

CRESTONE AT FILLMORE EAST

PROJECT STATEMENT

MAY 17, 2021

REQUEST

N.E.S. Inc. on behalf of Crestone Development, request approval of the following applications.

1. A Zone Change from PUD (Planned Unit Development) to PUD (Planned Unit Development) Zone District for a change of uses on the property from Office/Commercial/Hospital to Residential (Multi-Family, Townhome, Senior Living) and Office/Commercial.
2. A PUD Concept Plan to accommodate Multi-Family Residential, Townhome, Senior Living and Office/Commercial.
3. Amendment to the Hill Properties Master Plan to allow a Residential and Office/Commercial land use.

LOCATION AND CONTEXT

The subject site ("Site") is approximately 28.5-acre property is located within the City of Colorado Springs, east of Centennial Boulevard and north of West Fillmore Street. The property is part of the Hill Properties Master Plan, approved by the City on October 2014 (CPC MPA 04-00493-A1MN14). The Master Plan has been most recently been updated and approved in February 2021, as part of the Overlook at Centennial project approved by the City (CPC MPA 04-00043-A6MJ20).



The property is a vacant with large stockpiles of asphalt millings, shingles, and aggregates from the past use as an asphalt plant. The vegetation on site is sparse consisting of mostly grasses and weeds, native

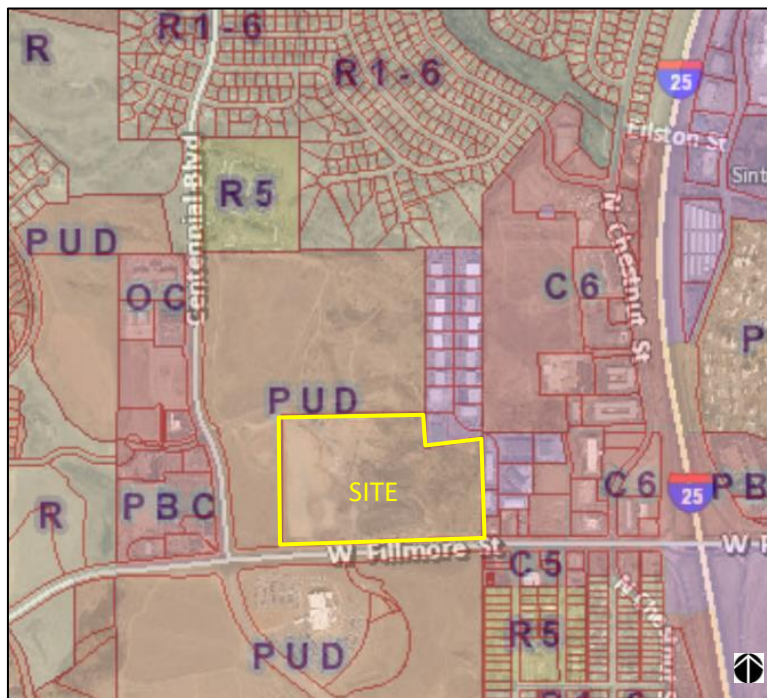
and non-native. A few trees and shrubs are scattered through the western portion of the property. The Site generally drains west to east, with slopes ranging approximately between 3% and 15% within the area to be developed. The eastern portion of the property consists of areas with open space qualities such as undulating topography, native vegetation, wetlands, and well-established social trails. Portions of the eastern half of the property also contain of potentially unstable slopes due to steepness and landslides.

The property lies south of the proposed Overlook at Centennial Apartments and the public Open Space that is owned by the City of Colorado Springs. To the east is the Fillmore Heights Industrial Park Subdivision, to the west is the proposed Overlook Commons commercial development, and to the south is Fillmore Street and the Veterans Affairs Outpatient Clinic on the south side of Fillmore Street.

ZONING CONTEXT

Below is break down of the surrounding zone districts.

