



Legislation Text

File #: CPC CP 20-00027, **Version:** 2

A concept plan for Solid Rock Christian Center establishing a multi-family and a religious institution located at 2520 Arlington Drive.

(Quasi-Judicial)

Related Files: CPC ZC 20-00026 and CPC CP 20-00027

Presenter:

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Summary:

Applicant: Urban Landscapes, LLC
Owner: Solid Rock Christian Center
Location: 2520 Arlington Drive

This project includes an application for a zone change from R-1 6000/CU (single-family residential with a conditional use for a religious institution) to R5 (multi-family residential) and a concept plan for 78 multi-family units on a 4.48-acre site.

Background:

This is a rezoning of 4.48 acres from R-1 6000/CU (single-family residential with a conditional use for a religious institution) to R5 (multi-family residential). The rezoning will allow the addition of 78 units of multi-family, while retaining the religious institution that exists on the site. The current conditional use allows a religious institution in an R-1 6000 zone district. With the proposed rezoning to R5, both the religious institution and the multi-family use will be permitted uses in the zone district.

To the west and south of this property are existing multi-family, religious institution and commercial uses. To the north and east are existing single-family uses. A small portion of the multi-family uses will be adjacent to the single-family uses, but the majority of the single-family uses will continue to be adjacent to the existing religious use. The new multi-family is being proposed on undeveloped land, currently not utilized by the church. The development will maintain the church use and the buffer on the east side of the church. This undeveloped area to the east of the church will serve as the detention pond for the site.

This site is located very close to Circle Drive, a bus route and bike route. These conditions are supportive of the new multi-family use. In addition, the surrounding multi-family is compatible to this use and provides a transition from Circle Drive into the single-family neighborhood.

The concept plan illustrates the new multi-family structure in an “L” shape fronting Arlington Drive and Rainier Drive. There are two access points into the site from Arlington Drive and Glacier Drive. The parking for both uses is contained behind the multi-family structure and in front of the existing church. The detention pond that serves the entire site is located northeast of the existing church. A 15-foot landscape buffer is shown on the north property line between the multi-family and the single-family. The landscape buffer, along with the 25-foot building setback, provide a transition between the multi-family building and the single-family residences to the north.

This site has very good access to transit, schools, and general commercial uses as depicted on the attached Context Map. City Bus Route 15 runs right in front of this site and takes users to the shopping center at Lake Avenue and Venetucci Boulevard. This shopping center includes the Target, with limited groceries, and multiple in line commercial uses to support daily needs. There are three elementary schools within a half-mile distance as well as multiple parks. The closest full grocery store is near Cheyenne Meadows Road and Highway 115, approximately 4 miles away and a 10-minute drive.

The parking requirement for the multi-family use and the religious intuition is met between the onsite parking spaces and the on-street parking spaces adjacent to the site. A 5% reduction in required parking was granted because the site is within 400 feet of a transit bus stop. The ability to use the on-street parking spaces and attain a 5% parking reduction was granted per City Code 7.4.204 (alternative parking options). During the week, the onsite parking is adequate to support the multi-family use and the limited church use. When services are in session, the on-street parking will provide the needed additional parking.

PlanCOS is a high level and visionary document foundationally laid out as a theme based approach to alignment of development intentions for the City. The proposed applications appear to be consistent with the envisioned land use patterns for the subject parcel as it relates to several themes in PlanCOS. The Vision Map of PlanCOS calls out the associated area for development as a Reinvestment Area and Community Hub. The Plan strives to support a mix of neighborhood commercial throughout out City. This site is located within an area that contains a mix of uses. **EXHIBIT 1** provides a context map to show the location of parks, schools and commercial centers. These uses are all within a 1 mile or less distance from the site. This site also serves as a transition area from the single-family residential uses to the east and the commercial uses on the east and west side of Circle Drive. The site itself also transitions from the proposed new multi-family uses at the corner of Arlington Drive and Rainer Drive to the existing church facility prior to transitioning to the single-family residential.

The proposed location will establish a multi-family residential development near a diverse mix of supporting services, schools and parks. This supports the needs of the residents and the intent to locate residential and supporting services near one another. PlanCOS identifies a call to integrate development in this way supporting better connectivity and enhancing access from neighborhoods to needed services.

Staff finds the Solid Rock Christian Center in substantial compliance with PlanCOS.

As a supplement to this memo, please see the details of the proposed development, staff’s analysis of the review criteria, and breakdown of the comprehensive plan in the City Planning Commission Staff Report.

Previous Council Action:

N/A

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

At their meeting on May 21, 2020, the Planning Commission approved the zone change and concept plan as part of the consent calendar. The Planning Commission voted 8-0 to recommend approval the land use applications to the City Council (Aye: Wilson, Hente, Graham, Rickett, Almy, McMurry, Raughton, and Eubanks).

Please reference the minutes from the hearing for a detailed record.

Stakeholder Process:

Upon submittal, public notice was provided to 301 property owners within a 1000-foot buffer of the site identifying the submittals the City received. The site was also posted with these notifications. Additional posting and public notice will be sent to neighbors prior to public hearing. Two letters of opposition were included with the City Planning Commission Staff Report. The concern noted by the neighbors was the increase in traffic.

Staff input is outlined in the following section of this report. Staff sent plans to the standard internal and external review agencies for comments. All comments received from the review agencies are addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Stormwater Engineering, City Traffic, City Landscape, City Fire Department, School District 2, Floodplain and Enumerations, Police, and E-911. The site is not within the buffer distance for the airport overlay; therefore, the Airport Advisory Committee did not review it. School District 2 provided comment during the review process. District 2 did not object to the project and requested that school fees be collected upon issuance of building permits.

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:

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Approve the concept plan for religious institution and multi-family based upon the finding that the request complies with the concept plan review criteria as set forth in City Code Section 7.5.501(E), subject to the following technical modifications:

1. Amend the plan to add an ADA stall, label water quality and detention facilities, push the sidewalk back toward the property line at the Glacier Drive access and change the site acreage to 4.48 acres.
2. Final approval of the preliminary drainage report.
3. Add the following notes:

- a. "Review of this site for compliance with the development plan review criteria (specifically open space and a final parking layout) will take place with the development plan review. The layout shown on the concept plan is conceptual."
- b. Construction plans must be submitted to Engineering Development Review and Traffic Engineering for proposed access construction onto Arlington Drive and Glacier Drive.

N/A