## City of Colorado Springs





## **Legislation Text**

File #: AR DP 20-00383, Version: 1

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

## **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:

- 1. Gain acceptance of the project's drainage report and update the development plan to reflect compliance with the necessary stormwater standards.
- 2. Gain approval of the necessary utility reports including the Hydraulic Grade Line study and the Wastewater Facilities Master Report.
- 3. Revise the Traffic Impact Analysis to meet the final minor review comments from the City's Traffic Engineers.
- 4. 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.