

# CENTENNIAL BLVD TOWNHOMES

## Planning Commission February 14, 2024

Staff Report by Case Planner: Tamara Baxter



### Quick Facts

- Applicant**  
Atwell, LLC
- Property Owner**  
Centennial Townhomes LLC
- Developer**  
G Light Equity, LLC
- Address / Location**  
4113 Centennial Boulevard
- TSN(s)**  
7325208191
- Zoning and Overlays**  
Current: MX-M
- Site Area**  
1.62 acres
- Proposed Land Use**  
Multi-Family Residential
- Applicable Code**  
Conditional Use Development  
Plan: Chapter 7

### Project Summary

The development plan proposes multi-family residential consisting of 20 units in two buildings on 1.62 acres zoned MX-M (Mixed-Use Medium Scale)

File Number	Application Type	Decision Type
CUDP-22-0014	Conditional Use Development Plan	Quasi-Judicial

## Background

### Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Mesa Addition #2	7/1/1971
Subdivision	Subdivision Sahin	January 10, 2020
Master Plan	Holland Park West	June 25, 1979
Prior Enforcement Action	N/A	N/A

### Site History

- A Concept Plan for Centennial West was approved by City Planning on March 7, 1983, proposing retail and an office park. The subject property, which was part of 24.52 acres of the Centennial West Concept Plan, was rezoned to PBC-2P (Planned Business with Planned Provisional Overlay) with conditions and restrictions (Ordinance 83-121). These conditions and restrictions included a multi-trail link be provided through the property or waiver if the trail is provided elsewhere, and that the following uses required conditional use review: commercial recreation, including theaters and arcades; night clubs, lounges, and bars as principal uses; drive-through facilities, and convenience food stores. Residential development was not identified as a prohibited use. The Centennial West Concept Plan also encompassed 6.535 acres, identified as Office Park, which was rezoned from OC (Office Commercial) to PUD (Planned Unit Development), now PDZ (Planned Development Zone) per Ordinance 02-146. This rezoned area consists of the Creekview Townhomes immediately to the south of the proposed project.
- The Sahin Subdivision replatted Lot 2, Buffington Subdivision which created five lots. This was approved on January 10, 2020, in conjunction with a development plan which consisted of 6.67 acres. Lot 3 of the Sahin Subdivision, the subject lot, was identified on the development plan as future retail. Under Chapter 7, multi-family residential development was a conditional use in the PBC (Planned Business Center) zone district. Under the specific standards for commercial zone districts in Chapter 7, Section 7.3.205(Q)(1), "Residential dwelling units, where allowed in the OR, OC, PBC, C-5, C-6 and M-1 Zone Districts, shall comply with the R-5 Zone District standards." The development standards for this project were reviewed per these standards.
- The Holland Park West Master Plan is fully implemented. An implemented master plan means that eighty-five percent or more built out and the remaining vacant land is zoned in conformance with the master plan. It was determined by planning staff that the Centennial West Concept Plan was not required to be amended for this conditional use development plan request. Site-specific development plans within the concept plan area have indirectly amended the concept plan over the years. This is reflective of the adjacent multi-family residential project to the southeast.

