

CENTERPOINT APARTMENTS CONDITIONAL USE

LAND USE STATEMENT

NOVEMBER 2024; REVISED DECEMBER 2024

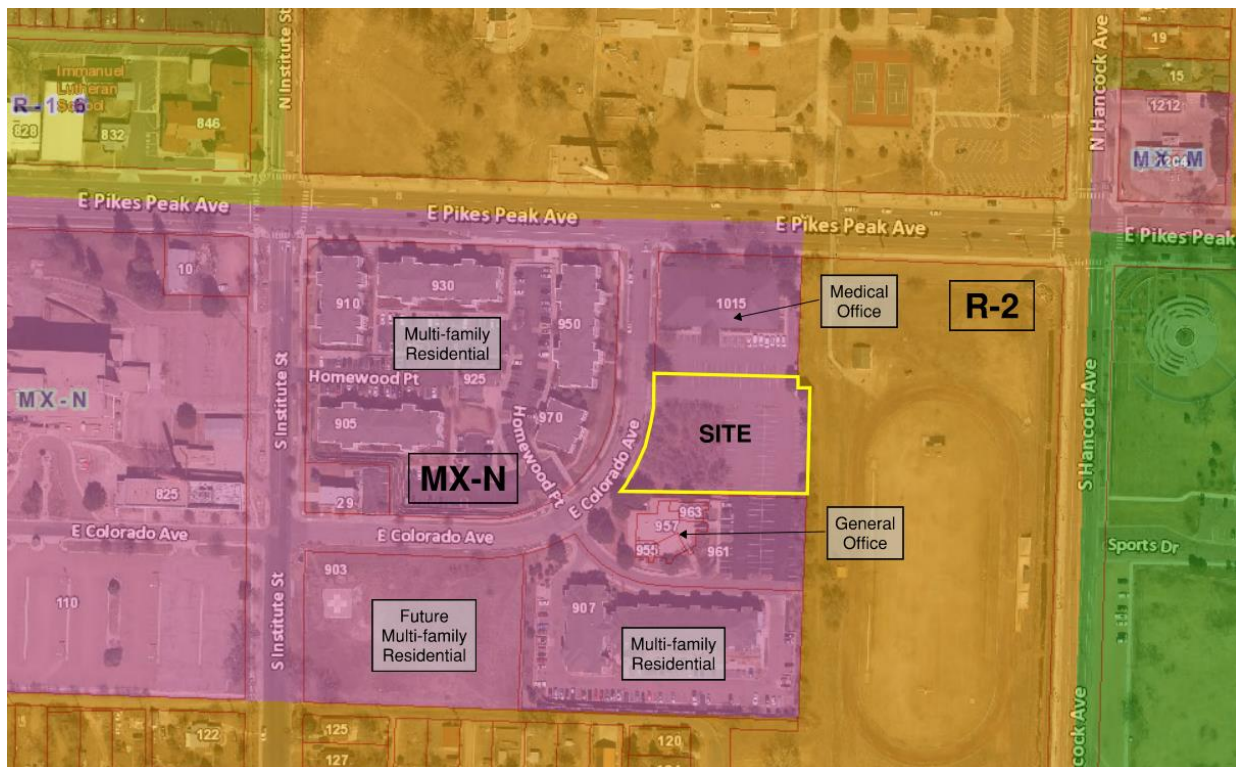
REQUEST

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

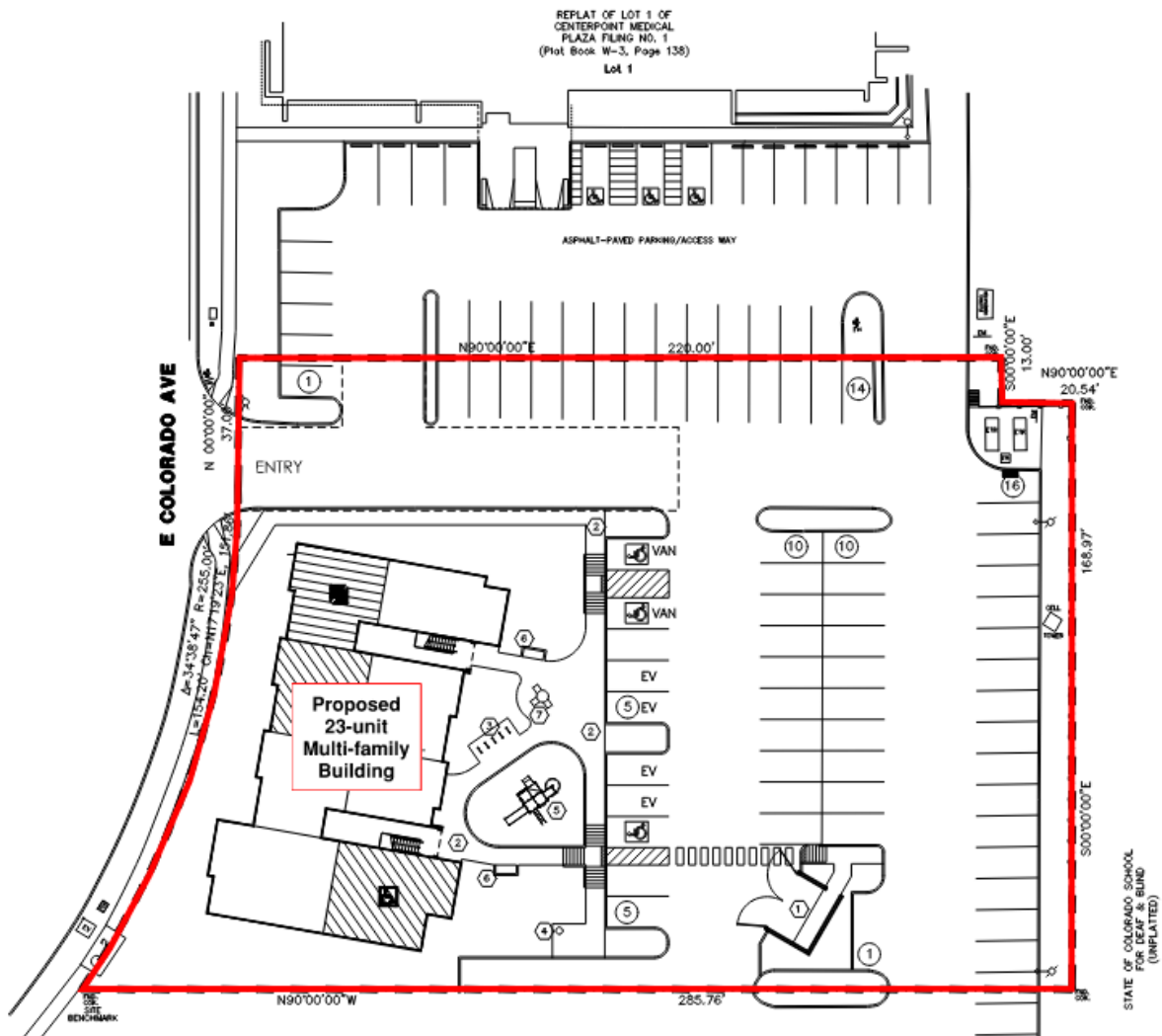
The Centerpoint Apartments project is proposed at 1015 E Pikes Peak Ave on the northeast corner of E Pikes Peak Ave and E Colorado Ave. The site is 45,600 square feet in size and is partially developed as a parking lot and partially undeveloped. The site is adjacent to medical offices to the north, general 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) in the MX-N zone district. 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 LAND USE STATEMENT CRITERIA (CODE SECTION 7.5.601.B)

If no Development Plan is submitted with the Conditional Use request, the applicant shall submit a Land Use Statement. This statement shall indicate the following:

a) Proposed land uses, housing densities (as applicable), and development intensity;

The proposed Conditional Use request is to allow for multi-family residential 23-units on a 1.04 AC lot (22 du/acre). The 23 units are proposed to be consolidated into a single-structure so a Development Standards Adjustment to address City Code section 7.3.301.A is submitted in conjunction with this Conditional Use Request. On-site green space will be provided on site and parking will be shared with the medical office to the north. The multi-family use will house individuals and families whose household income is 30-50% of the Area Median Income (AMI).

b) Compatibility with adjacent development patterns; and

This infill project is compatible with development patterns in the area. There are 3 other approved multi-family uses that access from this segment of E Colorado Ave. Two of the multi-family communities currently operate and the third was approved in 2023 and is yet to be constructed. The other multi-family uses are significantly larger in bulk, scale, and development intensity than what is proposed at this site. The proposed project has a similar number of units per building to the Homewood Pointe apartments directly west but the proposed building will be significantly smaller. Please see the 'Building Massing Comparison' attachment included at the end of this Land Use Statement. The project proposes a shared parking agreement with the medical offices to the north so no additional parking is proposed with this development. The site is also near multi-modal transit options including a bus route and multiple bike routes.

c) Impact to adjacent developments including but not limited to light, noise, and traffic.

The off-site impacts anticipated by this multi-family residential project are minimal. Traffic generated by the use is minimal due to the small number of additional units in the already developed area. There are no low-density residential uses directly adjacent to the site and any future site lighting will be required to meet City lighting standards which limits footcandles at shared property lines and light poles. Noise generated by the use will also be minimal and high activity areas are not proposed directly adjacent to neighboring properties. Outdoor play areas are situated on the east side of the building adjacent to the parking lot which borders an existing sports field.