



## Legislation Details (With Text)

**File #:** AR DP 20-00383      **Version:** 1      **Name:** Elan at Pikes Peak

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

**File created:** 8/13/2020      **In control:** Downtown Review Board

**On agenda:** 9/30/2020      **Final action:** 9/30/2020

**Title:** A Form-Based Zone Development Plan with Density Bonus provisions to allow construction of a 6-story, 321 unit apartment building on 2.5 acres. The site is located on the northeast corner of N. Wahsatch Ave. and E. Pikes Peak Ave. and is zoned FBZ-T2B (Form-Based Zone - Transition Sector 2B)

**Presenter:**  
Ryan Tefertiller, Planning Manager, Urban Planning Division

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Elan at Pikes Peak DRB Staff Report, 2. Figure 1 - Elan Pikes Peak\_Development Plan updated, 3. Figure 2 - Elan Pikes Peak\_Project Statement, 4. Figure 3 - Elan Pikes Peak Zoning Map, 5. Figure 4 - Elan Pikes Peak Stakeholder Input

Date	Ver.	Action By	Action	Result
9/30/2020	1	Downtown Review Board	approved	Pass

A Form-Based Zone Development Plan with Density Bonus provisions to allow construction of a 6-story, 321 unit apartment building on 2.5 acres. The site is located on the northeast corner of N. Wahsatch Ave. and E. Pikes Peak Ave. and is zoned FBZ-T2B (Form-Based Zone - Transition Sector 2B)

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**Proposed Motion:**  
Approve the Elan Pikes Peak form-based zone development plan with two additional stories through Density Bonus provisions, based upon the finding that the application complies with the Standards in Section 2 and Density Bonuses requirements in Section 3 of Form-Based Code, subject to compliance with the following conditions of approval and technical plan modifications:

- Technical and Informational Modifications to the Form-Based Zone Development Plan:
- Gain acceptance of the project’s drainage report and update the development plan to reflect compliance with the necessary stormwater standards.
  - Gain approval of the necessary utility reports including the Hydraulic Grade Line study and the Wastewater Facilities Master Report.
  - Revise the Traffic Impact Analysis to meet the final minor review comments from the City’s Traffic Engineers.
  - Add the speed line of sight to the project’s access points on the plan.

5. Update the development plan to reflect the current status of the alley north of the site.