



## Legislation Text

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**File #:** DEPN-24-0039, **Version:** 3

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The Arrowswest Apartments Development Plan establishing a multi-family development with 222 dwelling units in seven (7) buildings consisting of 9.47 acres located at 4145 Arrowswest Drive. (Quasi-Judicial)

**Presenter:**

William Gray, Senior Planner, Planning and Neighborhood Services  
Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

**Summary:**

Owner: Arrowswest Apartments I, LLC  
Developer: Arrowswest Apartment I, LLC  
Representative: Nick Nowotarski, Weidner Apartment Homes  
Location: 4145 Arrowswest Drive

The proposed project includes an application for a Zone Map Amendment and Development Plan located at 4145 Arrowswest Drive near the southwest corner of the West Garden of the Gods Road and North 30<sup>th</sup> Street Intersection.

The proposed development plan is for a 222-unit multi-family apartment development. The apartments are contained in a total of seven (7) multi-family buildings that are three (3) stories and a one (1) story clubhouse building with swimming pool. Parking is provided by off-street surface parking that is both covered and uncovered. The development is accessed from North 30<sup>th</sup> Street and West Garden of the Gods Road. It is adjacent to transit, pedestrian, and urban trail routes. In addition, it is proximate to I-25, shopping centers, schools, downtown employment locations, other services, and parks and open spaces.

**Background:**

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed applications.

The Approval Criteria for a Development Plan as set forth in City Code Section 7.5.515.D.1 (UDC) are noted below.

1. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4; and
2. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s); and
3. The details of the site design, building location, orientation, and exterior building materials are

compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans; and

4. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable; and
5. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals; and
6. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district; and
7. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations; and
8. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading); and
9. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts); and
10. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site; and
11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties; and
12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.

Staff finds that the approval criteria of UDC Section 7.5.515.D.1, which are applicable to a Development Plan, have been met with this application.

**Previous Council Action:**

City Council previously acted on this property as follows:

- (1) 2005 with the adoption of Ordinance No. 05-11. Ordinance No. 05-11 rezoned the area located north of Arrowswest Drive and adjacent to West Garden of the Gods Road and North 30<sup>th</sup>

Street from PIP-2 (Planned Industrial Park) to PBC (Planned Business Center). It is important to note that PIP-2 and PBC zoning were changed to BP (Business Park) and MX-M (Mixed Use Medium Scale) with the adoption of the UDC in June 2023.

**Financial Implications:**

N/A

**City Council Appointed Board/Commission/Committee Recommendation:**

City Planning Commission, at their April 16, 2024, meeting voted 7-2 to approve the Arrowswest Apartments Zone Map Amendment (Rezoning), with Commissioners Hente and Rickett voting no for reasons related to public safety; and voted 7-2 to approve the Arrowswest Apartments Development Plan with Commissioners Hente and Rickett voting no for reasons related to public safety.

**Possible Motions:**

Should the City Council wish to approve the Development Plan application, the following motion is suggested:

Approve the Arrowswest Apartments Development Plan based upon the findings that the request complies with the criteria for a Development Plan as set forth in City Code Section 7.5.515, with the following conditions:

1. An approved Final Drainage Report Amendment is completed.
2. Add the PLDO, Schools, and CDI fees table to the cover sheet of the Development Plan.
3. The Geologic Hazard Disclosure Statement contained on the Development Plan is revised to meet the recommendations of Colorado Geologic Survey.
4. City Fire and Colorado Springs Utilities provide confirmation that the Final Landscape Plan meets applicable WUI-O and Utility Connection standards.

Should the City Council wish to deny the Zone Map Amendment application, the following motion is suggested:

Deny the Arrowswest Apartments Development Plan based upon the findings that the request does not comply with the criteria for a Development Plan as set forth in City Code Section 7.5.515.

N/A