

**CITY PLANNING COMMISSION AGENDA**  
**September 16, 2021**

**STAFF: P. Andrew Bowen**

**FILE NO:**

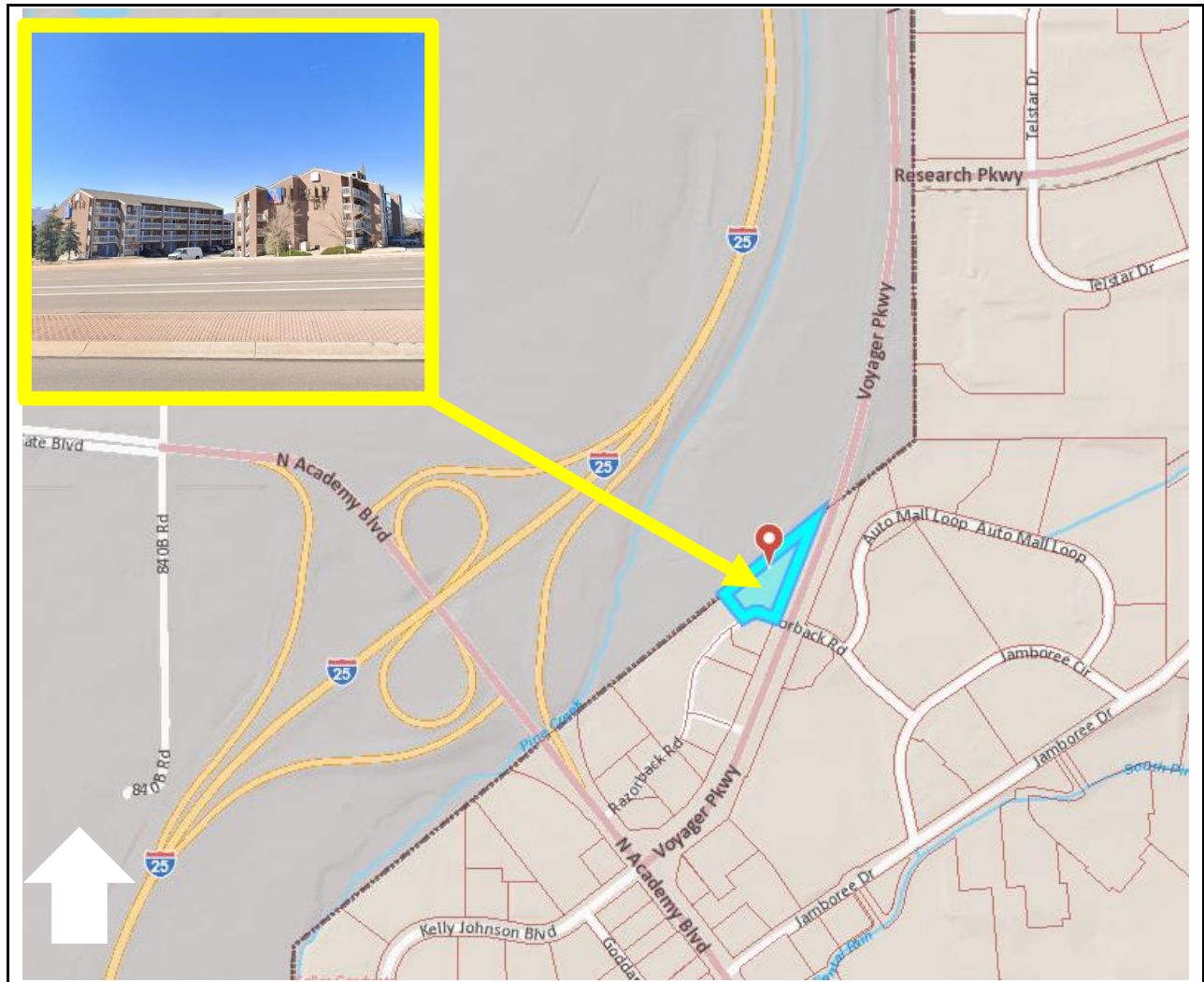
**A. CPC CU 21-00099 - QUASI-JUDICIAL**

**PROJECT: 8280 VOYAGER PKWY CONVERSION (MOTEL – MULTIFAMILY)**

**OWNER: CO SPRINGS MOTEL LOR LLC HURON ASSOCIATES LLC**

**DEVELOPER: SANDSTONE INVESTMENTS**

**CONSULTANT: ZACHARY TAYLOR**



## **PROJECT SUMMARY:**

1. Project Description: Request by Sandstone Investments, with representation by Zachary Taylor, for approval of a Conditional Use Development Plan to allow a conversion of the current Motel to a Multi-family Housing Complex. The 2.03-acre subject site is zoned PBC (Planned Business Center) and located on the corner of Razorback Road and Voyager Parkway. **(DEVELOPMENT PLAN)**
2. Applicant's Project Statement: Please see the **(PROJECT STATEMENT)** as attached.
3. Planning and Development Team's Recommendation: Staff recommends approval of this application with no recommended conditions.

