



Legislation Text

File #: PUDZ-22-0001, **Version:** 3

Ordinance No. 22-101 amending the zoning map of the City of Colorado Springs pertaining to 2.03-acres located on the southeast corner of Verde Drive and Zebulon Drive from R-5/AO (Multi-family Residential with Airport Overlay) to PUD/AO (Planned Unit Development: Residential, maximum of 12.81 dwelling units per acre, and maximum building height of 36 feet with Airport Overlay)

(Quasi-Judicial)

Presenter:

Austin Cooper, Planner II, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Summary:

Owner: Verde Commons, LLC
Consultant: William Guman & Assoc, LTD
Location: Southwest of Verde Drive and Zebulon Drive

The project includes concurrent applications for a zone change and development plan for 2.03 acres of land. The project is proposed to be developed with 13 market-rate small-lot single-family attached (duplex) homes for a total of 26 units. The property is located at the southwest corner of Verde and Zebulon Drives. The development plan illustrates the details of the proposal.

Background:

This property was annexed in 1964 and zoned as R-5/AO (Multi-family Residential with Airport Overlay). The proposed zone change will cause the property's zone designation to change from R-5/AO to PUD/AO (Planned Unit Development: Residential, maximum of 12.81 dwelling units per acre, and maximum height of 36 feet with Airport Overlay) for development of small-lot attached single-family residential (duplexes) with individual lots averaging 2,050 square feet.

The zoning for this parcel was established at an unknown time. The applicant's project statement explains the reason for the zone change is to provide for residential development on an infill site, which meets a current need of the city. The current zoning of R-5 would allow for a much denser product immediately adjacent to single family residences to the west and south. Staff feels as though this is an adequate buffer between the existing single family to the south and west and the existing multifamily to the north and proposed multifamily to the east. The proposed zone change to a residential development would be compatible with the surrounding zones and uses.

For the reasons stated above, as well as the discussion within the applicant's project statement, staff finds that the proposed zone change meets the review criteria for a zone change, as set forth in City Code Section 7.5.603.B., as well as the establishment of a PUD zone district, as set forth in City Code Section 7.3.603.

The proposed residential development is illustrated on the development plan, which shows the layout of the lots. The development involves two- and three-story homes, with a height limit of 36-feet and a density of 12.81 dwelling units per acre.

Setbacks from exterior property lines are established with this development plan and are consistent with setbacks established for nearby developments. Access to homes will be provided by private streets. The street and lot design follows the recommendations of the small-lot PUD guide for residential development and proposes street-oriented units with front yard landscaping and landscaped buffers around the project perimeter as well as common open space. The landscape plan included with this plan set is preliminary and will be enhanced to provide for a final landscape plan approval prior to construction.

Each lot will have its own private rear yard, and 10 units have full 20-foot long driveways and a single car garage while 16 units only have a single car garage to park on site. A total of 73 parking spaces are provided for the development, a ratio of 2.8 parking spaces per home. Guest parking spaces will be provided along one side of the internal private streets and the development will take advantage of existing on street parking along Zebulon Dr and Verde Dr to meet the guest parking requirements. Standard single-family homes are required to have one off-street parking space per residence under city code, although the PUD guidelines recommend additional spaces be provided for guest parking. The guest parking spaces provided according to the exhibit will result in this project functioning similarly to the small-lot single-family home development immediately to the north of this project. Pedestrian walks are provided on at least one side of the proposed private streets.

The proposal is complementary to the envisioned comprehensive land use pattern for the surrounding neighborhood based on several themes in PlanCOS.

The Vibrant Neighborhoods chapter of PlanCOS identifies the area surrounding the proposed development as an Established Traditional Neighborhood under PlanCOS. The Plan identifies goals to enhance the existing character of such neighborhoods, while supporting their ongoing investment and improved adaptation. PlanCOS notes that most Established Neighborhoods should expect some degree of infill. This statement underscores the fact that infill development is one of the key indicators of PlanCOS and extends across many of the plan's themes.

The proposed development will further the PlanCOS policies regarding infill and investment in mature and developed areas by providing an additional housing choice in proximity to public parks, major thoroughfares, and activity centers. Another primary goal of the Vibrant Neighborhoods chapter of PlanCOS is the provision of "Housing for All" (Goal VN-2). Strategy VN-2.A-3 suggests support for land use decisions and projects that provide a variety of housing types and sizes that serve a range of demographic sectors and meet the needs of residents through various life stages and income levels.

The Thriving Economy Chapter of PlanCOS includes a goal to "Embrace Sustainability", along with Policy TE-4.A which reads: "Prioritize development within the existing City boundaries and built environment (not in the periphery)." The proposed project is an example of infill development, hence advancing this objective.

Another way the proposed development exemplifies the objectives of PlanCOS is by furthering Policy

SC-1.D of the Strong Connections chapter, which recommends multimodal connections between neighborhoods, local destinations, employment and activity centers, and Downtown. The provision of medium-density housing in this location will provide opportunities for convenient multimodal connections between this neighborhood and various employment centers including the downtown area.

For the reasons noted above, Staff finds the proposed development in substantial compliance with PlanCOS. Copies of some Framework maps are shown here and are available on the City website.

This area is not within the boundaries of a city recognized Master Plan.

The attached City Planning Commission staff report includes additional analysis.

Previous Council Action:

N/A.

Financial Implications:

N/A.

City Council Appointed Board/Commission/Committee Recommendation:

Planning Commission recommended approval on November 9, 2022, as part of the consent agenda. All 9 commissioners approved the consent agenda.

On December 13, 2022, this Ordinance was approved on first reading on the Consent Calendar by the City Council.

Stakeholder Process:

The public notification process consisted of providing notice to approximately 188 adjacent property owners within 1,000 feet of the site at initial submittal of the applications and prior to the planning commission hearing. A city-generated poster was placed on the site, and postcards were mailed to property owners on both occasions. One written comment was received in response to the notifications and that email is included as an attachment to this staff report. Public comments focused on concerns with the proposed development, including traffic congestion and parking issues in the neighborhood.

In terms of internal and external agency reviews, staff sent the applications to the standard agencies and service providers. Various comments specific to the project design, notably regarding utilities and stormwater infrastructure, were provided to the applicant. All prior review comments had been addressed, and the Parks Department requested that fees be paid for school and park impacts in accordance with the City's Park Land Dedication Ordinance. These fees will be due for each unit at the issuance of the building permit.

Alternatives:

1. Approve the application.
2. Deny the application; or
3. Refer the application back to staff for further consideration.

Proposed Motion:

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.03-acres located on the southeast corner of Verde Dr and Zebulon Dr from R-5/AO (Multi-family Residential with Airport Overlay) to PUD/AO (Planned Unit Development: Residential, maximum of 12.81 dwelling units per acre, and maximum building height of 36 feet with Airport Overlay), based upon the findings that the request meets the review criteria for establishing a PUD zone, as set forth in City Code Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603.

An ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.03-acres located on the southeast corner of Verde Drive and Zebulon Drive from R-5/AO (Multi-family Residential with Airport Overlay) to PUD/AO (Planned Unit Development: Residential, maximum of 12.81 dwelling units per acre, and maximum building height of 36 feet with Airport Overlay)