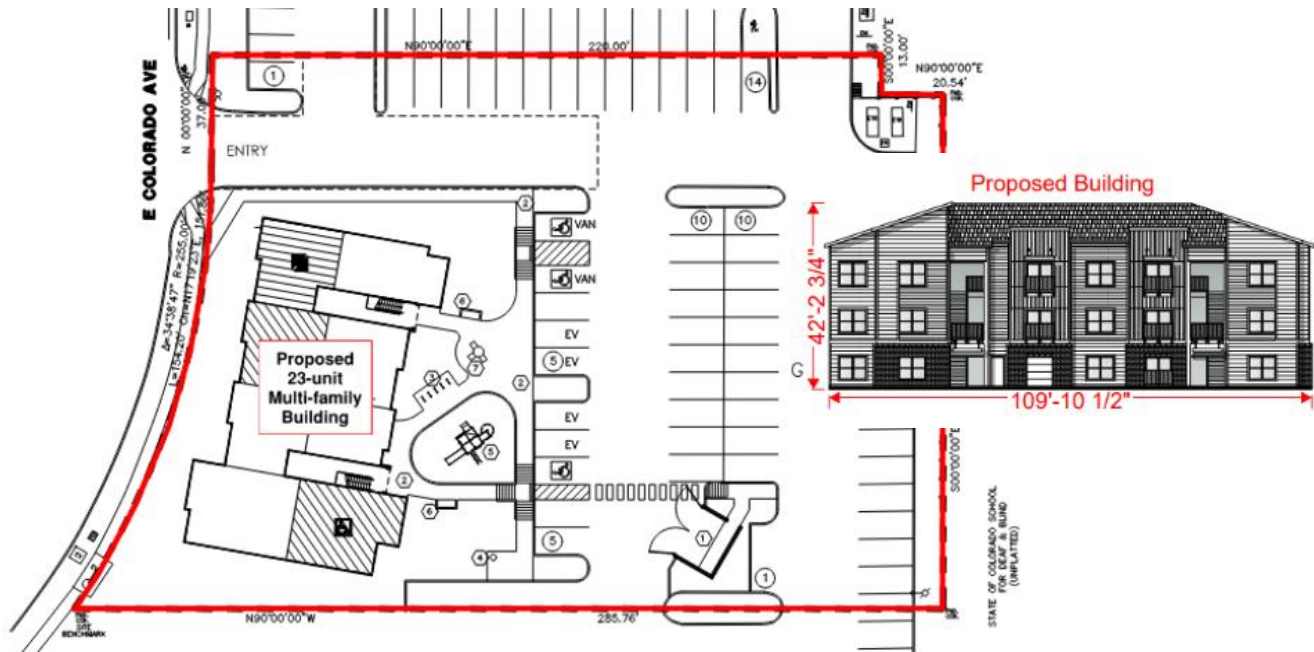




CENTERPOINT APARTMENTS

Planning Commission February 12, 2025

Staff Report by Case Planner: William Gray, Senior Planner



Quick Facts

Applicant/Property Owner

Greccio Housing Unlimited, Inc.

Design Consultant

Ann Odom, N.E.S., Inc

Address / Location

1015 East Pikes Peak Avenue

TSN(s)

Part of 6417222003

Zoning and Overlays

MX-N (Mixed-Use Neighborhood Scale) with a Condition of Record (CR)

Site Area

45,600 square feet (1.05 acres)

Land Use

Vacant (future use is Multi-Family Residential)

Applicable Code

Unified Development Code

Project Summary

The Applicant is proposing a Conditional Use (“CU”) for a Multi-Family Dwelling (“MFD”) use in the Mixed-Use Neighborhood Scale (“MX-N”) zone district, and a Development Standards Adjustment (“DVSA”) to allow a multi-family structure in the MX-N district to contain 23-units where 10 is the maximum allowed at 1015 East Pikes Peak Avenue (See “Attachment 1-Vicinity Map”).