DIRECTION	MUNICIPALITY	ZONE	
NORTH	CITY	PUD	MULTI-FAMILY RESIDENTIAL (PROPOSED)
EAST	CITY	PIP-2, C6	PLANNED INDUSTRIAL PARK
SOUTH	CITY	PUD	PLANNED UNIT DEVELOPMENT
WEST	CITY	PBC OC	PLANNED BUSINESS CENTER OFFICE COMPLEX (PROPOSED)



PROJECT DESCRIPTION

The development project will be a mix of multi-family residential (14-acres), office/commercial (6-acres), and private open space (7.7-acres). The open space area may accommodate future soft surface trails and an open space connection to the north. No structure development will occur within this open space area except for possible utility extensions, and stormwater detention facilities.

The development will take access from Fillmore Street. There will be two access points, one three-quarter movement and one right-in/right-out. All internal streets within the development will be private and meeting City roadway standards. This Project will not have through traffic within the residential neighborhoods and provides connectivity and mobility choices to jobs, shopping and recreation within this area. A Traffic Impact Study was prepared by SM Rocha and has been submitted with this request.

The property is zoned PUD. Centura Health, formerly Penrose-St. Francis Hospital, received original approval from the City Council in December 2015 to rezone the 51.05 acres. The original approval allowed a 200-foot height maximum and 1,032,000 square feet of hospital, office, medical office and commercial space. In 2017, Centura Health requested to rezone the 51.05 original acres and 27.79 acres (the former asphalt batch plant located southeast of the original site) to one 78.84-acre PUD zone district. This PUD zoning allows a maximum building height of 165 feet, a maximum gross building floor area of 1,850,000 square feet (1,550,000 square feet of hospital, 200,000 square feet of office/medical office and 100,000 square feet of commercial). The City approval is reflected in Ordinance 17-54.

As part of this application, a Zone Change is being requested from PUD (Planned Unit Development) to a new PUD (Planned Unit Development) zone district allowing for multi-family residential (apartments, townhomes, or senior living) office/commercial, 25-33.99 dwelling units per acre, and a maximum building height of 75 feet. In conjunction with the Zone Change, a PUD Concept Plan is being submitted which identifies the area of the proposed residential, commercial, and private open space.

This application also includes an amendment to The Hill Properties Master Plan, to accommodate the proposed residential use which is currently identified for Office and Hospital. The Private Open Space to the east will be reduced from 10.8 acres to 7.7 acres. Public access to this area in the future may be considered in conjunction with City of Colorado Springs Parks and Recreation Department.

PROJECT JUSTIFICATION

Conformance with Master Plan Amendment Criteria (Section 7.5.408)

A. COMPREHENSIVE PLAN: THE COMPREHENSIVE PLAN AND THE 2020 LAND USE MAP ARE THE CONTEXT AND THE BENCHMARK FOR THE ASSESSMENT OF INDIVIDUAL LAND USE MASTER PLANS. THE PROPOSED LAND USE MASTER PLAN OR THE AMENDMENT CONFORMS TO THE POLICIES AND STRATEGIES OF THE COMPREHENSIVE PLAN. THE PROPOSED LAND USE PATTERN IS CONSISTENT WITH THE CITYWIDE PERSPECTIVE PRESENTED BY THE 2020 LAND USE MAP.

The 2020 Land Use Map is no longer valid as it has been superseded by PlanCOS. The site is designated as a “Changing Neighborhood” on the PlanCOS Vision Map and designated as a “medium area of change” on the PlanCOS Areas of Change map, which highlights areas expected to have the most potential for land use changes, including vacant land. The project proposes a residential development that will provide infill development that compliments surrounding residential and commercial uses.

Specific policies of PlanCOS that support this project include:

- Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.
- 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.
- Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.
- Strategy UP-1.A-2: Evaluate new and redeveloping land use related to enhancement and support of existing, transitioning, and new activity centers.
- Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.
- Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places.



