. Ms. Barlow said it would not be practical because of the significant grade to use Comstock. Ms. Barlow wanted to assure the neighbors that there was no intent to use Comstock as an access point now or in the future.

Casey Cameron with the developers addressed the longevity of the project. Mr. Cameron explained about having minimums and maximum rents and these tend to last better and longer than most projects. He also explained this is not Section 8. It is a federal subsidy but separate from HUD.

Commissioner Smith wanted Mr. Cameron to clarify some of the criteria for the income guidelines. Mr. Cameron also explained the criteria is very strict. Ms. Cameron explained the units are all required to have washer and dryers, playground, community center and to help transition into future homeowners.

**DISCUSSION AND DECISION OF PLANNING COMMISSION:**

Commissioner Smith addressed the comment about guaranteeing the families who are approved for this complex going to remain good citizens or something to that effect. Commissioner Smith then asked who could guarantee someone moving into a single family home would be a good citizen. Commissioner Smith said there are no guarantees that anybody would be a good citizen.

Commissioner Smith said the criteria for these applications on these projects are very strict, and they are stricter than you would see in privately funded apartment complexes. The families will also be apprised as to what schools are available to them. This is one of those projects that is taking care of infill. Commissioner Smith said he will be in support of this project.

Commissioner Graham said this is a project that is desperately needed in this City, which is affordable housing. There are so many people in the retail industry that cannot find a place to live that they could afford. This project satisfies some of those issues. Commissioner Graham addressed the issue of crime and said he was unaware of any data that says because you make a certain wage, you are more susceptible to being a criminal. Commissioner Graham said this project satisfies the Comprehensive Plan and is in full support.

Commissioner Eubanks said she concurs with the fellow commissioners and what Ms. Barlow stated about there not being any significant studies that exist correlating low income housing with increased crime rates. This project is desperately needed in the City and particularly in this area where there are a lot of retail jobs and not the housing to support those.

**Motion by Smith, seconded by Raughton, to approve the Barnes and Medical View Apartments Conditional Use/Development Plan allowing a multi-family residential use within a PBC/AO (Planned Business Center with Airport Overlay) zone based upon the findings that the request complies with the three review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan review criteria in City Code Section 7.5.502.E.**

**The motion passed by a vote of 8:0:1**

**Aye:** 8 - Hente, Raughton, McMurray, Vice Chair Graham, Chairperson McDonald, Eubanks, Almy and Smith

**Absent:** 1 - Satchell-Smith