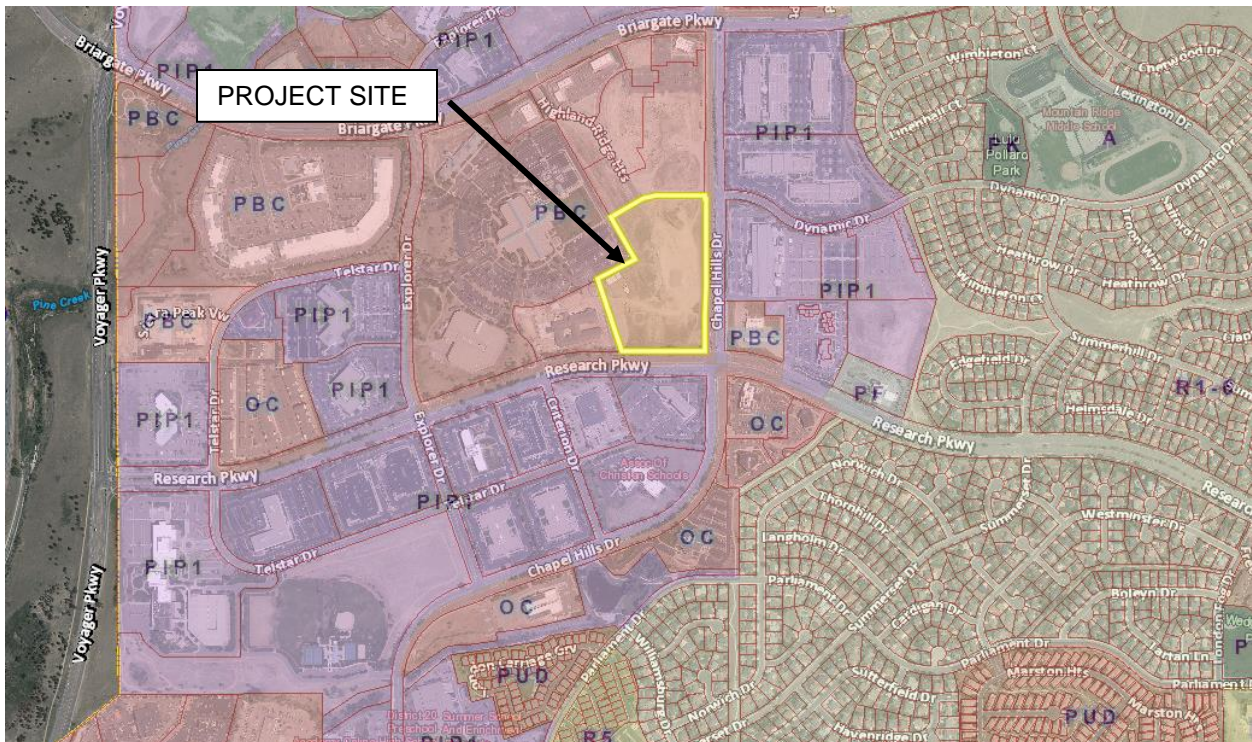


CITY PLANNING COMMISSION AGENDA
DECEMBER 14, 2022

STAFF: GABE SEVIGNY

FILE NO(S):
CUDP-22-0002 – QUASI-JUDICIAL

PROJECT: DAVIS AT BRIARGATE
OWNER: HIGHLANDS AT BRIARGATE SOUTH LLC
DEVELOPER: DAVIS DEVELOPMENT
CONSULTANT: NORRIS DESIGN



PROJECT SUMMARY:

1. **Project Description:** The project is a conditional use development plan for a multi-family development consisting of 246 units within three (3) apartment buildings and six (6) 4-unit attached townhome style buildings (**see “Conditional use Development Plan” attachment**) on 13.43 acres for the Davis at Briargate (the project). The site is zoned PBC (Planned Business Center) and located at 9121 Highlands Ridge Heights.
2. **Applicant’s Project Statement:** (**see “Project Statement” attachment**)

Planning and Development Team's Recommendation: Staff recommends approval of the application with the following Condition of Approval:

- The applicant shall receive final approval from Stormwater Enterprise (SWENT) for the Final Drainage Report.

BACKGROUND:

1. Site Address: The property address is 9121 Highlands Ridge Heights.
2. Existing Zoning/Land Use: The property is zoned PBC (Planned Business Center) and is partially developed. The property abutting Dynamic Drive is currently improved with an overflow parking lot and the parcel immediately south remains vacant.
3. Surrounding Zoning/Land Use: North: PBC (Planned Business Center)/Vacant.
South: PIP1 (General Industry)/ currently developed as a doctors office.
East: PIP1 (General Industry) and PBC (Planned Business Center)/ currently developed as medical offices and offices
West: PBC (Planned Business Center)/ currently developed as senior housing.
4. PlanCOS Vision: According to the PlanCOS Vision Map (**see "Vision Map" attachment**), the project site is identified as an Established Suburban Neighborhood and adjacent to the primary trail network for the established Briargate SIMD trail and is identified as an area of Thriving Economy
5. Annexation: The property was annexed into the City under Briargate Addition No. 4 annexation (September 28, 1982, Ordinance No. 82-137)
6. Master Plan/Designated Master Plan Land Use: The project site is part of the Briargate Master Plan and is deemed implemented. Although implemented this site is identified to allow for multi-family development.
7. Subdivision: Lot 2 Highlands at Briargate Filing No. 4
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The lot is currently vacant and slopes slightly from east to west.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to the surrounding property owners within 1,000 feet of the site, which included mailing postcards to 37 property owners on two occasions; during the initial review and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. The Council of Neighborhoods and Organizations (CONO) was also notified and asked to relay the development information to their neighborhood mailing list. One comment was received inquiring if staff was actively communicating between neighboring projects. The comment was acknowledged and no other comments have been received.