PlanCOS LEADING THE WAY TO OUR FUTURE Vision Map

Vibrant Neighborhoods

- Downtown
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Changing Neighborhood
- Newer Developing Neighborhood
- Future Neighborhood
- Airport

Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

B. LAND USE RELATIONSHIPS:

- 1. THE MASTER PLAN PROMOTES A DEVELOPMENT PATTERN CHARACTERIZING A MIX OF MUTUALLY SUPPORTIVE AND INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES WITH A NETWORK OF INTERCONNECTED STREETS AND GOOD PEDESTRIAN AND BICYCLE CONNECTIONS.**

The Hill Properties Master Plan proposes a mix of neighborhood and community commercial, office, hospital and private open space. The proposed amendment to the Master Plan removes the hospital designation to allow for additional residential, and commercial use at the center of the Master Plan area. The Open Space along the east boundary will remain. Pedestrian and bicycle connections will be provided within the development and be connected to existing sidewalks, trails and transit stops.

Centennial Boulevard is scheduled to extend south and connect with I-25/Fontanero Street interchange. This extension will provide much needed connectivity and mobility options on the west side of Colorado Springs. Completion date is tentatively schedule for 2021.

- 2. ACTIVITY CENTERS ARE DESIGNED SO THEY ARE COMPATIBLE WITH, ACCESSIBLE FROM AND SERVE AS A BENEFIT TO THE SURROUNDING NEIGHBORHOOD OR BUSINESS AREA. ACTIVITY CENTERS ALSO VARY IN SIZE, INTENSITY, SCALE AND TYPES OF USES DEPENDING ON THEIR FUNCTION, LOCATION AND SURROUNDINGS.**

The site is identified as “Community Activity Centers” on the PlanCOS Unique Places Framework map. According to the PlanCOS, “Community Activity Centers are places that serve the day-to-day needs of subareas of the city and their surrounding neighborhoods.” The proposed residential will provide a variety of additional housing options to meet the needs of the surrounding residential area providing a place used of living, working, shopping, and recreating on the west side of Colorado Springs.

- 3. THE LAND USE PATTERN IS COMPATIBLE WITH EXISTING AND PROPOSED ADJACENT LAND USES AND PROTECTS RESIDENTIAL NEIGHBORHOODS FROM EXCESSIVE NOISE AND TRAFFIC INFILTRATION.**

The land use pattern is not much different from the adjacent land uses to the north which include a mix of residential (apartments and single-family residences). The Open Space ‘buffer’ area has been retained and no structural development will occur within this area. All residential development will be located on a benched area of the site closer to Centennial Boulevard. The proposed commercial land use is consistent with the proposed commercial development along Centennial Boulevard.

- 4. HOUSING TYPES ARE DISTRIBUTED SO AS TO PROVIDE A CHOICE OF DENSITIES, TYPES AND AFFORDABILITY.**

The residential housing types will include apartments, townhouse and possible senior living. The density ration will be approximately 25-33.99 dwelling units per acre.

5. LAND USE TYPES AND LOCATION REFLECT THE FINDINGS OF THE ENVIRONMENTAL ANALYSIS PERTAINING TO PHYSICAL CHARACTERISTICS WHICH MAY PRECLUDE OR LIMIT DEVELOPMENT OPPORTUNITIES.

A Geologic Hazard Evaluation and Preliminary Geotechnical Investigation was prepared by Entech for the property in May 2021. A Wetland Delineation Report was prepared by Birch Ecology and in May 2021 and is provided with this application. The land use designations identified on the Concept Plan reflect the recommendations of the reports prepared by Entech, and Birch Ecology. Residential and commercial land uses are concentrated on the west half of the site in areas which are conducive for development.

6. LAND USES ARE BUFFERED, WHERE NEEDED, BY OPEN SPACE AND/OR TRANSITIONS IN LAND USE INTENSITY.

The residential development will be located in the northwest area of the property. The residential development will provide a transition in land use intensity with the residential apartments to the north. The Open Space to the east will be used for private or public trails and possibly connect to the City owned Open Space and trails to the north.

7. LAND USES CONFORM TO THE DEFINITIONS CONTAINED IN SECTION 7.5.410 OF THIS PART.

The land uses conform to the definitions within section 7.5.410 of the Zoning Code.