File Number	Application Type	Decision Type
CUDP-24-0022	Conditional Use with a Land Use Statement	Quasi-Judicial
DVSA-24-0010	Development Standards Adjustment	Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Town of Colorado Springs	1872
Subdivision	A Replat of Lot 1 of Centerpoint Medical Plaza Filing No. 1	September 1984
Master Plan	Prospect Park Plan	February 1982
Prior Enforcement Action	N/A	N/A

Site History



The property is within the 1872 Town of Colorado Springs Annexation, and the subdivision, “A Replat of Lot 1 of Centerpoint Medical Plaza Filing No. 1”. This subdivision was recorded in 1984 and is made up of a total of five (5) lots. The lot that is associated with this application is legally described as Lot 2, A Replat of Lot 1 of Centerpoint Medical Plaza Filing No. 2., is 46,500 square feet in size (see “Attachment 2-Subdivision”) (“Lot 2”), and is addressed as 1015 E Pikes Peak Avenue. Lot 2 is developed with a surface parking lot that serves the office building on Lot 1. This office building houses the offices for Greccio Housing Unlimited Incorporated and UC Health Women’s Care Clinic. Zoning on the property is Mixed-Use Neighborhood Scale (“MX-N”) and was established in 1983 by Ordinance No. 83-37 (see “Attachment 3-Ordinance No 83-37”).

Applicable Code

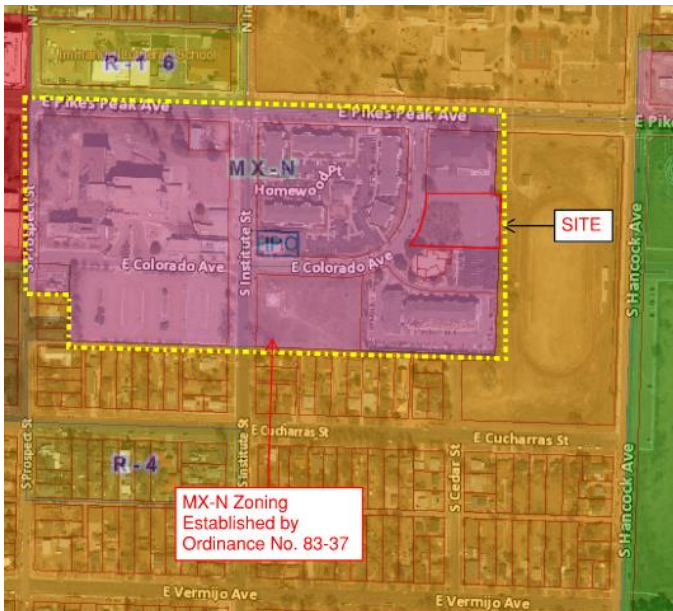
All references within this report that are made to “the Code” and related sections are references to the Unified Development Code (“UDC”).

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	R-2 (Two-Family) and MX-N (Mixed-Use Neighborhood Scale)	School and Office	Colorado School for the Deaf and Blind, UC Health Women's Care Clinic – Medical Office, Greccio Housing - Office
West	MX-N (Mixed-Use Neighborhood Scale)	Multi-Family	Homewood Point Apartments
South	MX-N (Mixed-Use Neighborhood Scale)	Office	N/A
East	R-2 (Two-Family)	Athletic Field	Colorado School for the Deaf and Blind athletic field and track

Zoning and Context Maps (see “Attachment 4-Zoning Map and “Attachment 5-Context Map”)



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	2, Initial Review and Planning Commission Public Hearing
Postcard Mailing Radius	1,000 feet, Hillside Neighborhood Association, Mid-Shooks Run Neighborhood Association, and Downtown Partnership
Number of Postcards Mailed	133, mailed 2 times – Initial Review and Planning Commission Public Hearing.
Number of Comments Received	One (1) public comment was submitted on the proposed application during initial review. The comment stated the citizen’s opposition to the proposed application (see “Attachment 6-Public Comment”).

Public Engagement

Public engagement for the application was the City’s required public notice requirements for a Conditional Use and Development Standards Adjustment. Postcards were sent to property owners of record within 1,000 feet of the site and a Poster was placed on the property. As indicated above, only one (1) comment was received by email.

No neighborhood meeting was held for this application.