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City SWENT, City Fire, City Police, District 20 and City Budget. All comments received from the review agencies have been addressed.

- School District 20 – The School District 20 determined that fees in lieu of land dedication is required to satisfy PLDO requirements.

- Parks and Trails – Parks has identified that fees in lieu of land dedication is required to any future residential development.

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

1. Review Criteria / Design:

a. Conditional Use Development Plan

The property is currently zoned PBC (Planned Business Center), established with Ordinance No. 15-16. Within the PBC zone district a variety of uses are allowed. The uses are primarily commercial; however, multi-family is a conditional use, which requires City Planning Commission review.

The multi-family use is compatible with the surrounding uses, largely office, restaurants, and retail, as rental housing to support those uses. The conditional use development plan illustrates the location of the 246 apartment units within the three (3) apartment buildings and six (6) 4-unit attached townhome style buildings. The apartment units are a variety of one, two, and three-bedroom units. The proposal also consists of green space, a pool, and onsite detention.

The site has two drive-way access points into the site. There is a right-in/right-out onto Chapel Hills Drive and access on the north side connecting to Highland Ridge Heights and Spring Mountain View. Highlands Ridge Heights has a connection and signalized intersection with Briargate Parkway to allow full movement. The intersection of Spring Mountain View is with Chapel Hills Drive, and this intersection is currently not signalized, however, the submitted Traffic Impact Analysis warrants a signal at this intersection with the 2045 horizon. This developer is required to remit \$75,000 for the future anticipated traffic signal.

The site is located within a one (1) mile radius of Rampart Highschool, Mountain Ridge Middle School, and a few other charter schools. The subject site is also located with a one (1) mile radius of Lulu Pollard Park, Wedgewood Park, Rampart Park, and the John Venezia Community Park. The immediate area to the north, south, and west consist of office and medical/doctor offices, while directly adjacent to the west there is an assisted living multi-family use. Moving further east is single-family detached development.

Colorado Springs Fire Station 19 is located within 1,000 feet of the site and a police station is located within approximately 1.5 miles. Utilities are to be provided by Colorado Springs Utilities (CSU). CSU was a part of this review and have no remaining comments or concerns.

b. Traffic

The City's Traffic Engineering Division of Public Works (herein referenced as "Traffic") has reviewed the proposed Conditional Use Development Plan and Traffic Impact Report (**see "Traffic Study" attachment**), updated June 20, 2022, by Harris Kocher Smith. Traffic has agreed with the findings and recommendations within this report.

c. Stormwater Enterprise

Stormwater Enterprise (SWENT) is currently reviewing the drainage report, STM-REV22-0589. As the applicant was not able to secure approval prior to November 1, 2022, the applicant was then required to meet the new standards in the Green Infrastructure Manual. The applicant has not been able to secure approval through SWENT however, the applicant is able to meet the green infrastructure requirement without making any

significant changes to the site layout. SWENT does not object to this project moving forward to the Planning Commission with the condition of approval for the applicant to receive final approval for the drainage report.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed project for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"). According to the PlanCOS Vision Map, the project site is identified as an Established Suburban Neighborhood. PlanCOS is a high-level vision document with a focus on community-wide themes, larger neighborhoods, corridors, nodes, "typologies", places, and big ideas.

Goal TE-4: Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.

Strategy TE-1. C-2: Support and leverage projects and initiatives with mixed uses, transit supported and walkable attributes to attract and retain a skilled workforce and business investment.

Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries and that is conveniently located near hubs of employment and/or public transportation.

Goal VN-1: Increase neighborhood identity, inclusion, and participation throughout the city for residents, employees, and visitors.

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

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.

Staff suggests that, especially when compared with the currently permitted businesses, offices medical/doctor offices, conversion of the site to multi-family uses will not result in substantively greater impacts to this existing established neighborhood. The above goals and strategies help support this infill project within existing network of streets and utilities. The diversity of housing types as further to the east is single-family detached and commercial offices to the west provides a transition from such uses. Furthermore, this proposal supports redevelopment, connectivity, and economic development by providing workforce housing in proximity to and connecting to multiple employment opportunities and neighborhood services.

Overall, City Planning Staff finds that the project balances the intent of PlanCOS, which prioritizes adaptive and responsive land use changes.

3. Conformance with the Area's Master Plan:

As previously approved on the Briargate Master Plan, this site is identified as O/I (Office-Industrial/Research & Development), which includes multi-family dwelling (Apartment, Condominium, Townhouse) as an allowable use. The Briargate Master Plan is deemed implemented, meaning at least 85% of the planned area is built out and the remaining vacant land is zoned in conformance with the master plan. Per the master plan, the land use pattern to the east of the site is largely residential with some pockets of commercial development. Staff finds that, in addition to multi-family as a permitted use in the O/I land use category, the proposed multi-family development is a compatible land use and provides a logical transition from the established residential neighborhood to the commercial corridor along Chapel Hills Drive.

Staff finds the project to be consistent and in substantial compliance with the Briargate Master Plan.

STAFF RECOMMENDATION:

CUDP-22-0002

Approve the Davis at Briargate conditional use development plan, 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 with the following Condition of Approval:

- The applicant shall receive final approval from Stormwater Enterprise (SWENT) for the Final Drainage Report.