C. PUBLIC FACILITIES:

1. THE LAND USE MASTER PLAN CONFORMS TO THE MOST RECENTLY ADOPTED COLORADO SPRINGS PARKS, RECREATION AND TRAILS MASTER PLAN.

The Master Plan identifies areas of open space that connect to proposed open space within the City Limits. The Open Space within the Holland Park West Subdivision to the north is owned by the City. Future connection to this open space may be possible.

2. RECREATIONAL AND EDUCATIONAL USES ARE SITED AND SIZED TO CONVENIENTLY SERVICE THE PROPOSED POPULATION OF THE MASTER PLAN AREA AND THE LARGER COMMUNITY.

Approximately 7.7 acres of the eastern portion of the property will be preserved as open space. Future connection to city owned open spaces and trails may be feasible which would be available to the public.

3. THE PROPOSED SCHOOL SITES MEET THE LOCATION, FUNCTION AND SIZE NEEDS OF THE SCHOOL DISTRICT.

Not applicable.

4. THE LAND USE MASTER PLAN CONFORMS TO THE ADOPTED PLANS AND POLICIES OF COLORADO SPRINGS UTILITIES.

CSU has provided a letter of availability of utility services (electric, gas, water and wastewater) for the development. The development conforms to the adopted plans and policies of CSU.

5. PROPOSED PUBLIC FACILITIES ARE CONSISTENT WITH THE STRATEGIC NETWORK OF LONG-RANGE PLANS.

The developer will work with CSU to appropriately locate public facilities as needed. A Preliminary Drainage Report prepared by Respec Engineering, identifies a potential stormwater quality and detention basin (pond) to be located in the 7.7-acre private open space area.

6. THE MASTER DEVELOPMENT DRAINAGE PLAN CONFORMS TO THE APPLICABLE DRAINAGE BASIN PLANNING STUDY AND THE DRAINAGE CRITERIA MANUAL.

A Preliminary Drainage report is submitted with this application and addresses the requirements of the Drainage Criteria Manual. The report notes that the Site currently drains generally west to east and that development of the Project will not change the general drainage patterns. Based on the existing topography provided and preliminary Site grading, no off-site flows are anticipated to affect the Site, and all design storm runoff from the Project area is planned to be captured, detained, and released at or below historic rates.

D. TRANSPORTATION:

1. THE LAND USE MASTER PLAN IS CONSISTENT WITH THE ADOPTED INTERMODAL TRANSPORTATION PLAN. CONFORMITY WITH THE INTERMODAL TRANSPORTATION PLAN IS EVIDENCE OF COMPLIANCE WITH STATE AND LOCAL AIR QUALITY IMPLEMENTATION AND MAINTENANCE PLANS.

The Master Plan is consistent with the Intermodal Transportation Plan as the Master Traffic Study assesses the future growth expectations for the area and analyses the trips to be generated by this development in the future. A Traffic Impact Study has been prepared by SM Rocha Traffic and Transportation and is provided with this application.

2. THE LAND USE MASTER PLAN HAS A LOGICAL HIERARCHY OF THE ARTERIAL AND COLLECTOR STREETS WITH AN EMPHASIS ON THE REDUCTION OF THROUGH TRAFFIC IN RESIDENTIAL NEIGHBORHOODS AND IMPROVES CONNECTIVITY, MOBILITY CHOICES AND ACCESS TO JOBS, SHOPPING AND RECREATION.

The development will take access from Fillmore Street. There will be two access points, one three-quarter movement and one right-in/right-out. All internal streets within the development will be private and meeting City roadway standards. This Project will not have through traffic within the residential neighborhoods and provides connectivity and mobility choices to jobs, shopping and recreation within this area.

3. THE DESIGN OF THE STREETS AND MULTIUSE TRAILS MINIMIZES THE NUMBER OF UNCONTROLLED OR AT GRADE TRAIL CROSSINGS OF ARTERIALS AND COLLECTORS.

The development will consist of interconnecting walkways for residents of the development and future connection to the Open Space to the east. Design of the internal streets, pedestrian walkway and trails will be established with future development plans.

