



Uintah Townhomes (Sun Mountain Townhomes)

CITY COUNCIL

Second Hearing (Final Hearing) – February 11, 2025



Uintah Townhomes

QUICK FACTS

Location: North of Uintah Street between 20th Street and 21st Street

Zoning and Overlays:

Current: R-2 (Two Family Residential)

Proposed: R-Flex-Med/CR (R-Flex Medium Scale with Conditions of Record)

Site Area: 2.52 acres

Land Use: Multi-Family Residential

APPLICATIONS

Zone Change, Development Plan

VICINITY MAP



Uintah Townhomes

PROJECT SUMMARY

File #(s):

ZONE-24-0014, DEPN-24-0111

Project Proposal:

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).

SITE PLAN



NORTH

TIMELINE OF REVIEW

Neighborhood Meeting	May 29, 2024
Initial Submittal Date	July 2, 2024
Number of Review Cycle	5
Planning Commission	January 8, 2025; Zone Change (7-0-2), Development Plan (6-1-2) Commissioner Casey voted against with concerns of pedestrian safety within the improved alley, Planning Commission also recommended Conditions of Record
City Council 1 st Hearing (Setting a Hearing Date)	January 28, 2025
City Council 2 nd Hearing (Public/Final Hearing)	February 11, 2025

Public Notice – Postcards/Posters

Neighborhood Meeting

May 15, 2024 – May 29, 2024

Initial Submittal

July 16, 2024 – July 29, 2024

Second Poster

October 4, 2024 – October 18, 2024 (after first submittal cycle it was determined that some posters were not posted for the full cycle)

City Planning Commission

December 25, 2024 – January 7, 2025

City Council 2nd Hearing (Public/Final Hearing)

January 27, 2025 – February 10, 2025

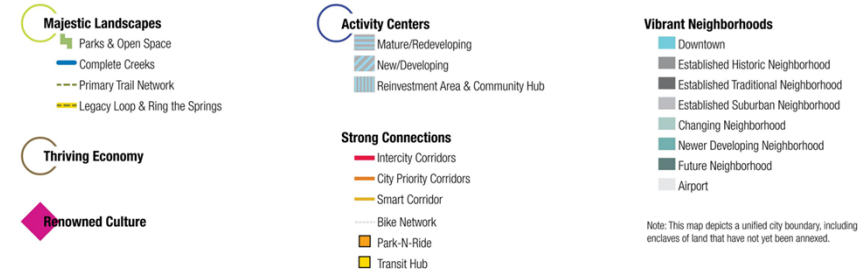
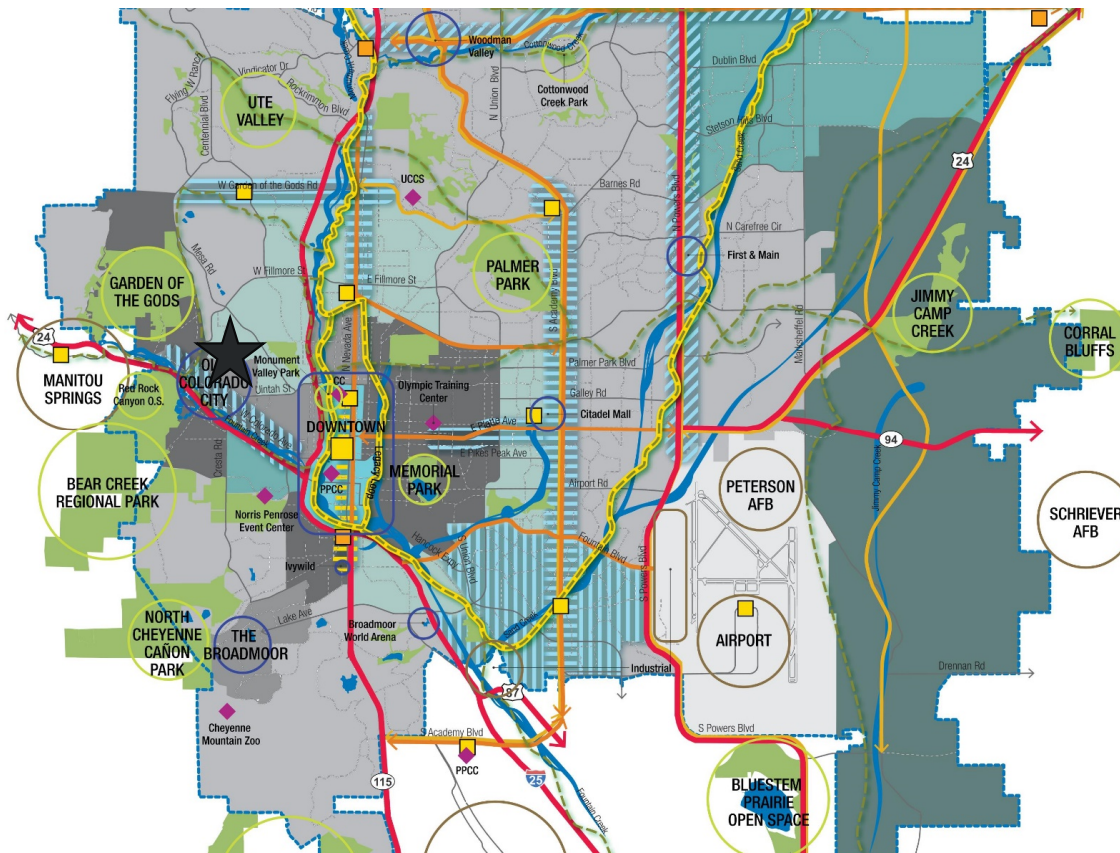
470 postcards were sent. Comments received included questions and statements concerning development within current zoning, density of proposed use, building locations, building height, increased traffic, evacuation, geological hazards on site, access gained off an alley, adjacent uses, and site improvements.

