

CENTERPOINT APARTMENTS CONDITIONAL USE

PROJECT STATEMENT

NOVEMBER 2024; REVISED DECEMBER 2024

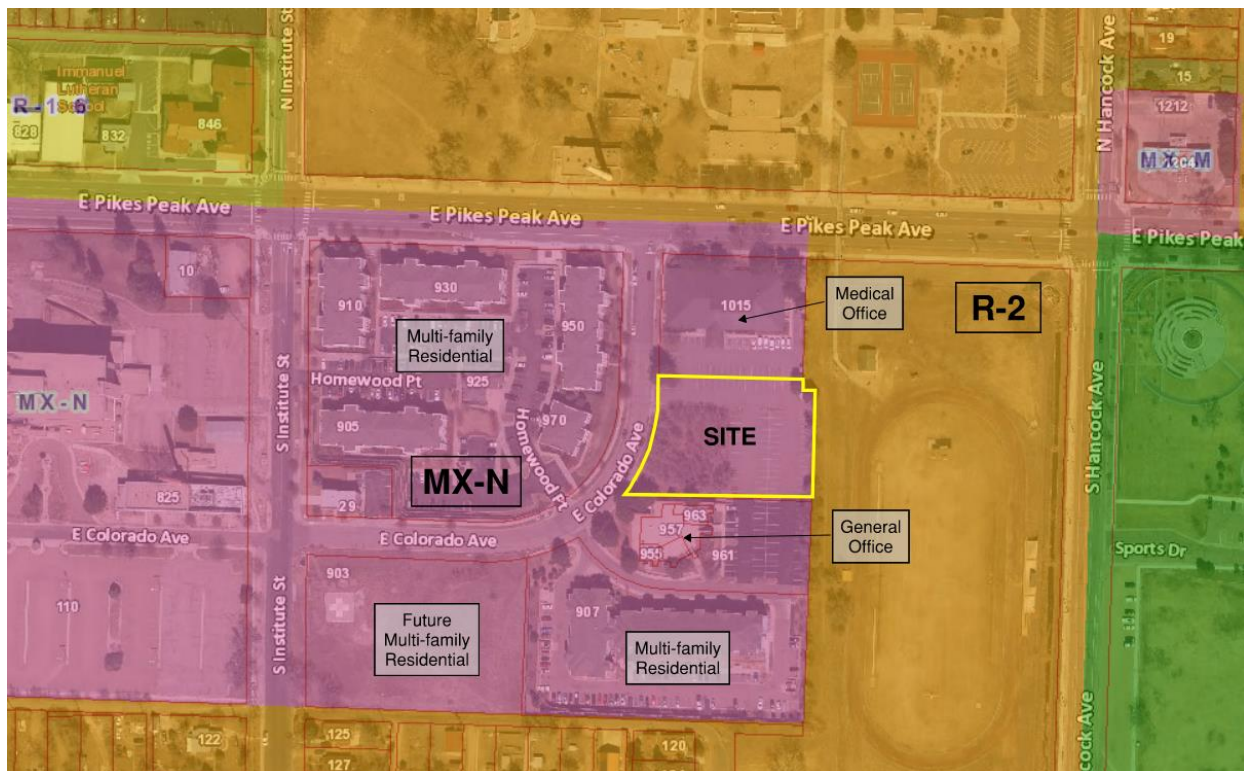
REQUEST

N.E.S. Inc., on behalf of Greccio Housing Unlimited, Inc, requests approval of a Conditional Use with a Land Use Statement to allow multi-family residential in an MX-N zone, located at 1015 E Pikes Peak Ave.

