



Legislation Text

File #: CPC ZC 20-00151, **Version:** 3

Ordinance No. 21-38 amending the zoning map of the City of Colorado Springs pertaining to 9.51 acres located at 1750 South Murray Boulevard from PIP-2/CR/AO (Planned Industrial Park with Conditions of Record and Airport Overlay) to R5/AO (Multi-Family Residential with Airport Overlay).

(Quasi-Judicial)

Related Files: CPC ZC 20-00151, CPC DP 20-00152

Presenter:

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Summary:

Owner: Atlas Preparatory School
Developer: DHN Planning and Development
Representative: N.E.S. Inc
Location: 1750 South Murray Boulevard

The project includes concurrent applications for a zone change and development plan. The zone change request changes the zoning from PIP-2/cr/AO (Planned Industrial Park with conditions of record and Airport Overlay) to R5/AO (Multi-Family Residential and Airport Overlay). The development plan illustrates how the 9.51-acre site will be developed with 150 units within 30 5-plexes, a community center, open space, and ancillary site improvements.

Background:

The site was zoned PIP-2/CR (Planned Industrial with conditions of record) in 1984. The conditions of record are "Administrative approval of a Concept Plan for the entire 41.19-acre parcel which shows intended lot lines, access points, circulation plan, and parking and landscape areas before any development plans or subdivisions may be accepted for review". An initial application for a development plan in 1984 met the condition of record. The parcel was later approved as a part of Atlas Preparatory Charter School in December 2019 as an area of no development. The site was platted as Lot 2 of Atlas Preparatory Charter School Filing No. 1B on August 20, 2020; it was never developed.

The current request will rezone the 9.51-acre site from PIP-2/cr/AO (Planned Industrial Park with conditions of record and Airport Overlay) to R5/AO (Multi-Family Residential and Airport Overlay). The project will consist of 150 units within 30 5-plexes with a maximum height of 32 feet for each structure. The maximum height for the proposed zoning district is 45 feet. Along with the individual units is a community center and associated open space. The general area is Industrial, however, the recent approval for Atlas Preparatory School has allowed for the expansion of the school to cover

areas to the north and west of the proposed location. This expansion could result in limitations to an industrial use on the proposed site as there may be setback requirements for certain uses in proximity to schools and multi-family will serve as a transition between the school and existing industrial/warehouse uses. Adding multi-family to the area is also a good use transition between the school use and the industrial areas; with neighborhood-serving commercial within walking distance.

The proposed site is within the Commercial Aeronautical Zone (CAZ). The CAZ does not specifically identify permitted or prohibited uses within its boundaries, but rather it is established to provide tax incentives to new businesses in the area that support aeronautical uses. The proposed rezone to residential is intended to support surrounding businesses as workforce housing that could include aeronautical uses. According to the project statement, the applicant claims, attainable housing is a key component of economic development and can be a catalyst for commercial development in the area, and as discussed in PlanCOS, housing is encouraged as a supporting use for cornerstone institutions such as the Airport. Staff finds that the request for the zone change is in conformance with the City Code Section 7.5.603(B).

The Kaleidos Development Plan illustrates the location of the 30 5-plexes, community center, open space, parking, and landscaping. There are two (2) points of access to the site proposed; one (1) is off of Murray Boulevard, and the second off of Pulsar Drive. There is a futsal field proposed in the detention area. The landscape plan illustrates a buffer around the perimeter of the subject site as well as landscaping around the parking stalls. The plan also illustrates two (2) areas of open space between units that have a variety of landscape, including trees and shrubs.

The site is suitable for the proposed development and use as it is within 0.5 miles from Leon Young Sports Complex, Van Diest Park, Centennial Park, SE YMCA, and within 1 mile from Monterey Park Panorama Park, Wildflower Park, and Roy Benavidez Park. The project site is also within 750 feet of the Sand Creek Trail. The development itself proposes a community center, 129,808 square feet of open space to include a Futsal Field, affording many opportunities to access parks and open space.

