



Legislation Text

File #: CPC ZC 16-00058, **Version:** 3

Ordinance No. 16-76 amending the zoning map of the City of Colorado Springs pertaining to .96 acre located at the northwest corner of North Cascade Avenue and West Van Buren Street from R-1 6000 (Single-family Residential) and M-1 (Light Industrial) to R-5 (Multi-family Residential).

(Quasi-Judicial)

Related File: CPC DP 16-00059

Presenter:

Michael Schultz, Principal Planner, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Summary:

Applicant: Tom Heck

Owner: Tom Heck

Location: 2428-2434 North Cascade Avenue and 2428 West Van Buren Street

This project includes concurrent applications of a zone change and development plan for the two developed properties located along North Cascade Avenue, a concept statement applies to the vacant property located on West Van Buren Street which a development plan would be required if developed for multi-family residential; currently there is no proposed development on the vacant site.

Previous Council Action:

On July 26, 2016, the ordinance was approved on first reading on the Consent Calendar. Second reading will be held August 9, 2016.

Background:

The applicant proposes to rezone the two legal non-conforming properties located at 2428 and 2434 North Cascade Avenue as well as bring the adjacent M-1 zone district in line with the surrounding residential zone districts. The house located at 2428 North Cascade Avenue appears to have been used for multi-family purposes dating to at least 1977 (according the Polk Directories which note "Apartments" of at least three dwelling units). The two single-family homes located at 2434 North Cascade Avenue have been in place since 1946 when the second home was constructed.

The rezoning of the two properties on North Cascade Avenue to R-5 (Multi-family Residential) will bring the property into conformance with current zoning standards and eliminate the non-conforming use; section 7.3.103 of the City Code allows for multiple single-family homes on a single lot.

The property at 2428 West Van Buren Street was not included in a 1991 zone change for the

assisted living facility located immediately to the west of the subject property and remains zoned M-1 (Light Industrial); currently no structures exist on the site. The applicant does not have any immediate plans for development of the property which could be developed for single-family, two-family or multi-family residential uses.

This item supports the City's strategic goal of building community and collaborative relationships by improving the City's availability of affordable housing stock. The zone change brings the two properties on North Cascade Avenue containing six (6) existing housing units (four unit apartment home and two single-family homes on one lot) into conformity with current zoning regulations as well as provides opportunity for future residential development on the existing vacant property along West Van Buren Street.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting on June 16, 2016 the Planning Commission voted 9-0 to approve the zone change and development plan as part of the consent calendar. Council may reference the CPC staff report and meeting minutes provided within this report for additional information regarding this request.

Stakeholder Process:

Standard public notification and posting process was used during the internal review. Staff noticed 43 property owners within a 500 foot buffer distance and the Old North End Neighborhood Association were contacted regarding this proposal. City planning staff received no written correspondence either in support or opposition to the request.

The applications were sent to the internal agencies for review and comment. Review agencies for this project included Traffic Engineering, City Engineering, and Fire Prevention and their review comments have been addressed.

Alternatives:

1. Uphold the action of the City Planning Commission;
2. Modify the decision of the City Planning Commission;
3. Reverse the action of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration.

Proposed Motion:

CPC ZC 16-00058 - CHANGE OF ZONING TO R-5

Adopt an ordinance rezoning a .96 acre property located at the northwest corner of North Cascade Avenue and West Van Buren Street from R-1 6000 (Single-family Residential) and M-1 (Light Industrial) to R-5 (Multi-family Residential), based upon the finding that the request complies with the zone change review criteria in City Code Section 7.5.603.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to .96 acre located at the northwest corner of North Cascade Avenue and West Van Buren Street from R-1 6000 (Single-family Residential) and M-1 (Light Industrial) to R-5 (Multi-family Residential)