



# 2315 LARAMIE DR – INTEGRATED ADU

Planning Commission December 13, 2023

Staff Report by Case Planner: Johnny Malpica, AICP



## Quick Facts

### Applicant

Dana Kapron

### Property Owner

Dana Kapron

### Developer

N/A

### Address / Location

2315 Laramie Dr.

### TSN

6427313004

### Zoning and Overlays

R1-6000

### Site Area

7,110 sq. ft.

### Proposed Land Use

Integrated Accessory Dwelling Unit

### Applicable Code

Unified Development Code

## Project Summary

The applicant is proposing an interior renovation for the creation of an internal Accessory Dwelling Unit (ADU) to be located within the primary structure.

File Number	Application Type	Decision Type
CUDP-23-0021	Conditional Use with a Land Use Statement	Quasi-Judicial

## Background

### Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Pikes Peak Park #6	1964
Subdivision	Pikes Peak Park Subdivision No. 11	1966
Master Plan	N/A	N/A
Prior Enforcement Action	None	N/A

### Site History

2315 Laramie Drive is a parcel platted as part of the Pikes Peak Park Subdivision No. 11, platted, and recorded on January 24<sup>th</sup>, 1966. Currently the 7,110 sq. ft. site has one single-family dwelling unit located on it. The split-level single-family dwelling unit was constructed in 1968 and consists of 1,629 sq. ft. of living space and an integrated 257 sq. ft. garage.

### Applicable Code

The subject application(s) were submitted after the implementation date (06/05/2023) of the ReTool project, and as such, the application was reviewed under the development standards set forth in the UDC (Unified Development Code).

## Surrounding Zoning and Land Use

### Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R1-6000 (Single-Family Medium)	Single-Family Residential	None
West	R1-6000 (Single-Family Medium)	Single-Family Residential	None
South	R1-6000 (Single-Family Medium)	Single-Family Residential	None
East	R1-6000 (Single-Family Medium)	Single-Family Residential	None

## Zoning Map



## Stakeholder Involvement

### Public Notice

Public Notice Occurrences (Poster / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1000'
Number of Postcards Mailed	276
Number of Comments Received	None

### Public Engagement

- A neighborhood meeting was not held for this entitlement application request.
- Three phone calls were received by surrounding property owners requesting additional clarification on the proposal. Additional clarification was provided over the phone and no further comments or concerns were received.

## Timeline of Review

Initial Submittal Date	October 3, 2023
Number of Review Cycles	Two

## Agency Review

### Traffic Impact Study

No outstanding comments remain.

### School District

No outstanding comments remain.

### Parks

No outstanding comments remain.

### SWENT

No outstanding comments remain.

### Colorado Springs Utilities

No outstanding comments remain.

## Conditional Use Application with a Land Use Statement

### Summary of Application

An integrated accessory dwelling unit is classified as an accessory use and is conditionally permitted within the R1-6 (Single-Family Residential) zone, following conditional use approval in accord with the UDC Section 7.5.601. The applicant is proposing conversion of the lower level living area of the split level home, consisting of 450 sq. ft. into an integrated ADU to function as a separate livable/rentable space. The integrated ADU will comply with all applicable use specific standards defined in section 7.3.304.E. of the UDC, including providing one off-street, non-tandem parking space for each unit. The proposed land use will have no adverse impacts to surrounding properties.

### Application Review Criteria

In accord with UDC section 7.5.601.A, the purpose of the conditional use application is to provide the City with a mechanism to evaluate proposed land uses in a particular zone district that are conditionally permitted due to unique operating and/or physical characteristics, therefore allowing for careful consideration of their impact upon the neighborhood and public facilities. In accord with the UDC section 7.5.601.B.3. the applicant is required to submit a Land Use statement, provided that no development plan is required for this proposal. The applicant, upon approval, may then proceed directly to building permit submittal.