4. THE TRANSPORTATION SYSTEM IS COMPATIBLE WITH TRANSIT ROUTES AND ALLOWS FOR THE EXTENSION OF THESE ROUTES.

Mountain Metro Transit provides bus service along West Fillmore Street and Centennial Boulevard.

5. THE LAND USE MASTER PLAN PROVIDES OPPORTUNITIES OR ALTERNATE TRANSPORTATION MODES AND COST-EFFECTIVE PROVISION OF TRANSIT SERVICES TO RESIDENCES AND BUSINESSES.

Alternative modes of transportation are provided in the area. As noted previously transit service exists in the area. Opportunities for alternative modes of transport such as pedestrian access and bicycles will be accommodated with the internal trail network and possible future connection to the Open Space to the east. Bicycle lanes are provided on Centennial Blvd.

6. ANTICIPATED TRIP GENERATION DOES NOT EXCEED THE CAPACITY OF EXISTING OR PROPOSED MAJOR ROADS. IF CAPACITY IS EXPECTED TO BE EXCEEDED, NECESSARY IMPROVEMENTS WILL BE IDENTIFIED, AS WILL RESPONSIBILITY, IF ANY, OF THE MASTER PLAN FOR THE CONSTRUCTION AND TIMING FOR ITS SHARE OF IMPROVEMENTS.

A Traffic Impact Study prepared by SM Rocha accompanies this application and details existing conditions, early phasing, and build-out scenario. This report identifies capacity of the roadway system and any recommended improvements to accommodate this development and other projected growth in the area.

E. ENVIRONMENTAL:

1. THE LAND USE MASTER PLAN PRESERVES SIGNIFICANT NATURAL SITE FEATURES AND VIEW CORRIDORS. THE COLORADO SPRINGS OPEN SPACE PLAN SHALL BE CONSULTED IN IDENTIFYING THESE FEATURES.

The eastern portion of the property will be preserved as Open Space. This area has open space characteristics such as undulating topography, native vegetation, wetlands, wildlife habitat and numerous social trails. Future public connection with City owned trails and open spaces to the north will be considered. Cleaning up the remains from the former asphalt batch plant will be a benefit to the surrounding developments and will open up view corridors along Fillmore.

2. THE LAND USE MASTER PLAN MINIMIZES NOISE IMPACTS ON EXISTING AND PROPOSED ADJACENT AREAS.

Noise impacts will be assessed on at the development plan stage per the City's noise policy. Appropriate buffering requirements will be met for properties along Fillmore Street and between differing land uses per code requirements.

3. THE LAND USE MASTER PLAN UTILIZES FLOODPLAINS AND DRAINAGEWAYS AS GREENWAYS FOR MULTIPLE USES INCLUDING CONVEYANCE OF RUNOFF, WETLANDS, HABITAT, TRAILS, RECREATIONAL USES, UTILITIES AND ACCESS ROADS WHEN FEASIBLE.

The eastern portion of the property will be preserved as Open Space due to unstable slope conditions. Future public connections with City owned trails and open spaces to the north will be considered.

4. THE LAND USE MASTER PLAN REFLECTS THE FINDINGS OF A PRELIMINARY GEOLOGIC HAZARD STUDY AND PROVIDES A RANGE OF MITIGATION TECHNIQUES FOR THE IDENTIFIED GEOLOGIC, SOIL AND OTHER CONSTRAINED NATURAL AREAS.

Mitigation techniques for each constraint are outlined in the Geologic Hazard Evaluation and Preliminary Geotechnical Investigation was prepared by Entech. Further analysis and specific mitigation strategies will be identified at development plan stage.

F. FISCAL:

1. A FISCAL IMPACT ANALYSIS AND EXISTING INFRASTRUCTURE CAPACITY AND SERVICE LEVELS ARE USED AS A BASIS FOR DETERMINING IMPACTS ATTRIBUTABLE TO THE MASTER PLAN. CITY COSTS RELATED TO INFRASTRUCTURE AND SERVICE LEVELS SHALL BE DETERMINED FOR A TEN (10) YEAR TIME HORIZON FOR ONLY THE APPROPRIATE MUNICIPAL FUNDS.

