



Legislation Text

File #: CPC CU 17-00121, **Version:** 2

Title

Caliber at Chapel Hills Conditional Use Development Plan for a multi-family apartment complex located at 1330 and 1360 Kelly Johnson Boulevard.

(Quasi-Judicial)

Related file: CPC CU 17-00121

Presenter:

Peter Wysocki, Director Planning and Community Development
Catherine Carleo, Principal Planner, Planning and Community Development

Summary:

Applicant: Core Consultants Inc.
Owner: Frontrange Solutions Inc.
Location: 1330 and 1360 Kelly Johnson Boulevard

This project includes concurrent applications for a zone change from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) for a 5.1-acre site with an associated conditional use development plan for an intended multi-family apartment development. The project will introduce 149 units within three buildings. The Caliber at Chapel Hills Conditional Use Development Plan illustrates the layout of the apartment site with associated landscape, detention and access. Staff is also administratively reviewing a subdivision plat for this site and a supporting administrative relief for height.

Previous Council Action:

City Council previously took action on this property with Annexation in December 1982 as part of the Chapel Hills Addition No. 2

Background:

This proposal includes the rezoning of 5.1 acres from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) in preparation for a new multi-family development, Caliber at Chapel Hills. By City Code multi-family is a conditional use within the PBC. Staff supports the zone change to PBC with subsequent conditional use development plan as this land use pattern is consistent with the City Comprehensive Plan for land use designation of Regional Center. This site was initially zoned PIP-1, but with recent changes to surrounding land use patterns staff supports the establishment of the PBC zone district. This will further support the commercial corridor developing along this portion of North Academy. The intended rezone supports the Regional Center designation with a mix of office, commercial and higher density residential.

The proposed Caliber at Chapel Hills project will provide 149 multi-family residential units within this development. This will give opportunity of diverse residential in the surrounding area. The applicant's proposal sets the specific dimensional requirements and illustrates the envisioned layout for the multi-family residential complex. The proposed layout includes three buildings designed with attached garages as main residential access. The site also includes a dog park, club house and pool.

This application is also accompanied by an Administrative Relief application for building height. The applicant proposes the overall height of the associated three apartment buildings at 51'-1.5". The allowable height in the PBC zone district is 45'-0". The applicant is requesting administrative relief of 6'-1.5" (of an allowable 6'-9") for overall building height.

It is the finding of Staff that the Caliber at Chapel Hills development will substantially conform to the City Comprehensive Plan goals and objectives. In addition this item supports the City's strategic goal relating to building community and collaborative relationships by providing a well-designed residential community with on-site amenities and connectivity to the surrounding neighborhood. The project also promotes a mutually supportive development pattern in the neighborhood which integrates variety into the neighborhood that generates opportunities and choices for households, while ensuring this area develops as a well-functioning neighborhood.

Please see the attached Planning Commission staff report for more details.

Financial Implications:

N/A

Board/Commission Recommendation:

At their meeting held December 21, 2017 the Planning Commission voted unanimously for the approval of the associated applications.

Stakeholder Process:

The public process included posting the site and sending postcards to property owners within a 1000-foot buffer at application submittal. A second mailing was sent to a 1000-foot buffer prior to the Planning Commission hearing, and the property was posted during the review process and prior to all public hearings. Written comment was received from one nearby resident. Staff has sent further correspondence and the applicant response to the resident and no further communication was received.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. Some minor comments received from the review agencies are outstanding but are addressed through the associated technical modifications. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater Engineering, City Traffic, City Fire, School District 20, Police and E-911, and El Paso County Development Services.

Agreements between the City of Colorado Springs and the surrounding military installations establish a two-mile buffer for land use application review. Staff did receive comments from USAFA and these were addressed and forwarded to the applicant for their records. Notes per USAFA have been added to the development plan. Standard review required by the FAA is in process to be completed prior to

any building approval.

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:

Approve the Caliber at Chapel Hills Conditional Use Development Plan, based upon the findings that the development plan meets the review criteria for conditional use as set forth in City Code Section 7.5.704 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E) with the technical modifications listed in the minutes from the December 21, 2017 City Planning Commission Hearing.