PlanCOS COMPLIANCE

PlanCOS Compliance

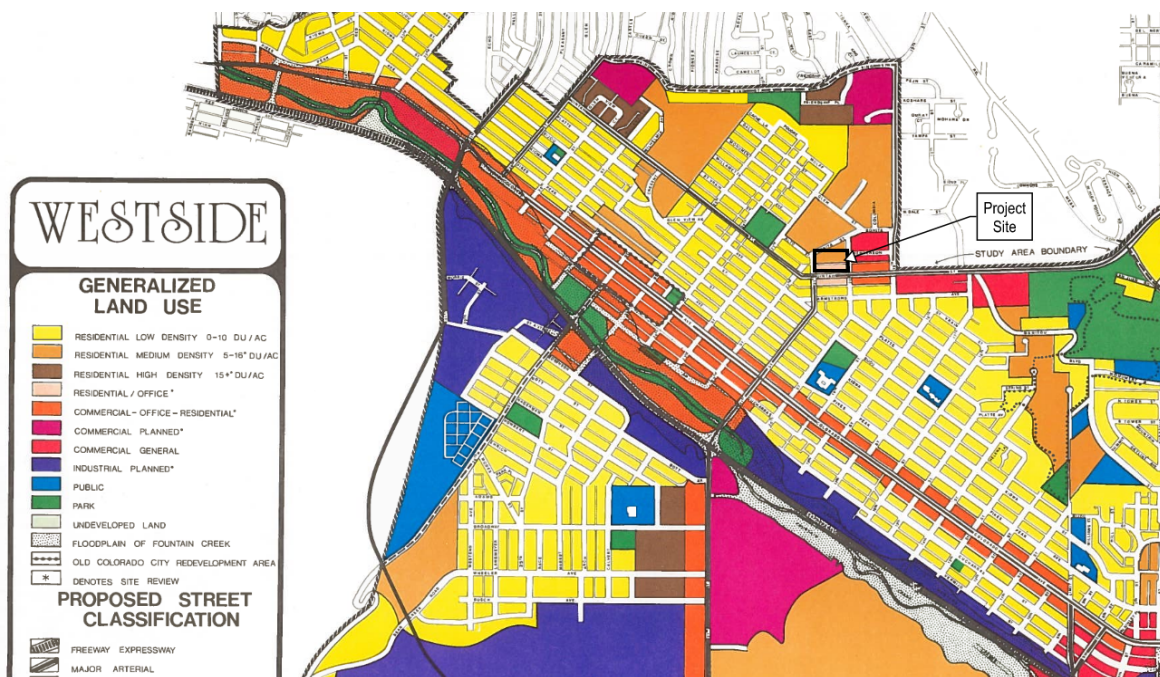
This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS to include Vibrant Neighborhoods, Unique Places, and Thriving Economy.

