



Legislation Text

File #: CPC CP 21-00006, **Version:** 2

The 301 South Union Concept Plan for development of 128 residential units and 17,900 square feet of commercial space, on 8.83 acres, located at 301 South Union Boulevard.

(Quasi-Judicial)

Presenter:

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Summary:

Owner: Zachary McComsey, Legacy Institute
Representative: Echo Architecture
Location: 301 South Union Boulevard

The project includes concurrent applications for a zone change from PF (Public Facility) to OC (Office Complex) and a concept plan for 8.83 acres of land. The project is proposed to be redeveloped as a mixed-use center, with multiple types of residential uses as well as commercial buildings. The residential development will allow construction of up to 128 units in 21 buildings ranging in size from 2,700 square feet to over 49,000 square feet, with a maximum height of 36 feet tall. The property is located at 301/305 South Union Boulevard, directly across the street from Memorial Park. The property was previously owned by El Paso County, and occupied by the El Paso County Public Health Department until 2011, when the operation was moved to the Citizens Service Center on Garden of the Gods Road. The proposed development will require demolition of existing buildings, and the new owner will need to receive City approval of a Development Plan prior to commencing construction

Background:

The most recent previous use of the property was by the El Paso County Public Health Department until 2011, when the operation was moved to the Citizens Service Center. As a result, the zone designation of PF (Public Facility) requires a change from the public facility designation in order to accommodate the proposed redevelopment. The proposed zone district must be compatible with the surrounding districts, and the property is surrounded by a variety of different zone districts, including PIP-1 to the north, OC (Office Complex) to the east, and R-5 to the south. The OC district was selected because it accommodates the mixed-use development desired.

The proposed zone change from PF (Public Facility) to OC (Office Complex) for mixed-use development including apartments with a maximum of three stories, townhomes, and transitional housing in efficiency units.

The purpose of the OC zone district is to “accommodates various types of office uses performing

administrative, professional and personal services. These are typically small office buildings developed in a cluster with an internal traffic system or one larger office building with considerable landscaping. This type of development can serve as a transitional use between more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as low density residential”.

The proposed uses are permitted in the OC zone, and compatible with existing development on all sides of the property, as described in the above section. The property is 8.83 acres, and when included with the adjacent OC-zoned parcel of 7.03 acres, the new OC zone district will be 15.87 acres, in compliance with the minimum size for the OC zone district.

For the reasons stated above, staff finds that the proposed zone change meets the review criteria as set forth in City Code Section 7.3.603 and the findings established under Section 7.5.603B.

Concept Plan

The proposed development is illustrated on the concept plan, which shows the layout of the buildings, parking and common areas. The redevelopment will require demolition of existing buildings and installation of new landscaping, lighting and reconfigured drive aisles and parking areas. The new design encourages compatible land use transitions from existing uses surrounding the site, and there are no use-to-use conflicts of concern. Setbacks from exterior property lines are illustrated on the plans, and reflect the R-5 zone district setbacks, which is required under the zoning code when residential uses are developed in the OC zone. The proposed buildings are set back further than required on the north and south sides, in respect for the existing residential and convalescent hospital uses. In addition, a 25-foot landscape buffer is provided along Union Boulevard, as required by code. Landscaping specifics will be provided with the Development Plan.

The majority of the proposed apartments are 36-feet tall, well within the allowed 45-foot maximum of the R-5 zone. A total of 265 parking spaces are required for the development, and 288 spaces are provided within the on-site parking spaces designated for the development. No on-street parking is proposed to accommodate any of the required parking spaces for this development. Access to the apartments is proposed via two driveways located on Union Boulevard, and a new pedestrian crossing will be provided to ensure safe pedestrian access from the development to the park across Union Boulevard. Please see below for further discussion of traffic and transportation options.

The project is an infill redevelopment and will utilize existing streets, utilities, parks, and infrastructure. The mixed-use development will include product types that will further diversify the type of homes available in the neighborhood as desired by the community’s plan for physical development, known as PlanCOS and discussed further below.

For the reasons stated above, staff finds that the proposed plan meets the review criteria for development plans as set forth in City Code Section 7.5.502E.

Traffic

The traffic study provided for the project was evaluated by Traffic Engineering who determined that the vehicle trips expected to be generated by this project will be low enough that based on the current volume of vehicles in the vicinity, nearby roads and intersections will function within the City’s

accepted Levels of Service.