Timeline of Review

Initial Submittal Date	November 4, 2024
Number of Review Cycles	2 review cycle
Item(s) Ready for Agenda	January 6, 2025

Agency Review

SWENT

Recommended approval of the proposed Conditional Use. The application includes a statement that the future multi-family development will adhere to the City of Colorado Springs Drainage Criteria Manual.

Engineering

Engineering reviewed the application and stated that they have no issues or comments for the proposed Conditional Use application. They did, however, conclude that the lot was suitable for multi-family dwelling use.

Colorado Springs Utilities

Colorado Springs Utilities did not have any review comments for the proposed conditional use. They did however provide an informational comment that any future development plan application would be required to provide a Preliminary Utility Plan.

Planning – Park Land Dedication, School Land Dedication, and Community Development Impact Fees

An informational comment was made for this Conditional Use application to make the Applicant aware that the Park Land Dedication Ordinance, School Land Dedication Ordinance, and Community Development Impact Fees Ordinance are applicable at the time any Development Plan is submitted for the lot.

Conditional Use and Development Standards Adjustment

Summary of Application

The Centerpoint Apartments Conditional Use and Development Standards Adjustment applications are located at 1015 East Pikes Peak Avenue – Lot 2 (the full legal description of the lot was provided in a previous section of the Staff Report). The lot is zoned MX-N and is 45,600 square feet in size. The proposed Conditional Use is to allow a multi-family dwelling in the MX-N zone district. A Multi-family Dwelling is not a permitted uses in the MX-N zone district but is allowed as a Conditional Use with City Planning Commission review and approval (**see “Attachment 7-Conditional Use Project Statement” and “Attachment 8-Conditional Use Land Use Statement”**). The proposed Development Standards Adjustment application has been submitted to address a Use Standard that is applicable to a Multi-Family Dwelling Use when it is located in the MX-N or OR (Office Residential) zone districts. The Use Standard is shown below:

7.3.301 Residential Uses

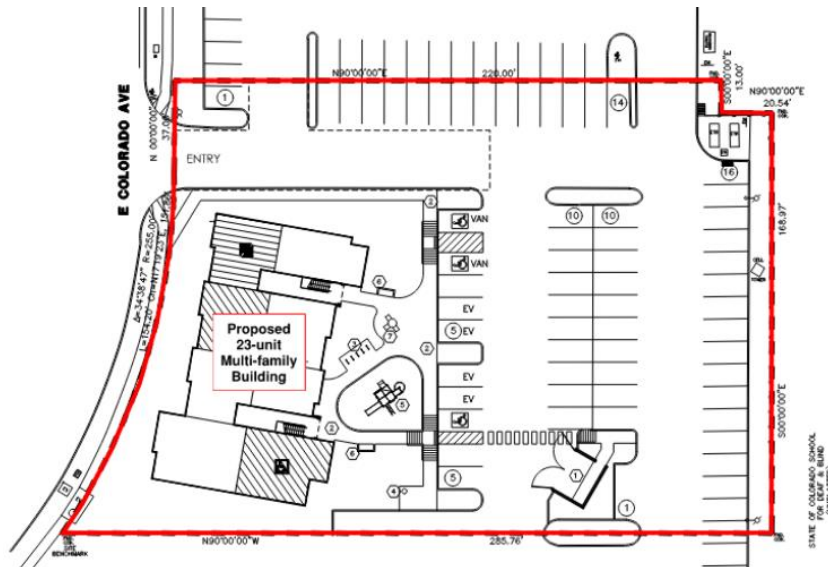
A. Dwelling, Multi-family

In the OR and MX-N zone districts, this use is limited to no more than ten (10) dwelling units in a single structure.

Specifically, the Development Standards Adjustment that is being requested is to allow a single multi-family residential building to contain 23 units where the maximum is 10 units per building (**see “Attachment 9-DVSA Project Statement”**). The purpose of this use standard was put in place to address building size, scale and mass for a zone district that permits primary single-family detached, single-family attached and two-family dwellings, and smaller scale commercial uses that fit within traditional or established neighborhoods.

