



Legislation Text

File #: CPC CU 16-00091, **Version:** 1

A Conditional Use to allow multi-family residential in the PBC (Planned Business Center) zone district located southwest from the intersection of Tutt Boulevard and Snowy River Drive.

(Quasi-Judicial)

Related File: CPC CP 09-00107-A1MN16

Presenter:

Conrad Olmedo, Planner II, Planning and Community Development

Proposed Motion:

CPC CU 16-00091 - CONDITIONAL USE

Approve the Traditions at Colorado Springs Conditional Use Development Plan based upon the findings that the conditional use development plan complies with the review criteria as set forth in City Code Sections 7.5.704 and 7.5.502, subject to the following technical and/or informational plan modifications:

1. Under "General Notes", include a note that refers to the Escrow amount of \$75,000 as indicated by City Traffic Engineering: "The developer is required to escrow the amount of \$75,000 for the future anticipated traffic signal at the intersection of Tutt Boulevard and Snowy River Drive."
2. Revise the driveway width under the porte cochère to reflect current two-way vehicular standards or make per one-way vehicular standards.
3. Provide sidewalk connectivity between the parking island located in front of the building on the easterly side and the parking bulb directly north of the parking island.
4. Correct building roof pitch, or other, to accommodate a maximum building height of 45 feet as measured from the average building elevation to 5 feet below the highest roof ridge.
5. Provide building elevation sheets that include all call-out text.