### Applicable Code

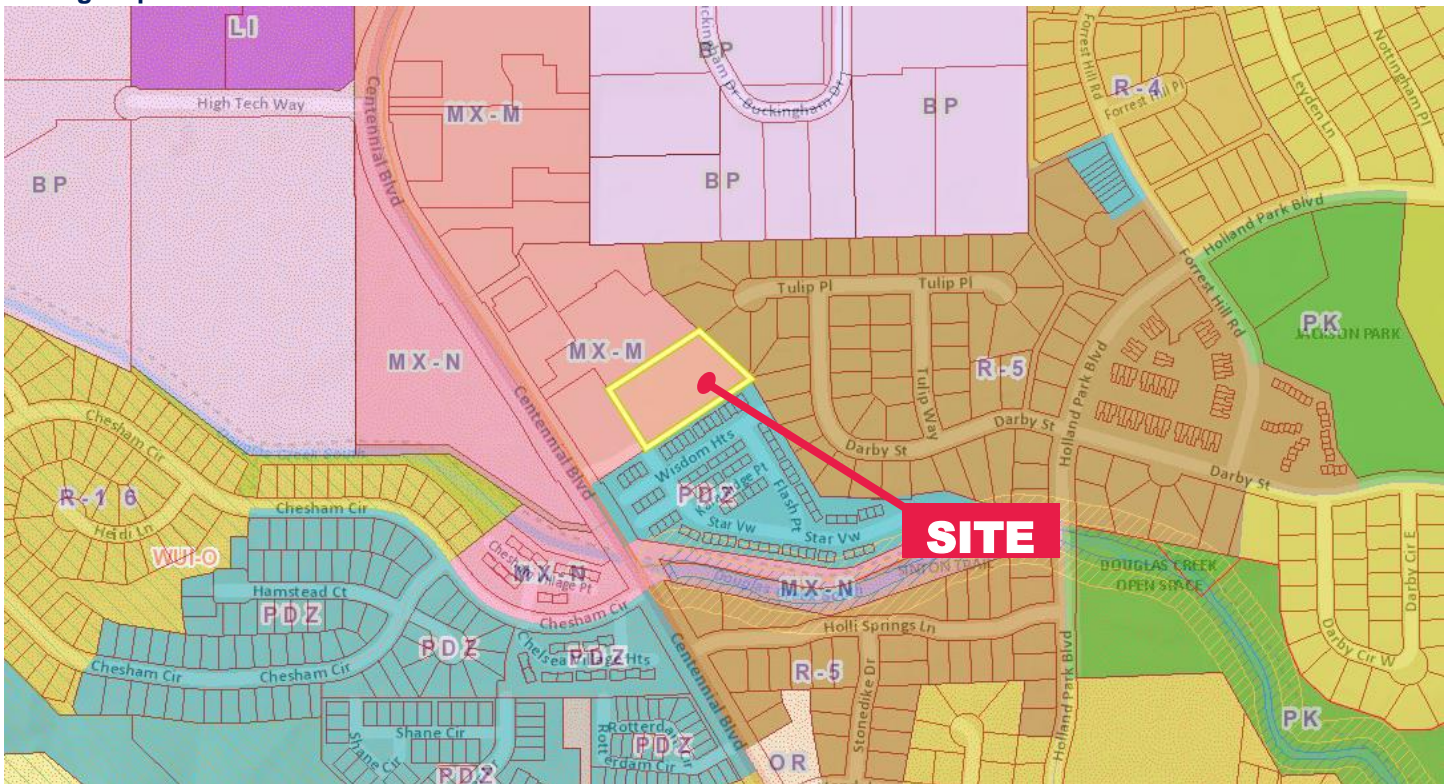
The subject application(s) were submitted prior to the implementation date (06/05/2023) of the ReTool project. The subject application was reviewed under previous Chapter 7. All subsequent references within this report that are made to "the Code" and related sections are references to previous Chapter 7.

## Surrounding Zoning and Land Use

### Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	R-5 (Multi-Family High) & MX-M (Mixed-Use Medium Scale)	Residential (Single-Family Detached) & Commercial	Ordinance 83-121 conditions of record (specific to trail connection and uses requiring conditional use)
West	MX-M (Mixed-Use Medium Scale)	Commercial/Office	Ordinance 83-121 conditions of record (specific to trail connection and uses requiring conditional use)
South	PDZ (Planned Development Zone)	Residential (Multi-Family Townhomes)	N/A
East	R-5 (Multi-Family High)	Residential (Single Family Detached)	N/A

### Zoning Map



## Stakeholder Involvement

### Public Notice

Public Notice Occurrences (Poster / Postcards)	Internal Review / Prior to Planning Commission Hearing; affidavit of posting provided to staff
Postcard Mailing Radius	1000'
Number of Postcards Mailed	285
Number of Comments Received	13 in opposition

### Public Engagement

- No neighborhood meeting was held for this entitlement request.
- Public concerns for this project are related to drainage issues; traffic; buffering between uses/privacy; views; fire evacuation; and security from a for-rent development (see "Public Comment" attachment).
- Applicant provided a written response to the received public comments (see "Public Comment Response" attachment). No follow-up correspondence from the public was received.

## Timeline of Review

Initial Submittal Date	June 21, 2022
Number of Review Cycles	Five
Item(s) Ready for Agenda	January 16, 2024

## Agency Review

### Traffic Impact Study

City Traffic Engineering did not have any comments on this project. A Traffic Impact Study was not necessary for this project as the number of units did not meet the threshold for an analysis per the Traffic Criteria Manual.

### School District

School District 11 did not provide comments during this review. School fees will be required per lot at the time of building permit.

### Parks PLDO

Parks did not provide comment on this project. PLDO fees will be applied at the time of building permit. This project was submitted and under review by the city before the Citywide Development Impact (CDI) Fees (Police & Fire Fees) became effective January 2023, thus no CDI fees are required.

### SWENT

The current City criteria for stormwater water quality treatment and detention are fulfilled by this project. The Final Drainage Report was approved by Stormwater Enterprise.

## Fire

All Fire Department comments were addressed during the review of this project.