A traffic study was prepared by SM Rocha, LLC, Traffic and Transportation Consultants in October 2020. The City's Traffic Engineering Division of Public Works (herein referenced as "Traffic") has reviewed the study and agrees with the Traffic Impact Analysis (TIA) findings and recommendations. The Analysis indicates future conditions; the addition of site-generated traffic is expected to create no negative impact on traffic operations for the existing and surrounding roadway system. No street improvements or signalization is required for this project.

The City's Water Resources Engineering Division of Public Works has reviewed the development plan and accompanying final drainage report, prepared by Terra Nova Engineering, Inc. SWENT has accepted the analysis and recommendations set forth in the report. Stormwater runoff from the 9.51-acre development will be captured within a privately owned and maintained storm sewer system and grass lines swales. The runoff will then be conveyed to a privately owned and maintained Full Spectrum Extended Detention Basin. The Full Spectrum Extended Detention basin will treat for water quality and release major (100-year) and minor (5-year) storm events, at or below pre-developed rates, into the existing public storm sewer system within Murray Boulevard and Pulsar Drive.

Staff has evaluated the proposed applications for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"). According to PlanCOS, the project site is identified on the plan's Vision map (see "Vision Map" attachment) as on the border of Mature/Redeveloping and

Reinvestment Area and Community Hub. According to the Vibrant Neighborhoods Framework map (see “Vibrant Neighborhoods Framework” attachment) the project site is identified within a Changing Neighborhood. Also according to the Thriving Economy Framework (see “Thriving Economy Framework” attachment) the project site is located with Cornerstone Institutions and Life and Style areas.

The proposal supports redevelopment, connectivity, attainable housing, and economic development by providing workforce housing in proximity to and connecting to multiple employment opportunities and neighborhood services. City planning staff finds the Kaliedos project and its development plan to be in substantial conformance with PlanCOS and its guidance.

Additional analysis can be found in the attached City Planning Commission staff report.

Previous Council Action:

N/A.

Financial Implications:

N/A.

City Council Appointed Board/Commission/Committee Recommendation:

At the City Planning Commission meeting held on February 18, 2021, the project applications were considered under the Consent Calendar. Without discussion, Planning Commission voted unanimously 8-0-1 (with Commissioner Natalie Wilson absent) to approve the project applications.

Stakeholder Process:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 67 property owners on three occasions: during the internal review and prior to the Planning Commission and City Council hearing. The site was also posted during the three occasions noted above. City Planning staff received one comment in opposition to the project during the internal review and no other comments in favor or opposition during the other stages.

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, City Airport, Council of Neighborhood Organizations (CONO), Police, and E-911. All comments received from the review agencies have been addressed. As an infill project within an established neighborhood, City Planning staff notes that the following review agency provided project-specific comments:

- City SWENT requested clarification of turf to be used within the futsal area. All of which the applicant has responded and resolved any outstanding issues.
- City Parks Department responded with the new residential use triggers the Park and School Land Dedication Ordinance. The standard obligation for PLDO as fees in lieu of parkland dedication will be required; a note for this obligation has been added to the development plan.
- School District 2: Commented that fees are due in lieu of land dedication and will be collected upon issuance of building permits.
- Airport Advisory Commission was reviewed with no objections on November 18, 2020.

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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Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 9.51 acres from PIP-2/CR/AO (Planned Industrial Park with Conditions of Record and Airport Overlay) to R5/AO (Multi-Family Residential with Airport Overlay), based upon the findings that the zone change meets the review criteria as set forth in City Code Section 7.5.603.B.

An ordinance amending the zoning map of the City of Colorado Springs relating to 9.51 acres located at 1750 South Murray, from PIP-2/cr/AO (Planned Industrial Park with conditions of record and Airport Overlay) to R5/AO (Multi-Family Residential with Airport Overlay).