 SITE LOCATION



Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.

Westside Plan



The proposed application is located within the Westside Master Plan. More specifically, the area is located within the North Bluff subarea and is recommended as overlapping two areas, the Medium-density Residential with density of 5-16 dwelling units per acre and Residential/Office. The Westside Plan recommends vacant land to be supported at higher densities. The specific area is called out as a transition area from the low-density uses to the south and west, transitioning to the north and east. The proposed plan is in compliance with the Westside Plan.

AGENCY REVIEW

Traffic Engineering

Traffic Engineering reviewed the Traffic Impact Study (TIS) (see “Traffic Impact Study” attachment) and determined that the TIS was complete and provided the adequate information and analyses per the requirements of the Traffic Criteria Manual and Traffic Engineering staff.

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system. All nearby intersections and site access point(s) are expected to operate at acceptable level of service (LOS) per the city Traffic Criteria Manual.

All proposed access points width meet the City Traffic Criteria Manual.

All proposed access points location and spacing meet the City Traffic Criteria Manual.

Any onsite or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the City of Colorado Springs and the Manual on Uniform Traffic Control Devices (MUTCD).

SWENT

A Preliminary Drainage Report was reviewed and approved. A Final Drainage Report will be required to be reviewed and approved prior to plat recordation and/or building permit.

School District 11

School District 11 was sent a referral, and no comments were received. The developer will be responsible for paying fees in accordance with City Code at time of building permit.

Parks

Fees in lieu of parkland dedication is required at time of building permit.

Colorado Springs Utilities

No outstanding comments remain in regards to utilities.

Engineering Development Review

Geological Hazard Study, STM-REV24-0906 (see “Geological Hazard Study” attachment), has been reviewed by both EDR and Colorado Geological Survey (CGS) and has been approved.

Colorado Springs Fire Department

No outstanding comments

Colorado Springs Police Department

No outstanding comments

APPLICATION REVIEW CRITERIA

7.5.704 Zone Change

Criteria for Approval

1. *The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district.*
2. *The rezoning will not be detrimental to the public interest, health, safety, convenience or general welfare.*
3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*
4. *Impacts of the permitted If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.*
5. *If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.*
6. *If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).*
7. *The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that the approved Concept Plans have been classified as implemented and do not have to be amended to be considered consistent with an amended zoning map.*
8. *If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.*
9. *If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.*
10. *Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).*

Statement of Compliance

ZONE-24-0014

After evaluation of the proposed Zone Establishment the application meets the review criteria.

APPLICATION REVIEW CRITERIA

7.5.515 Development Plan

- *The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4;*
- *The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);*
- *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;*
- *Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;*
- *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;*
- *The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;*
- *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;*
- *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);*
- *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);*
- *The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;*
- *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*
- *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.*

Statement of Compliance

DEPN-24-0111

After evaluation of the Development Plan the application meets the review criteria.

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS



Optional Motions

ZONE-24-0014

Motion to Approve

Adopt an ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.22 acres located at 520 North Twentieth Street from R-2 (Two-Family Residential) to R-Flex-Med/CR (R-Flex Medium Scale with Conditions of Record) zone district based upon the findings that the request complies with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

- Conditions of Record – Five (5) or more attached single-family dwellings or five (5) or more multi-family dwellings (apartments) are not permitted.

Motion to Deny

Deny an ordinance amending the zoning map of the City of Colorado Springs pertaining to 2.22 acres located at 520 North Twentieth Street from R-2 (Two-Family Residential) to R-Flex-Med (R-Flex Medium Scale) zone district, based upon the findings that the request does not comply with the criteria for a Zoning Map Amendment as set forth in City Code Section 7.5.704.

PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS



Optional Motions

DEPN-24-0111

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.

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.



Questions?