The City Budget Office will provide a fiscal impact analysis for the proposed amendments to the Master Plan.

2. THE FISCAL IMPACT ANALYSIS DEMONSTRATES NO ADVERSE IMPACT UPON THE GENERAL COMMUNITY AND THE PHASING OF THE MASTER PLAN IS CONSISTENT WITH THE ADOPTED STRATEGIC NETWORK OF LONG-RANGE PLANS THAT IDENTIFY THE INFRASTRUCTURE AND SERVICE NEEDS FOR PUBLIC WORKS, PARKS, POLICE, AND FIRE SERVICES.

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan Amendment request.

3. THE COST OF ONSITE AND OFFSITE MASTER PLAN IMPACTS ON PUBLIC FACILITIES AND SERVICES IS NOT BORNE BY THE GENERAL COMMUNITY. IN THOSE SITUATIONS WHERE THE MASTER PLAN IMPACTS ARE SHOWN TO EXCEED THE CAPACITY OF EXISTING PUBLIC FACILITIES AND SERVICES, THE APPLICANT WILL DEMONSTRATE A MEANS OF INCREASING THE CAPACITY OF THE PUBLIC FACILITIES AND SERVICES PROPORTIONATE TO THE IMPACT GENERATED BY THE PROPOSED MASTER PLAN. MITIGATION OF ONSITE AND OFFSITE COSTS MAY INCLUDE, BUT IS NOT LIMITED TO, PLANNED EXPANSIONS TO THE FACILITIES, AMENDMENTS TO THE MASTER PLAN AND/OR SPECIAL AGREEMENTS RELATED TO CONSTRUCTION AND/OR MAINTENANCE OF INFRASTRUCTURE UPGRADES AND/OR SERVICE EXPANSIONS. ANY SPECIAL AGREEMENTS FOR MITIGATION OF ONSITE AND OFFSITE IMPACTS FOR PUBLIC IMPROVEMENTS, SERVICES AND MAINTENANCE ARE SHOWN TO BE WORKABLE AND SUPPORTED BY FINANCIAL ASSURANCES. PREEXISTING AND/OR ANTICIPATED CAPACITY PROBLEMS NOT ATTRIBUTABLE TO THE MASTER PLAN SHALL BE IDENTIFIED AS PART OF THE MASTER PLAN REVIEW.

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan Amendment request.

4. SPECIAL AGREEMENTS FOR PUBLIC IMPROVEMENTS AND MAINTENANCE ARE SHOWN TO BE WORKABLE AND ARE BASED ON PROPORTIONAL NEED GENERATED BY THE MASTER PLAN.

Special agreements for public improvements and maintenance will be generated by the City

5. ANY PROPOSED SPECIAL DISTRICTS ARE CONSISTENT WITH POLICIES ESTABLISHED BY THE CITY COUNCIL.

Any proposed special districts will be consistent with the relevant City polices and statutory requirements.

Zone Change Criteria (Section 7.5.603. B)

1. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.

The property is currently zone PUD. The rezone from PUD to PUD to allow for residential development is consistent with existing development patterns in this part of the City and compatible to the existing neighborhood commercial uses in the area. The residential and commercial development will not be detrimental to the public interest, health, safety, convenience or general welfare of the surrounding area.

2. WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.

The property is part of the Hill Properties Master Plan. A Major Amendment to the Master Plan is being requested to allow for residential within an area currently approved for commercial and hospital. In conjunction with the Major Amendment to the Hill Properties Master Plan a request for a Zone Change and PUD Concept Plan are being requested to be consistent with the request for residential and commercial development.

3. FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)

No MU Zone district exists on this site nor is one proposed.

PUD Concept Plan Review Criteria (Section 7.3.605)

A. IS THE PROPOSED DEVELOPMENT PATTERN CONSISTENT WITH THE COMPREHENSIVE PLAN, THE 2020 LAND USE MAP, AND ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN (INCLUDING THE INTERMODAL TRANSPORTATION PLAN AND THE PARKS, RECREATION AND TRAILS MASTER PLAN)?