LOCATION AND ZONING

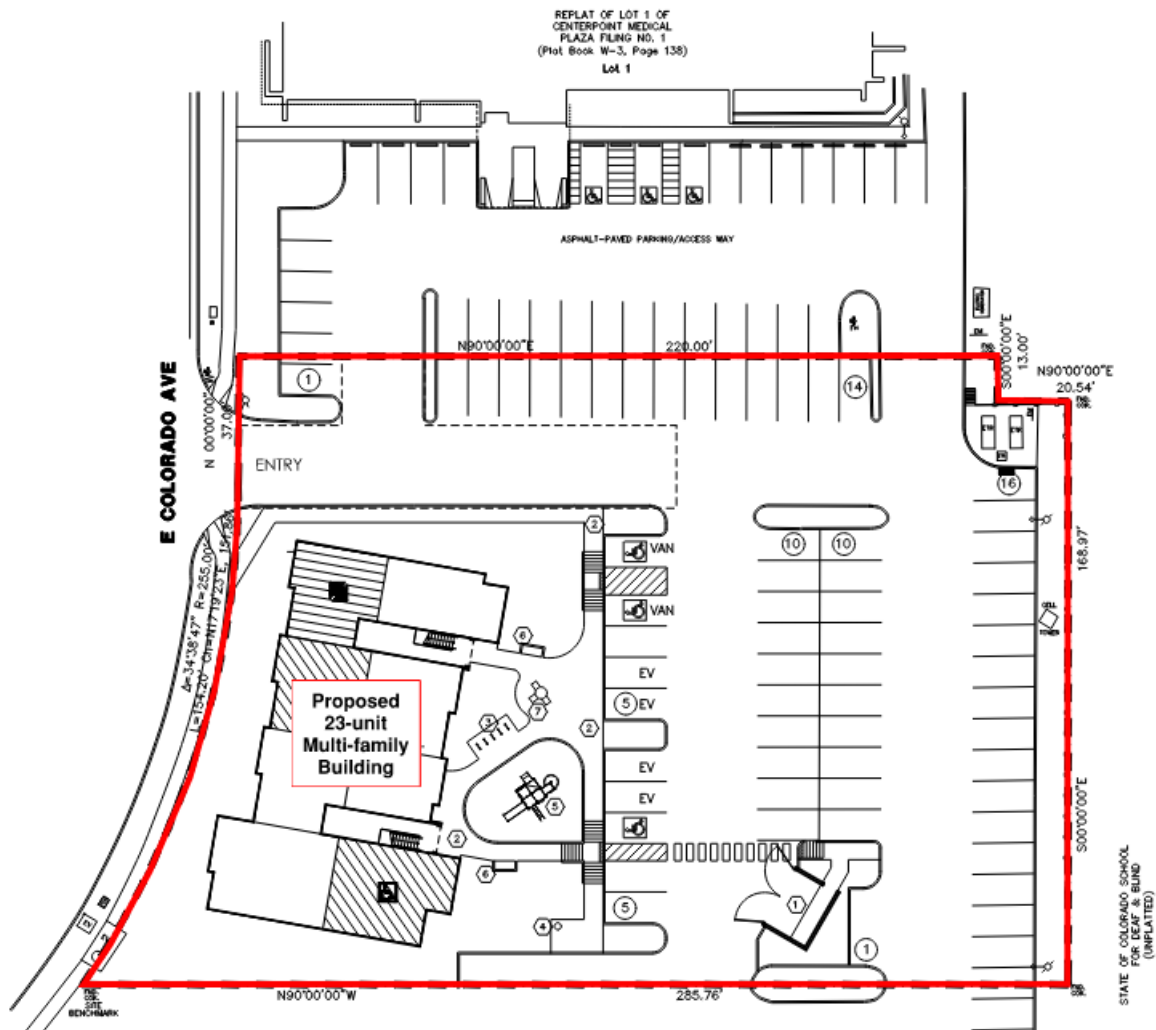
The Centerpoint Apartments project is proposed at 1015 E Pikes Peak Ave on the northeast corner of E Pikes Peak Ave and E Colorado Ave. The site is 45,600 square feet in size and is partially developed as a parking lot and partially undeveloped. The site is adjacent to medical offices to the north, general offices to the south, multi-family residential to the west, and a sports field to the east. The site is currently zoned MX-N (Mixed-use Neighborhood Scale) and borders, MX-N to the north, south, and west and R-2 to the east. The drainage design for the development will adhere to the City of Colorado Springs Drainage Criteria Manual. Less than 1-acre of land disturbance is anticipated with this development so on-site detention will likely not be required. A Drainage Letter will be submitted with any future Development Plan applications. Green Infrastructure infiltration areas will be provided throughout the site as required by the DCM.

Legal Description: Lot 2 A Replat of Lot 1 of Centerpoint Medical Plaza Filing No. 1



PROJECT DESCRIPTION

This project proposes a Conditional Use to allow multi-family residential with 23 total units on a 1.04 AC lot (22 du/acre). The units are proposed to be consolidated into one structure that is 3-stories in height and approximately 42' tall. The MX-N zone district is subject to a Use Specific Standard that limits the number of units in a single structure to a maximum of 10. A Development Standards Adjustment is also proposed to allow 23 units in a single-structure. The project will utilize the existing shared access point on E Colorado Ave and shared parking with the medical offices to the north. On-site open space will be provided and the site is also near Memorial Park. There are also multi-modal transit options nearby including a bus route and multiple bike routes.



PROJECT JUSTIFICATION

CONFORMANCE WITH CONDITIONAL USE REVIEW CRITERIA (CODE SECTION 7.5.601.C)

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

The proposed project is for Multi-family Residential with 23 units in a single-structure in the MX-N zone (22 du/acre). City Code section 7.3.301.A states “In the OR and MX-N zone districts, this use is limited to no more than ten (10) dwelling units in a single structure.” To address this use specific standard, a Development Standards Adjustment is submitted in conjunction with this Conditional Use to allow for 23 units in a single structure where 10 is the maximum allowed.

2. The size, scale, height, density, multimodal 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

This infill project is compatible with development patterns in the area. The site is adjacent to medical offices to the north, general offices to the south, multi-family residential to the west, and a sports field to the east. There are two existing multi-family communities that gain access from the same segment of E Colorado Ave and a third was approved, and not yet constructed, in 2023. All these multi-family developments are larger in bulk, scale, and development intensity than what is proposed at this site. Please see the ‘Building Massing Comparison’ attachment at the end of this Project Statement. Traffic impacts from this development will be minimal as only 23 units are proposed. The site is near multi-modal transit options including a bus route and multiple bike routes.

3. 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.

This is an infill project near downtown. The site will utilize an existing access point onto E Colorado Ave, a residential road that intersects with a collector to the west (S Institute Street) and a Principal Arterial (Pikes Peak Ave) to the north. There are existing sidewalks adjacent to the site that provide pedestrian connectivity to the surrounding area. Multi-modal transit options are also available in the area including a bus route and multiple bike routes. The nearby roadways have adequate capacity to serve this low-scale multi-family community.