



Legislation Text

File #: PUDC-22-0007, **Version:** 2

A planned unit development concept plan for a multi-family residential development with a maximum density of 46.5 units per acre and associated site improvements located at the northeast of Federal Drive and Old Ranch Road.

(Quasi-Judicial)

Related Files: PUDZ-22-0006

Presenter:

Peter Lange, Planner II, Planning and Community Development
Peter Wysocki, Director, Planning and Community Development

Summary:

Owner/Developer: Rubeka LLC, C/O Elope Inc.
Representative: NES
Location: northeast of Federal Drive and Old Ranch Road

The project proposes concurrent applications for a Zone Change and Concept Plan. The zone change proposes to rezone the project site from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Multi-family residential, 46.5 dwelling units per acres, and a maximum building height of 50 feet). The Concept Plan proposes a multi-family development on the 5.5-acre site with ancillary site improvements.

Background:

The Applicant submitted a Zone Change request to rezone the project site from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Multi-family residential, 46.5 dwelling units per acres, and a maximum building height of 50 feet). The applicant also proposes a Concept Plan which illustrates a future multi-family development with ancillary improvements on the site.

The Zone Change application, to change the zoning of the site from PIP-1 to PUD, would support the proposed density of the multi-family development and would be compatible with the adjacent PUD zoned to the east and north of the site and would serve as a transitional buffer from the residential and industrial uses which are located to the east and west of the site.

The Applicant also submitted a PUD Concept Plan for the Saxon Multifamily project. Access to the site is provided from a proposed Right In/Right out along Federal Drive and a full movement access drive along the existing asphalt access drive which runs along the eastern property boundary. Parking will be provided along the looped private drive connecting traffic from Federal Drive around the multifamily and to the access drive along the eastern perimeter of the site. Open Space and

recreational opportunities for this site are provided by the interior courtyard and proposed dog park.

Future design standards are established per the subject PUD concept plan. Setbacks are consistent with setbacks of the R-5 (multi-family) zone district. A front setback of 20'-0", side setback of 5'-0". A 15'-0" rear building setback is proposed as part of the PUD concept plan. A 10'-0" landscape setback is proposed along Federal Drive with a 15'-0" landscape buffer within the western, southern, and eastern boundaries.

As an infill development, the Applicant's proposal is a good fit for the surrounding area. City Planning staff finds that this development will act as a transitional buffer from the industrial land uses to the south and west and the residential land uses directly northeast of the site. The above discussed development parameters and envisioned supportive land uses reinforce why this project is a good infill development and how it will be compatible with the surrounding neighborhood. City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for establishing PUD concept plan, as set forth in City Code Section 7.3.601, and a concept plan, as set forth in City Code Section 7.5.501.

The project applications have been evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019. According to PlanCOS, the project site is identified as a Newer or Developing Neighborhood on the Vibrant Neighborhoods Framework map, which places an emphasis on incorporating high density and a mix of housing types on remaining parcels. **(see "PlanCOS Vision Map" attachment)** In addition, the Saxon multifamily development project is consistent with the PlanCOS emphasis on infill and adaption to market needs and demands.

The Project is consistent with the following policies and strategies of the Vibrant Neighborhoods and Unique Place Frameworks:

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Strategy VN-2.A-4: Allow for zoning residential bonuses that result in the provision of additional attainable housing, such as increased heights or densities.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability Strategy

VN-3.C.1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking distance of residential areas.

Policy UP-4.B: Within unique centers, incorporate density and mixed uses along with high standards of design, attention to the public realm, and design for multimodal access including transit.

Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city. Strategy

UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.

Staff has determined that the proposed project supports several policies as noted above. The focus on developing within the City boundaries is both strategic infill development and responsible development maximizing the existing infrastructure investments within the City boundary. The property is conveniently situated adjacent to commercial and residential development which supports the focus of newer developing areas to incorporate different uses and densities. Development to permit multi-family residential also satisfies the City's objective to support development of a variety of housing types to meet the varying needs of current and future residents in the City. On balance with this perspective, City Planning staff has determined that the project's land use, location and site design meet the overall intent of this idea. For the reasons provided in this overall staff report, City Planning staff finds that this infill development proposal and its associated applications to be in substantially conformance with PlanCOS and its guidance.

Previous Council Action:

N/A

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

At the City Planning Commission meeting held on January 11, 2023, the project applications were heard under the Consent Calendar portion of the hearing, so no discussion occurred. The Planning Commission voted 7-0 to approve the project applications.

Stakeholder Process:

The public notification process consisted of providing notice to the surrounding owners within 1,000 feet of the site, which included mailing postcards to 57 property owners on three occasions; during the initial review and prior to the Planning Commission and City Council hearings. A public noticing poster was also posted during the three occasions noted above. City Planning staff did not receive any public comments during the public notice periods(s).

Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City SWENT, City Parks, Council of Neighborhood Organizations (CONO), District 20, Police, and E-911. All comments received from the review agencies have been addressed. As an infill project, City Planning staff notes that the following review agency provided project specific comments:

- School District 20 - The district will require the payment of fees in lieu of land dedication for the new residential units.

Alternatives:

City Council can choose to approve, deny, or refer back to City Planning Commission.

Proposed Motion:

Approve a PUD concept plan for the Saxon multifamily project, based upon the findings that the plan meets the review criteria for establishing a PUD concept plan, as set forth in City Code Section 7.3.605, and the review criteria for establishing a concept plan, as set forth in City Code Section 7.5.501(E).

N/A