The proposed PUD Concept Plan is in conformance with all requirements of the zoning, subdivision, and applicable portions of PlanCOS.

The 2020 Land Use Map is no longer valid as it has been superseded by PlanCOS. The site is designated as a “Changing Neighborhood” on the PlanCOS Vision Map and designated as a “medium area of change” on the PlanCOS Areas of Change map, which highlights areas expected to have the most potential for land use changes, including vacant land. The project proposes residential development that will provide infill development that compliments surrounding residential and commercial uses.

Specific policies of PlanCOS that support this project include:

- Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs
- 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.
- Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.
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- Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.
- Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places.

B. ARE THE PROPOSED USES CONSISTENT WITH THE PRIMARY AND SECONDARY LAND USES IDENTIFIED IN THE 2020 LAND USE MAP OF THE COMPREHENSIVE PLAN, AS AMENDED?

This criterion is not applicable as the 2020 Land Use Map of the Comprehensive Plan has been superseded by PlanCOS. As noted in the previous criteria, this Site is within a “medium area of change”. This is an infill development that will provide complementary residential uses for the area. The Project will provide residential housing product to an existing deficient housing market in Colorado Springs.

C. IS THE PROPOSED DEVELOPMENT CONSISTENT WITH ANY CITY APPROVED MASTER PLAN THAT APPLIES TO THE SITE?

The Site is within the Hill Properties Master Plan. A Major Amendment to the Master Plan is being requested to allow for residential development, and additional commercial within this area of the Master Plan.

D. IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE INTENT AND PURPOSES OF THIS ZONING CODE?

The PUD Concept Plan request is consistent with the intent and purposes of the City Zone Code. The proposed Project will be compatible neighboring use and will provide additional housing choices in the area.

E. DOES THE DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING OR PLANNED LAND USES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?

The PUD Concept Plan provides a development pattern that supports the need for attainable housing within the City of Colorado Springs and the surrounding area. The majority of this area has been vacant for many years. The redevelopment of the property is inevitable; however, the Owner/Applicant is sensitive to the proposed adjacent residential and commercial developments and has designed a residential and commercial development which is compatible to the area.

F. DOES THE DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROVIDE AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON SITE AND OFF SITE?

The proposed residential and commercial uses provide a transition between the proposed residential to the north and the adjacent commercial and future office/commercial/medical uses to the west. The proposed open space provides a significant buffer to the east. Buffering per the Zoning Code will be adhered to during the development plan stage.

G. DOES THE NONRESIDENTIAL DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROMOTE INTEGRATED ACTIVITY CENTERS AND AVOID LINEAR CONFIGURATIONS ALONG ROADWAYS?

The proposed commercial area will be planned in conjunction with the residential area to promote integrated activity and pedestrian circulation between the commercial and residential areas.

H. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY?

The permitted uses are compatible with the development type. The building setbacks are consistent to the previously approved Concept Plan. Buffering will be provided along the north portion of this Site. A maximum allowable height of 75' is being requested. This is significantly less than the 165' height approved for the hospital. The bulk requirements will be addressed with each site-specific development and comply with the PUD Concept Plan. Landscape will be addressed with each site-specific development and comply with the City of Colorado Springs landscape standards.

I. DOES THE PUD CONCEPT PLAN PROVIDE ADEQUATE MITIGATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES)?

The request is for a residential development which is consistent with the adjacent proposed residential development to the north, and commercial which is consistent with the adjacent proposed development to the west. Adequate mitigation between the similar uses will be provided. Fillmore provides a buffer along the south and the area to the east of the development will remain as open space.

J. DOES THE PUD CONCEPT PLAN ACCOMMODATE AUTOMOBILE, PEDESTRIAN, BICYCLE AND TRANSIT MODES OF TRANSPORTATION AS APPROPRIATE, TAKING INTO CONSIDERATION THE DEVELOPMENT'S PRIMARY FUNCTION, SCALE, SIZE AND LOCATION?

