



## Legislation Text

---

**File #:** CPC CP 17-00070, **Version:** 2

---

A Concept Plan for the Monument Creek Apartments illustrating the development of a 5.41-acre property into a single, 4-story, 48-unit apartment complex located south of the I-25/Mark Dabling Boulevard underpass

(Quasi-Judicial)

Related File: CPC ZC 17-00033

**Presenter:**

Hannah Van Nimwegen, Planner II, Planning & Community Development  
Peter Wysocki, Planning and Community Development Director

**Summary:**

Applicant: Matrix Design Group  
Owner: Colorado Constructors & Associates, Inc  
Location: South of the I-25/Mark Dabling Boulevard underpass

This project includes an application for a zone change from PIP-2/CR/SS (Planned Industrial Park with Conditions of Record and Streamside Overlay) to OC/SS (Office Complex with Streamside Overlay), and a concept plan illustrating a single 4-story, 48-unit apartment building with associated parking, landscaping, and amenities on 5.41 acres, located south of the I-25/Mark Dabling Boulevard underpass.

**Previous Council Action:**

City Council voted to approve a rezoning from R (Estate Residential) and M-1/P (Light Industrial with a Planned Provisional Overlay) to the current zone district PIP-2/CR (Planned Industrial Park with Conditions of Record) in 1984 as part of the Pikes Peak Research Park development. City Council then acted to approve the Streamside Ordinance in 2002, accordingly adding the Streamside Overlay designation to the property.

**Background:**

The Monument Creek Apartments Concept Plan shows a single, 4-story building which will house 48 units (24 one bedroom units and 24 two bedroom units), general parking location with two access points, and four features available for tenant use; a community garden to the north of the property; a playground; direct access to the Pikes Peak Greenway Trail; and a clubhouse which will provide computers, a meeting space, and barbeque area. The Monument Creek Apartments also intends to ease the City-wide need for affordable workforce housing by seeking state and federal tax credits to develop the proposal under the Low Income Housing Tax Credit Program, additionally aiming to meet green community design standards set by Colorado Housing and Finance Authority (CHFA).

The Monument Creek Apartments Concept Plan illustrates a general boundary for a tract containing Monument Creek and the Pikes Peak Greenway Trail. This tract is planned to be dedicated and conveyed to the City for public uses with a future application. A realignment of the Pikes Peak Greenway Trail is also proposed in order to straighten that portion of the trail and lessen the trail's encroachment on the buildable area. The location for the realigned trail is conceptually illustrated, but has been reviewed by City Parks and Recreation. In addition to Monument Creek and the Pikes Peak Greenway Trail limiting the buildable area, the property is significantly encumbered by large utility, sanitary, and drainage easements. These easements, each containing significant utility infrastructure, leave a very small area available for building location.

This item supports the City's strategic goal relating to building community by fostering a land use pattern that encourages infill development.

Please see the attached City Planning Commission staff report for additional detailed analysis.

**Financial Implications:**

N/A

**Board/Commission Recommendation:**

At their meeting on June 15, 2017, the City Planning Commission voted unanimously to recommend approval of the zone change to OC/SS (Office Complex with Streamside Overlay) and the Monument Creek Apartments Concept Plan after hearing a staff and applicant presentation and citizen input as part of the New Business calendar. Two individuals spoke in support of the application stating the uniqueness of the property and the desirable land use adjacent to the trail. Three individuals spoke in opposition to the proposal stating the multi-family land use was incompatible with the professional offices neighboring the property and in the general vicinity. The opposition also states the proposed land use would increase traffic and create congestion on Mark Dabling Boulevard.

**Stakeholder Process:**

Upon submittal of the requests; public notice was mailed to 25 property owners within a 1,000-foot radius of the subject site, and the property was posted with two posters (one visible from Mark Dabling Boulevard and the other visible from the Pikes Peak Greenway Trail) with application and contact information. Staff received one letter in opposition, one letter in support, and had two verbal conversations which did not result in written comments or complaints.

Prior to the City Planning Commission hearing and to the July 11, 2017 City Council hearing; the site was posted in the same two locations with the hearing date information, and a postcard was mailed to the same 25 property owners, and an additional business owner, within 1,000 feet of the site.

Staff also sent plans to the standard internal and external review agencies for comments including; Colorado Springs Utilities, City Engineering, City Traffic Engineering, Water Resources Engineering, City Fire, and Parks and Recreation. Staff did not receive any revisionary comments from those agencies regarding the zone change or concept plan applications.

**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:**

Approve the Monument Creek Apartments Concept Plan, based upon the findings that the concept plan meets the review criteria for granting approval of a concept plan as set forth in City Code Section 7.5.501.E.

N/A