Legislation Details (With Text)

File #:	CPC PUZ 19-00087 **Version:** 3	**Name:**	
Type:	Ordinance	**Status:**	Mayor's Office
File created:	12/5/2019	**In control:**	City Council
On agenda:	2/11/2020	**Final action:**	2/11/2020

Title: Ordinance No. 20-12 amending the zoning map of the City of Colorado Springs relating to 0.44 acres located at 532 West Colorado Avenue on the northeast corner of West Colorado Avenue and South Chestnut Street from C-6 (General Business) to PUD (Planned Unit Development: multi-family residential, maximum density of 114 dwelling units per acre [not to exceed 50 units] and 60-foot maximum building height)

(QUASI-JUDICIAL)

Related File: CPC PUD 19-00088

Presenter:
Peter Wysocki, Director, Planning and Community Development
Matthew Fitzsimmons, Planner II, Urban Planning Division

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC_ORD_532WColoradoAve, 2. Exhibit A_legal description, 3. Exhibit B_site plan, 4. 532 W. Colorado Ave_Staff_CC.1.28.pdf, 5. CPC Report_532 W. Colorado Ave_PUZ PUD - final, 6. Figure 1 - Project Statement, 7. Figure 2 - Zoning Map, 8. Figure 3 - Stakeholder letters, 9. Figure 4 - Zone Change, 10. Figure 5 - Development Plan, 11. Figure 6 - Traffic Study, 12. Figure 7 - Plan COS, 13. 7.3.603 Establishment & Development of a PUD Zone, 14. 7.5.603.B Findings - ZC, 15. CPC_Minutes_532WColoradoApts_draft, 16. Signed Ordinance 20-12.pdf

Date	Ver.	Action By	Action	Result
2/11/2020	2	City Council	finally passed	Pass
1/28/2020	2	City Council	approved on first reading	Pass
12/19/2019	1	Planning Commission	referred	Pass

Ordinance No. 20-12 amending the zoning map of the City of Colorado Springs relating to 0.44 acres located at 532 West Colorado Avenue on the northeast corner of West Colorado Avenue and South Chestnut Street from C-6 (General Business) to PUD (Planned Unit Development: multi-family residential, maximum density of 114 dwelling units per acre [not to exceed 50 units] and 60-foot maximum building height)

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Summary:
Owner: Desirable Holdings, LLC
Consultant: Land Patterns, Inc.
Location: 532 West Colorado, located at the northeast corner of West Colorado Avenue and South Chestnut Street.

The applications under consideration are a zone change from C-6 (General Business) to PUD (Planned Unit Development: multi-family residential, maximum density of 114 dwelling units per acre [not to exceed 50 units] and 60-foot maximum building height) and a PUD Development Plan illustrating a 50 unit multi-family structure.

Background:
A relatively brief summary of the project's history, details, code standards, and criteria is provided within this memo; a more detailed description can be found within the City Planning Commission Staff Report.

The project includes concurrent applications for a PUD zone change and a PUD development plan; a waiver of replat is being reviewed administratively. The property is located in an area that is undergoing some redevelopment and where a demand for residential uses currently exists. A multi-family residential development with similar density, height and design was successfully completed in 2017 by the same developers approximately 900 feet away at 22 North Spruce Street. That development changed the zone to a PUD for the same reasons as this application. Staff finds that the proposed zone change meets the PUD criteria as set forth in City Code Section 7.3.603 as well as the Zone change criteria found in Section 7.5.603.B.

The proposed development plan will establish a 50 unit multi-family residential building on a 0.44-acre parcel with a maximum building height of 58'6.5". The fifty efficiency and one-bedroom units will allow greater housing options and affordability around the Downtown, with walkable access to commercial retail, bars, restaurants, parks and is within walking or biking distance from downtown Colorado Springs.

This project proposes to have one parking stall for each of the studio or one-bedroom apartments, fifty in total. In addition to the fifty parking stalls on and off the street, the developer is also proposing to include bike parking, a Pike Ride (bike share) station, and a parking area for motorcycles/mopeds. This development is also located on Mountain Metro Route #3, with two bus stops within 400 feet of the site, which may reduce the need for residents to use a car to get downtown or west to Old Colorado City.

Staff finds that the applicant has addressed the parking concerns by ensuring that each one of the units has a parking stall on the property or directly adjacent to the property on City right-of-way. The parking is divided into three areas with separate access points around the building. This will disperse the vehicles accessing the parking and therefore minimize traffic impacts. Staff finds that this project is adequately parked at one parking space per unit due to the fact that all of the units are either studios or small one-bedroom units.

Staff finds that the proposed plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section

7.5.502.E.

The proposed applications are complementary to several themes in PlanCOS. The Vibrant Neighborhoods chapter of PlanCOS calls out the associated area for development as an Established Historic Neighborhood. The Plan identifies the goals to enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. Additionally, PlanCOS notes that most Established Neighborhoods should expect some degree of infill. The proposed development will further the PlanCOS policies regarding infill and investment in mature and developed areas by providing an additional housing choice in the area and establishing higher-density housing in proximity to open space, major thoroughfares, and activity centers. Staff finds 532 W. Colorado Apartments development in substantial compliance with PlanCOS.

Previous Council Action:
On January 28, 2020, City Council approved this ordinance on first reading by a vote of 7:1:1:0 Councilman Knight voted in opposition and Councilwoman Avila was absent.

Financial Implications:
N/A

City Council Appointed Board/Commission/Committee Recommendation:
This item was heard by the City Planning Commission on December 19, 2019 at which time the Commission voted unanimously to recommend approval of the zone change and development plan to City Council (9 to 0 vote).

Please reference the minutes from the hearing for a detailed record. One resident spoke during the hearing; he was concerned about some of the items listed above, but also supported the project. He was contacted by staff to see if he would attend the hearing, but did not respond. Staff believes there will be no opposition to the project at the hearing; therefore, this project has been placed under the “consent” portion of the Council agenda rather than “new business”.

Stakeholder Process:
The public notification process consisted of providing notice to 216 property owners within 1,000 feet of the site by way of postcards mailed on four occasions:

1. During the internal review stage,
2. Prior to the neighborhood meeting,
3. Prior to the Planning Commission hearing and
4. Prior to City Council hearing

The site was also posted during the four occasions noted above. City Planning Staff received comments from about seven residents regarding the project. Copies of the emails are included as Figure 3 within the Planning Commission Staff report.

About twenty stakeholders attended the neighborhood meeting that was held on September 5, 2019. The Applicants presented their updated plans to the audience and then answered questions. All but a few of the stakeholders opposed the project proposal for a variety of reasons. These include, but are not limited to parking, bulk, design, density, and landscaping.

In addition to considering community input, Staff sent the applications to the standard agencies and service providers who had no objections to the proposed applications, but did have technical modifications that have been or are currently being addressed.

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:

CPC PUZ 19-00087

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 0.44 acres located at 532 West Colorado Avenue from C-6 (General Business) to PUD (Planned Unit Development: multi-family residential, maximum density of 114 dwelling units per acre [not to exceed 50 units] and 60-foot maximum building height), based upon the findings that the change of zone request complies with the review criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603 and the zone change criteria as set forth in Section 7.5.603.B.

An ordinance amending the zoning map of the City of Colorado Springs relating to 0.44 acres located at 532 West Colorado Avenue on the northeast corner of West Colorado Avenue and South Chestnut Street from C-6 (General Business) to PUD (Planned Unit Development: multi-family residential, maximum density of 114 dwelling units per acre [not to exceed 50 units] and 60-foot maximum building height)