## **BACKGROUND:**

1. Site Address: 8280 Voyager Dr.
2. Existing Zoning/Land Use: The subject property is zoned PBC (Planned Business Center) and is currently a hotel.
3. Surrounding Zoning/Land Use:  
**North**: Interstate 25 and The United States Airforce Academy (USAFA)  
**South**: PBC (Planned Business Center) Restaurant Uses  
**East**: PBC (Planned Business Center) Vehicle Dealership  
**West**: Interstate 25 and The United States Airforce Academy (USAFA)
4. PlanCOS Vision: Per the PlanCOS Vision Map, the subject site is identified as an Established Suburban Neighborhood and a Thriving Economy. The site is also in close proximity to Briargate Parkway which is further classified as a City Priority Corridor. Please see the staff analysis provided below for further detail and applicability.
5. Annexation: The subject property was annexed into the City per the Chapel Hills Addition #2 (Ordinance Number: O 82-238) in 1982.
6. Master Plan/Designated Master Plan Land Use: The subject property does not lie within a Master Planned Area.
7. Subdivision: Towne North Centre Filing #3
8. Zoning Enforcement Action: None on record.
9. Physical Characteristics: The site is fully developed.

## **STAKEHOLDER PROCESS AND INVOLVEMENT:**

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 19 property owners, on two occasions: during the internal review stage and prior to the Planning Commission hearing. The site was also posted during the two occasions noted above.

During these public solicitation periods, no public comments were received for this proposal.

Staff input is outlined in the following section of this report. As part of the City's review process, planning staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. These commenting agencies included LUR Landscaping and Survey, SWENT, Colorado Springs Utilities. USAFA (**USAFA LETTER**) and the Regional Building Department. Prior to forwarding this proposal to the City Planning Commission, all comments received from the review agencies have been addressed by the applicant

## **ANALYSIS OF REVIEW CRITERIA; MAJOR ISSUES AND COMPREHENSIVE PLAN CONFORMANCE**

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

#### a. Application Summary:

As mentioned within the project description, this application is for approval of a new Conditional Use Development Plan for a change of use (currently a motel) to a 117-unit multi-family residential complex. Per City Code Section 7.3.203, this change of use will require a new/major amendment to the established development plan with the granting of a conditional use required. This process is mandatory, as the new use is classified as a Multi-family which requires said permitting trajectory.

#### i. Land Use

The Development Plan for this Complex proposes to convert the building from its current motel use to the proposed multi-family residential. This development program consists of both interior changes to the structure with minor exterior/site modifications (vegetation enhancements and the addition of a dog park). Please refer to the **(DEVELOPMENT PLAN)** for further detail.

As noted by City Code Section 7.5.502, development plans may only be approved upon finding that the plan meets seven distinct criteria that center around compatibility, development criteria compliance and adverse effect avoidance/mitigation. Planning staff finds that these criteria are generally met by this application for a Development Plan.

#### ii. Landscape and Site Design Compliance

Planning staff and City Land Use Landscape Architecture has reviewed the Development Plan for compliance with all site design and landscaping criteria. Originally no changes to the current landscaping was proposed. Upon review, City Planning and Landscaping is requiring the applicant to update all trees along both Voyager Parkway and Razorback Road.

A new Landscaping Plan has been submitted and no further changes to the Development Plan are pending. See **(DEVELOPMENT PLAN)** for further detail.

#### iii. Traffic Compliance

The City's Traffic Engineering Division has reviewed the Development Plan and agreed with all findings made within the applicant provided Traffic Report. Per the proposed Development Plan, no alterations are proposed to existing curb-cuts and or other vehicular/pedestrian facilities.

### 2. Conformance with the City Comprehensive Plan

As required by City Code, planning staff has evaluated the proposed application to ensure conformance with the City's current comprehensive plan, PlanCOS. In doing so, planning staff finds the applicant's development proposal to be in conformance with PlanCOS and its guidance for the following reason:

Per PlanCOS, the project site and its surrounding area is identified on the Vision Map as an Established Suburban Neighborhood. **(VISION MAP)** The ultimate goal of PlanCOS is

to create a supportive mix of uses. This addition of small unit housing, which should result in a more affordable product within this area generally achieves said goal, as such use is limited within the direct area.

3. Conformance with the Area's Master Plan

This site is not regulated by any adopted Master Plan

**STAFF RECOMMENDATION:**

**CPC CU 21-00099**

Approve the Conditional Use Development Plan for a 117 unit Multi-family housing complex at 8280 Voyager Parkway, based upon the finding that the request meets the review criteria for granting a conditional use, as set forth in City Code Section 7.5.704, and a development plan, as set forth in City Code Section 7.5.502(E).