The PUD Concept Plan accommodates all modes of pedestrian and transportation mobility. The Site is located immediately adjacent to Centennial Boulevard. Mountain Metro provide bus services in the area. Bike lanes are provided on Centennial Boulevard.

K. DOES THE PUD CONCEPT PLAN INCLUDE A LOGICAL HIERARCHY OF PERIMETER AND INTERNAL ARTERIAL, COLLECTOR AND LOCAL STREETS THAT WILL DISPERSE DEVELOPMENT GENERATED VEHICULAR TRAFFIC TO A VARIETY OF ACCESS POINTS AND WAYS, REDUCE THROUGH TRAFFIC IN ADJACENT RESIDENTIAL NEIGHBORHOODS AND IMPROVE RESIDENT ACCESS TO JOBS, TRANSIT, SHOPPING AND RECREATION?

Access to the Site will be off Fillmore Street. There will be two access points, one three-quarter movement and one right-in/right-out. All internal streets within the development will be private and meeting City roadway standards. This Project will not have through traffic within the residential neighborhoods and provides connectivity and mobility choices to jobs, shopping and recreation within this area. A Traffic Impact Study was prepared by SM Rocha and has been submitted with this request.

L. WILL STREETS AND DRIVES WITHIN THE PROJECT AREA BE CONNECTED TO STREETS OUTSIDE THE PROJECT AREA IN A WAY THAT MINIMIZES SIGNIFICANT THROUGH TRAFFIC IMPACTS ON ADJACENT RESIDENTIAL NEIGHBORHOODS, BUT STILL IMPROVES CONNECTIVITY, MOBILITY CHOICES AND ACCESS TO JOBS, SHOPPING AND RECREATION?

The internal streets and drives will be connected to Fillmore Street by means of a three-quarter movement intersection and a right-in/right-out intersection. All internal streets within the development will be private. This Project will not have through traffic within the residential neighborhoods and provides connectivity and mobility choices to jobs, shopping and recreation within this area.

M. DOES THE PUD CONCEPT PLAN PROVIDE SAFE AND CONVENIENT VEHICLE AND PEDESTRIAN CONNECTIONS BETWEEN USES LOCATED WITHIN THE ZONE DISTRICT, AND TO USES LOCATED ADJACENT TO THE ZONE DISTRICT OR DEVELOPMENT?

Vehicle and pedestrian connection between the uses will be further analyzed as future development occurs. Pedestrian connections will be provided by sidewalks, and trail connections to the open space will be considered.

N. WILL ADEQUATELY SIZED PARKING AREAS BE LOCATED TO PROVIDE SAFE AND CONVENIENT ACCESS, TO AVOID EXCESSIVE PARKING RATIOS AND AVOID EXCESSIVE EXPANSES OF PAVEMENT?

Parking requirements will be addressed with each development and comply with parking standards established by the Zoning Code for each use type.

O. ARE OPEN SPACES INTEGRATED INTO THE PUD CONCEPT PLAN TO SERVE BOTH AS AMENITIES TO RESIDENTS/USERS AND AS A MEANS FOR ALTERNATIVE TRANSPORTATION MODES, SUCH AS WALKING AND BIKING?

The eastern approximately 7.7 acres of Open Space will be preserved. Future connection to City owned trails and opens space to the north and south will be considered.

P. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED STREETS, UTILITIES AND OTHER PUBLIC FACILITIES?

The proposed development will not overburden utilities or public facilities. A Preliminary Drainage Report prepared by Respec Engineering has been provided. Also, the HGL and WWMF forms have been submitted to CSU. Copies have been provided. CSU has provided a letter of availability of utility services (electric, gas, water and wastewater) for the development.

Q. ARE THE AREAS WITH UNIQUE OR SIGNIFICANT NATURAL FEATURES PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT?

The eastern portion of the property, designated as Open Space on the PUD Concept Plan consists of areas with open space qualities such as undulating topography, native vegetation, wetlands, wildlife habitat and well-established social trails. Future trail and open space connection as well as possible utility extension could occur within this area.