The site has primary access from E Pikes Peak Ave and E Colorado Ave. It is also located near a bus route and bike route. The lot is served by Colorado Springs Utilities with Water, Wastewater, Gas and Electric. It is near Memorial Park. The area is mixed with civic, commercial and residential uses of varied densities and building sizes.

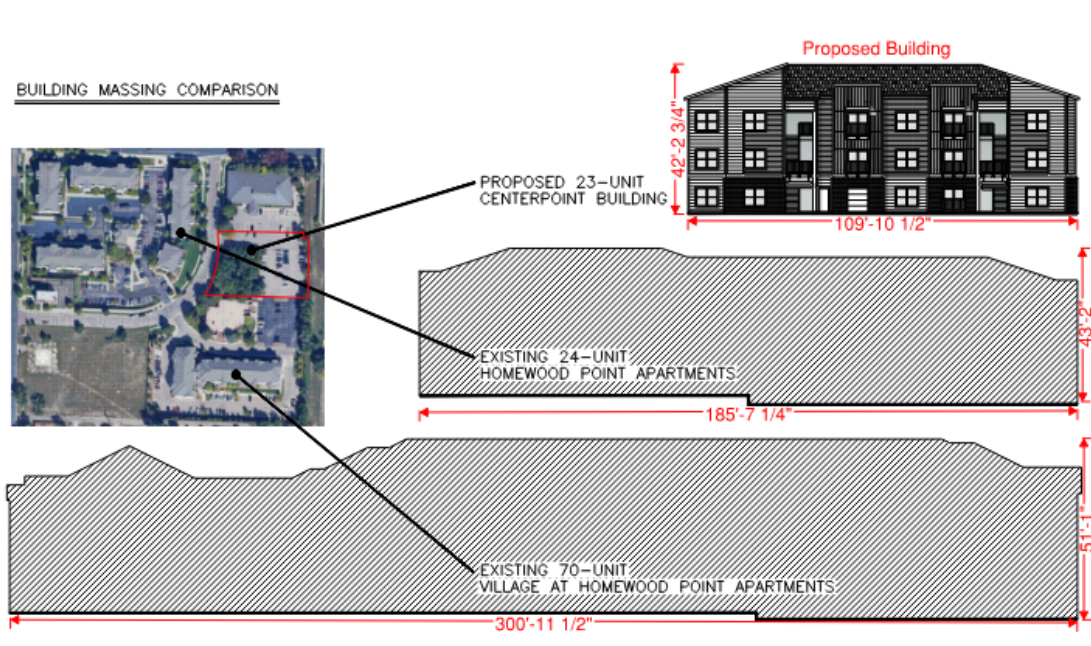
The future development for this site is a 23-unit multi-family building with off-street parking, green space and amenities. A concept plan of this future development was provided with this application (**see “Attachment 10-Site Plan”**). Further, the



proposed multi-family residential community is planned to be affordable housing to serve individuals and families with

incomes between 30% - 50% of the Area Median Income. The affordability component will be established by a future Deed Restriction or Land Use Restriction Agreement to bind the owner and/or land to the affordable housing restriction.

The Application is located adjacent to multiple developed properties. Two (2) significant properties as it relates to this future development are the Homewood Point Apartment to the west, and Village at Homewood Point Apartments to the south. Both developments include larger buildings and buildings that contain more than 10 units. A Building and Mass comparison was provided with this application to illustrate that this area, zoned MX-N, and developed with multi-family structures, had buildings that exceed the Use Standard for multi-family structures in the MX-N district. It was also to demonstrate compatibility of the proposed use and proposed building size to the adjacent and surrounding neighborhood (see "Attachment 11-Building Mass Illustration").



UDC Section 7.5.601, Conditional Use

An application for Conditional Use is subject to the following Criteria for Approval:

Section 7.5.601.C.2 Criteria for Approval

- a. *The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).*

The application only complies with this criterion if the proposed Development Standards Adjustment is approved. The building mass comparison supports a larger multi-family structure in this location because of the size and scale of existing buildings in the neighborhood and the community benefit that is being provided with the future project.

