



Legislation Details (With Text)

File #:	CPC DP 22-00015	Version:	1	Name:	Early Connections
Type:	Planning Case	Status:	Passed		
File created:	8/25/2022	In control:	Downtown Review Board		
On agenda:	9/6/2022	Final action:	9/6/2022		
Title:	A Form-Based Zone Development Plan with Building Envelope, Frontage, and Public Space Warrants to allow construction of a 2-story, 21,800 square foot childcare center on 1.2 acres. The site is located on the northeast corner of Antlers Place and S. Sierra Madre St. and is zoned FBZ-CEN (Form-Based Zone - Central Sector).				
	Presenter: Ryan Tefertiller, Planning Manager, Urban Planning Division				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Early Connections DRB Staff Report, 2. FIGURE 1 - Early Connections Development Plan, 3. FIGURE 2 - Early Connections Project Statement, 4. FIGURE 3 - Zoning Exhibit, 5. FIGURE 4 - Stakeholder Letter

Date	Ver.	Action By	Action	Result
9/6/2022	1	Downtown Review Board	approved	Pass

A Form-Based Zone Development Plan with Building Envelope, Frontage, and Public Space Warrants to allow construction of a 2-story, 21,800 square foot childcare center on 1.2 acres. The site is located on the northeast corner of Antlers Place and S. Sierra Madre St. and is zoned FBZ-CEN (Form-Based Zone - Central Sector).

Presenter:

Ryan Tefertiller, Planning Manager, Urban Planning Division

Proposed Motion:

Approve the Early Connections Center Form-Based Zone development plan with Warrants for building envelopes, frontage design, and public space design, based upon the findings that the application complies with the criteria for granting Warrants, subject to compliance with the following condition of approval and technical plan modifications:

Condition of Approval

1. Gain acceptance of the project's drainage report and ensure that the development plan accurately reflects any necessary stormwater details.

Technical and Informational Modifications to the Form-Based Zone Development Plan:

1. Update the plan data to correctly reflect building type and zoning designation.
2. Update the plan to reflect proposed bike rack and lighting location and details.
3. Provide clarity on sidewalk and amenity zone widths and proposed materials along Sierra Madre

and Antlers Place.

4. Clarify if the existing driveway on Sierra Madre is being retained or eliminated and illustrate future parallel parking configuration adjacent to the site.

5. Label the percent glazing for both public-facing frontages; provide the total square footage as well as square footage of glazing to document proposed percentages.

6. Update materials and design related information for the retaining walls along the front of the site.

7. Address EDR comments including labeling the new sidewalk, correcting the street names in general note 11 and adjusting the anglers Place pedestrian ramp location.

8. Clarify the status of existing timber retaining walls located north of the existing building and update all plan sheets accordingly.

9. Update line types at the site's northwestern corner and eastern edge to clarify ownership extent.

10. Correct cover sheet FEMA panel citations and illustrate 500-year floodplain on the plan.

11. Add labels and details to all stormwater infrastructure associated with the project and the required stormwater inspection note to sheet 5.

12. Provide necessary details on the site's connections to Antlers Park per Park Department review comments.

13. Add the required Colorado Springs Utilities note regarding the existing wastewater main to the plan.