



## Legislation Details (With Text)

**File #:** CPC CU 18-00029    **Version:** 1    **Name:**

**Type:** Planning Case    **Status:** Passed

**File created:** 6/28/2018    **In control:** Planning Commission

**On agenda:** 7/19/2018    **Final action:** 7/19/2018

**Title:** A conditional use development plan for a 3-story, 11-unit apartment building on a 10,500 square foot, C-6 (General Business) zoned property located at 430 West Pikes Peak Avenue  
(Quasi-Judicial)

**Presenter:**  
Ryan Tefertiller, Urban Planning Manager, Planning & Development Department

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 430 W Pikes Peak CPC Staff Report July2018, 2. Figure 1 430 W Pikes Peak Project Statement, 3. Figure 2 430 W Pikes Peak Development Plan, 4. Figure 3 430 W Pikes Peak Letter of Support, 5. Figure 4 430 W Pikes Peak Letters of Opposition, 6. 7.5.704 Conditional Use Review, 7. 7.5.502.E Development Plan Review

Date	Ver.	Action By	Action	Result
7/19/2018	1	Planning Commission	approved	Pass

A conditional use development plan for a 3-story, 11-unit apartment building on a 10,500 square foot, C-6 (General Business) zoned property located at 430 West Pikes Peak Avenue

(Quasi-Judicial)

**Presenter:**  
Ryan Tefertiller, Urban Planning Manager, Planning & Development Department

**Proposed Motion:**  
**CPC CU 18-00029**

Approve the 430 West Pikes Peak Apartments Conditional Use Development Plan based on the findings that this project meets the conditional use and development plan review criteria in City Code Sections 7.5.704 and 7.5.502(E), subject to the following technical modifications:

1. Modify the plan to address the following minor technical issues
  - a. Correct the waiver of replat file number in the legal description note
  - b. Ensure that the construction schedule listed on sheet 1 is realistic
  - c. Ensure that the building footage calculations accurately reflect the new livable and

covered space within the proposed building.

- d. Correct the required parking figure to reflect that 16 parking stalls are required for the project.
  - e. Update the building setback note to accurately reflect the requested setback variance.
  - f. Add the required geologic hazard waiver statement on the cover page.
2. Update the accessible route information to address ADA compliance needs.
  3. Address all necessary Utility Plan needs.
  4. Revise the Fire Department Connection (FDC) design to meet City standards.
  5. Finalize acceptance of the drainage letter
  6. Confirm the status of existing or needed utility easements for the overhead electric lines at the northeastern corner of the site.