### UDC Code Section 7.5.601.B.3

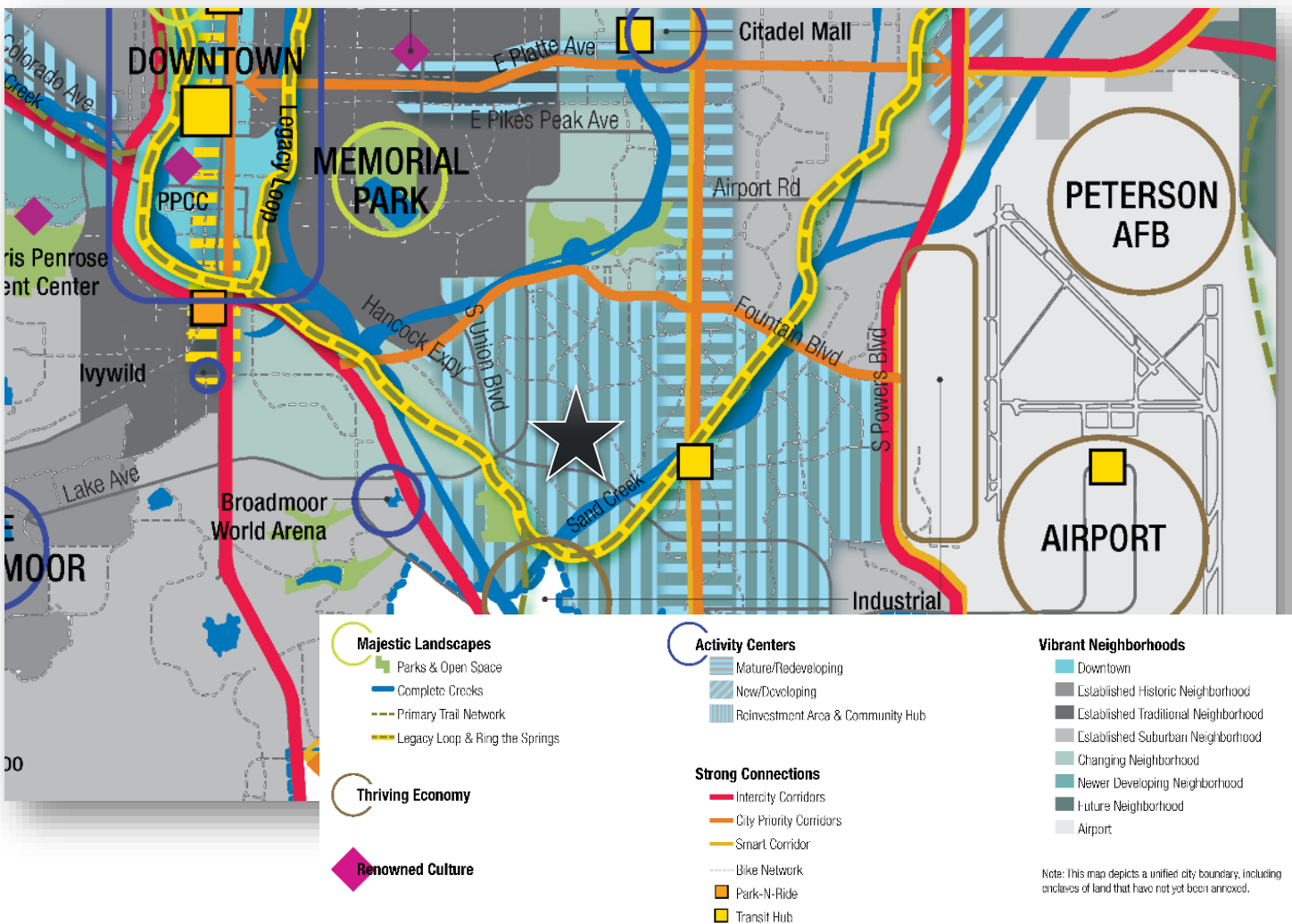
A conditional use is considered based on the review criteria which take into consideration compliance with use-specific standards for the use in UDC Section 7.3.304.E., all of which will be met based on the project statement (see attachment "Project Statement 2315 Laramie Dr – Integrated ADU"), as well as additional standards to be reviewed at the time of building permit. Furthermore, compatibility of the use with existing and planned uses in the surrounding area, the potential for any adverse impacts to be mitigated, and consideration on the impact to the city's existing infrastructure and public improvements were considered. Staff finds that the potential impacts to city infrastructure are negligible, will result in no adverse impact, and the proposal is consistent with the surrounding neighborhood pattern of development.

## Compliance with Development Standards

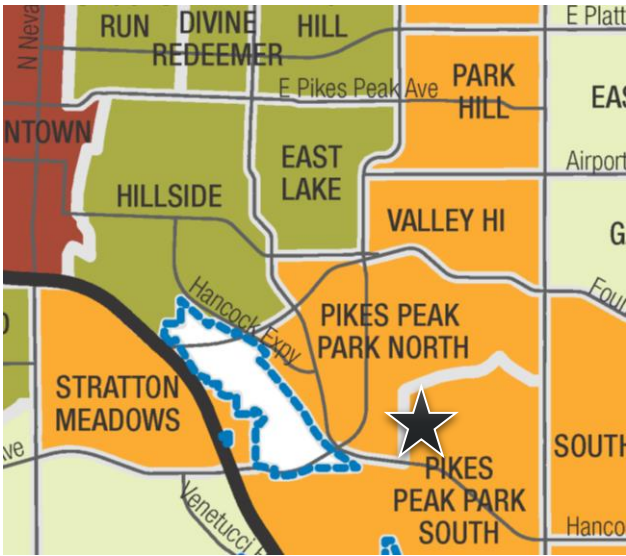
Development Standard	Required	Proposed
Setbacks (Front, Side, Rear)	25', 5', 15'	No changes to existing setbacks.
Parking	2 spaces	2 spaces

## Compliance with PlanCOS

### PlanCOS Vision



Staff evaluated the proposed application for conformance with the City's current comprehensive plan, referred to as "PlanCOS," which was adopted in January of 2019. According to PlanCOS, the project site is identified being located within the "Reinvestment Area & Community Hub," as well as within a "Changing Neighborhood." According to PlanCOS changing neighborhoods primarily include existing neighborhoods that have the potential or need for City attention, reinvestment, and land use change. These neighborhoods can expect to see more infill development than other areas of the city. Staff finds that the proposed conditional use to allow for an integrated ADU within the R1-6 zone to substantially comply with the goals, policies, and strategies within PlanCOS.



**Predominant Typology**

- Downtown
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Changing Neighborhood
- Airport
- Established Historic Neighborhood
- Future Neighborhood

**Vibrant Neighborhoods**

Chapter 2 of PlanCOS, titled “Vibrant Neighborhoods,” specifically references providing housing for all. Moreover, maintaining attainable housing will “continue to be a challenge due to natural market appreciation, increasing land and construction costs, and the impacts of regulations.” Housing options are essential for an excellent quality of life, strong economy, business retention, and new business recruitment. As such, this proposal, while diminutive, incrementally helps to achieve the following PlanCOS Goals and Strategies:

**Goal VN-2:** Strive for a diversity of housing types, styles, and price points distributed throughout the city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

**Strategy VN-2.A-6:** Update the City’s zoning code, processes, and standards to support the construction of additional accessory dwelling units and micro homes.

## Statement of Compliance

### CUDP-23-0021

After evaluation of the Conditional Use the application meets the review criteria.