



Legislation Text

File #: DEPN-24-0111, **Version:** 2

Establishing the Sun Mountain Townhomes Development Plan for proposed multi-family residential within six (6) 4-plexes and one (1) duplex, Streets/Utility Rights-of-Way, and Open Space consisting of 2.52 acres located at 520 North Twentieth Street.
(Quasi-Judicial)

Presenter:

Gabe Sevigny, Planning Supervisor, City Planning Department

Summary:

Owner: E6 Development LLC
Representative: M.V.E, Inc and NES
Location: 520 North Twentieth Street

The proposal comprises of a zoning map amendment from R-2 (Two-Family Residential) to R-Flex-Med/CR (R-Flex Medium Scale with Conditions of Record) consisting of 2.22 acres and a development plan consisting of 2.52 acres. The proposed development will consist of a total of 26 units in six (6) 4-plexes and one (1) duplex, with a maximum building height of 33 feet from average finished grade, ancillary site improvements, and adjacent public improvements. This project is known as Uintah Townhomes (or Sun Mountain Townhomes).

Background:

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed applications.

Review Criteria:

The review criteria for a Development Plan, file number: DEPN-24-0111 as set forth in City Code Section 7.5.515 (UDC) are noted below:

- 1. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4;*
- 2. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);*
- 3. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;*
- 4. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;*

5. *The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;*
6. *The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;*
7. *The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations;*
8. *The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);*
9. *The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);*
10. *The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;*
11. *The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties; and*
12. *If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria Manual, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.*

Planning Commission and Staff finds the proposed application meets the review criteria for a Development Plan.

Previous Council Action:

N/A

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

On January 8, 2025, the Planning Commission voted to approve the applications (7-0-2; Commissioners Hensler and Sipilovic recused) for the zone change request and (6-1-2; Commissioner Casey voted against and Commissioners Hensler and Sipilovic recused). Please reference the minutes from the hearing for a detailed record. Commissioner Casey had concerns with pedestrian safety through the alley if approved.

Proposed Motion:

1. Motion to Approve

Approve the Sun Mountain Townhomes Development Plan related to 2.52 acres based upon the findings that the request complies with the criteria for Development Plans as set forth in City Code Section 7.5.515.

2. Motion to Deny

Deny the Sun Mountain Townhomes Development Plan related to 2.52 acres based upon the findings that the request does not comply with the criteria for Development Plans as set forth in City Code Section 7.5.515.

N/A