- b. *Describe how the size, scale, height, density, traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and*

The area where the proposed use is located is zoned MX-N, and it is compatible in size, scale, density and height with adjacent and surrounding uses and building. It is served by a developed street system that is adequate for the proposed use. It is also served by other transportation options. The proposed project is also an affordable housing development. The proposed use does not have any adverse impact on the neighborhood where it is located. The proposed conditional use is compatible with the neighborhood.

- c. *Describe how the City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.*

The city infrastructure is adequate to serve the proposed use.

The City Planning Staff finds that the approval criteria of UDC Section 7.5.601.C.2, which are applicable to a Conditional Use are met with this application.

UDC Section 7.5.525, Development Standards Adjustment

A. Purpose

The Development Standards Adjustment process provides a mechanism for the Planning Commission to authorize deviations from certain development standards in Article 7.4 (Development Standards and Incentives), allowing development to occur in a manner that meets the intent of this Code, yet through an alternative design that does not strictly comply with the Code's standards. This Section authorizes a site-specific development alternative that is equal to or better than the strict application of the standards of this UDC.

E. Criteria for Approval

The Planning Commission may approve or approve with conditions a Development Standards Adjustment if the Planning Commission determines that the proposed alternative design meets the following criteria:

1. *The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;*

The alternative design achieves the intent of the subject standard. The applicant is proposing a building that fits with the existing developed character of the adjacent and surrounding neighborhood. The building as it is conceptually proposed meets the building height standard of the zone district.

2. *When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;*

The compensating benefit of this application is Affordable Housing. It also has upgraded architectural design and it advances the UDC goal to "enhance the quality, diversity and safety of the neighborhoods by encouraging pride and investment".

3. *The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and*

The alternative design does include a larger building by the number of units than is allowed by the Use Standard but imposes no greater impact on adjacent properties than would occur through compliance with the required building height and lot coverage standards of this zone district. The alternative design is based on an analysis of surrounding buildings with the goal for it to feel and look like it is a cohesive part of the neighborhood.

4. *The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the following:*

- a. *Benefits to the general public:*
 - (1) *Parks, trails, or other similar public or cultural facilities;*
 - (2) *Public landscape buffers or beautification areas;*
 - (3) *Public art;*
 - (4) *Permanent conservation of natural areas or lands;*
 - (5) *Increased building setbacks;*
 - (6) *Decreased building height; or*
 - (7) *Other benefits as agreed upon by the Planning Commission.*
- b. *Benefits the users, customers, or residents of the proposed development:*
 - (1) *Green space or public open space, trails, or other similar recreational amenities;*
 - (2) *Upgrades in architectural design;*
 - (3) *Increased landscaping;*
 - (4) *Increased buffering;*
 - (5) *Permanent conservation of natural areas or lands;*
 - (6) *Secure bicycle facilities, where appropriate; or*

(7) Other benefits as agreed upon by the Planning Commission or City Council.

The compensating benefit associated with the proposed Development Standards Adjustment is Affordable Housing. The UDC does not have a requirement for Affordable Housing. It does include incentives for affordable housing development. Affordable Housing is a demonstrated community need in the City of Colorado Springs, and it is a major tenant of PlanCOS which strongly calls for the City to support "housing for all" demographics of our community. This application meets this overarching big idea from PlanCOS.

Statement of Compliance

CUDP-24-0005

City Planning has reviewed the proposed Conditional Use for Centerpoint Apartments and finds that the proposed application meets the approval criteria as set forth in City Code Section 7.5.601.C.2. with the following condition:

1. The Conditional Use applies to Lot 2, A Replat of Lot 1 of Centerpoint Medical Plaza Filing No. 2.

DVSA-24-0010

City Planning has reviewed the proposed Development Standards Adjustment for Centerpoint Apartments and finds that the proposed application meets the approval criteria as set forth in City Code Section 7.5.525.E. with the following condition:

- 1) The Development Standards Adjustment applies to Lot 2, A Replat of Lot 1 of Centerpoint Medical Plaza Filing No. 2
- 2) A Deed Restriction or Land Use Restriction Agreement is provided prior to or with any future building permit for the proposed multi-family structure.
- 3) The proposed Centerpoint Apartment building is required to match the length, height, and depth as shown in the Building and Mass Comparison and Site Plan when the Development Plan application is submitted.