Drainage

A preliminary drainage report was submitted and reviewed for the concept plan. Stormwater detention for the proposed project will be addressed by a detention basin to be located in the northwest corner of the site. A final drainage report will be required with development plan review.

Comprehensive Plan Conformance:

The proposal is complementary to the envisioned comprehensive land use pattern for the surrounding neighborhood based on several themes in PlanCOS.

The Vibrant Neighborhoods chapter of PlanCOS identifies the area surrounding the proposed development as the Hillside neighborhood, an Established Traditional Neighborhood under PlanCOS. The Plan identifies goals to enhance the existing character of such neighborhoods, while supporting their ongoing investment and improved adaptation. PlanCOS notes that most Established Neighborhoods should expect some degree of infill. This statement underscores the fact that infill development is one of the key indicators of PlanCOS, and extends across many of the plan's themes. The proposed development will further the PlanCOS policies regarding infill and investment in mature and developed areas by providing an additional housing choice in proximity to public parks, major thoroughfares, and activity centers. Another primary goal of the Vibrant Neighborhoods chapter of PlanCOS is the provision of "Housing for All" (Goal VN-2). Strategy VN-2.A-3 suggests support for land use decisions and projects that provide a variety of housing types and sizes that serve a range of demographic sectors and meet the needs of residents through various life stages and income levels.

The project site is directly across the street from Memorial Park, identified in PlanCOS as one of the regional parks under Typology 2 of the Majestic Landscapes chapter, which includes community parks, sports complexes, golf courses, and other active recreation facilities. The proposed development supports Goal ML-2: Activate and expand sustainable community use and interaction with open spaces, parks, and cultural resources, and Policy ML-2.A: Support a parks and recreation system that provides safe, year-round access to facilities, programs, events, and services. (Also see Policies 2.B and 3.B in Chapter 6: Renowned Culture)

<<https://coloradosprings.gov/plancos/book/majestic-landscapes-goals-and-policies?mliid=43176>>.

Locating additional residential uses within proximity to this gem will further these objectives of the Majestic Landscapes chapter.

The Unique Places chapter of PlanCOS contains policies supporting the enrichment of the city and its livability with vibrant and walkable places. Strategy UP-1.B-3 recommends the creation of connections between urban places and natural settings. The proposed development is located in proximity to a regional park, with opportunities for sports, recreation, and passive enjoyment of open space. This project also supports Typology 2 of the Unique Places chapter, which includes a goal to "reinforce and create desirable places that provide identity, mixed use focus, and offer integrated support and services to subareas of the city." Community Activity Centers such as Memorial Park will further the desire under Goal UP-2 to "Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market. "

Previous Council Action:

N/A

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

This project was heard at the April 15, 2021 City Planning Commission meeting and recommended for approval by all seven members who were present (Planning Commissioners Raughton and Graham were absent.)

Stakeholder Process:

The public notification process consisted of providing notice to fifty adjacent property owners within 1,000 feet of the site on two occasions:

1. Upon initial submittal in January of 2021;
2. Prior to the Planning Commission hearing (April, 2021).

A city-generated poster was placed on the site, and postcards were mailed to property owners on each occasion. No written comments were received in response to the notifications.

The applications were sent to the standard agencies and service providers for review. Various comments specific to the projects conceptual design were provided to the applicant by Internal review agencies including City Traffic, City Engineering, City Parks, City Fire Department and Police/E-911, and Colorado Springs Utilities. The comments at this stage in the process were minor and general, given that the project design is conceptual, and a development plan will necessarily follow this application prior to any construction. All prior review comments have been addressed, and the Parks Department requested that fees be paid for school and park impacts in accordance with the City's Park Land Dedication Ordinance. These fees will be due for each unit at the issuance of the building permit.

External review agencies who were provided the project for review include:

- Colorado Springs School District Eleven: The School district did not comment, and when the district does not respond with specific comments the City collects school impact fees in lieu of land dedication per City Code Section 7.7.12
- USPS: No comments
- Floodplain and Enumerations: No comments
- Cable/Fiber (Comcast): No comments
- Enterprise Zone: The project is within the Pikes Peak Enterprise Zone/ No comments
- CONO: CONO stated that they supplemented the City notification process by notifying nearby homeowner associations; no project comments received

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 301 South Union Concept Plan for development of 128 residential units and 17,900 square feet of commercial space, on 8.83 acres, located at 301 South Union Boulevard.

N/A