## Colorado Springs Utilities

CSU comments were addressed during the review of this project.

## Colorado Geologic Survey

CGS had no objection to the approval of the conditional use development plan provided that a design-level geotechnical investigation is performed as indicated by CTL Thompson. The Geologic Hazard Evaluation and Preliminary Geotechnical Investigation report has been approved and signed off by the City Engineering.

# Conditional Use

## Summary of Application

The applicant requests a conditional use development plan under the previous City Code Chapter 7 for multi-family residential development. This project consists of two buildings for a total of 20 townhomes. The previous PBC (Planned Business Park) zone district identified multi-family as a conditional use which was required to comply with the dimensional and development standards set forth in the R-5 (Multi-Family Residential) Zone District (see **"Conditional Use Development Plan" attachment**). With the city-wide rezoning which occurred in June of 2023 in conjunction with the adoption of the UDC (Unified Development Code), the subject property was rezoned to MX-M (Mixed-Use Medium Scale) zone district. Under the UDC, multi-family residential is an "allowed" use type in the MX-M (Mixed Use Medium Scale) zone district. Staff determined that an amendment to the approved concept plan was not required to support residential uses on the subject site.

## Application Review Criteria – Conditional Use

### Ch.7 Code Section 7.5.704

Under Chapter 7, Section 7.5.704, in addition to principal permitted uses in a specific zone district, special uses, maybe allowed after careful consideration of their impact on the neighborhood and the public facilities surrounding their proposed location. The uses are referred to as conditional uses.

City Planning staff finds that the application to be consistent with the purpose of the Conditional Use, as outlined in City Code Section 7.5.704. Staff does not expect this development to have a detrimental effect upon the general health, welfare, and safety of nearby residents. City Traffic Engineering and the Planning Department do not see any concerns for safety, convenience, or ease of traffic flow and pedestrian movements concerning the site. Agencies have indicated that the capacity of public facilities will not be overburdened by this development.

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

1. *Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.*
2. *Intent Of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.*
3. *Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.*

After evaluation of the conditional use, the application meets the review criteria per Chapter 7 Section 7.5.704: Conditional. Use.

## Summary of Application

The applicant applied for a new development plan to allow a multi-family residential development on the site (see “Project Statement” attachment). The development plan illustrates two 3-story buildings. Each building will consist of three bedrooms. The building along the southeast property boundary, immediately adjacent to the existing multi-family residential development, consists of 9 units. The building along the northwest property boundary consists of 11 units. City parking requirements have been met through two-car garages. There are two required ADA parking spaces along the east of the northern building. Guest parking is not required per city code. There has been a note added to the development plan: “Renters should be notified that parking on adjacent properties is not allowed. Violation of parking between this property and the adjacent properties will be a civil issue. Per City Code Section 7.4.204(C)(1)(D)(1), shared parking agreement must be memorialized in a written agreement that provides for shared parking and the writing is recorded in the office of the County Clerk and Recorder.” No variances to dimensional or development standards are being requested as part of this development project.

## Compliance with Development Standards

Development Standard	Required	Proposed
Setbacks	Front – 20 ft. minimum	Front – 20 ft
	Side – 20 ft. minimum	Side - 20 ft
	Rear – 15 ft. minimum	Rear – 15 ft
Lot Coverage	40% Maximum	40%
Min. Density	900 sq ft (lot size per unit) / 3-story	946 sq ft (per unit) / 2 story
Parking	40 spaces	40 spaces
Max. Building Height	45 ft	45 ft

## Application Review Criteria – Development Plan

### Ch.7 Code Section 7.5.502

Per Section 7.5.502.E, a development plan shall be reviewed using the criteria listed below. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site. City Planning staff finds that the application to be consistent with the purpose of the development plan, as outlined in City Code Section 7.5.502.E.

1. *The details of the use, 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.*
2. *The development plan substantially complies with any city-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.*
3. *The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.*
4. *The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.*
5. *The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.*
6. *All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.*

7. *The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.*
8. *The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.*
9. *The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.*
10. *The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.*
11. *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.*
12. *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 City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.*
13. *Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise. (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78; Ord. 12-72; Ord. 18-2)*

This application complies with Chapter 7, engineering and utility standards, and other applicable regulations. The planned site is harmonious with the surrounding neighborhood, buildings, and uses. Off-site impacts are being mitigated, including through the creation of a drainage plan. The development plan complies with all City-adopted plans and meets the dimensional standards of the R-5 (Multi-Family Residential) zone district. The grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with all regulations and plans. The project complies with the development standards of Chapter 7. There are no sensitive or hazardous natural features associated with the site.

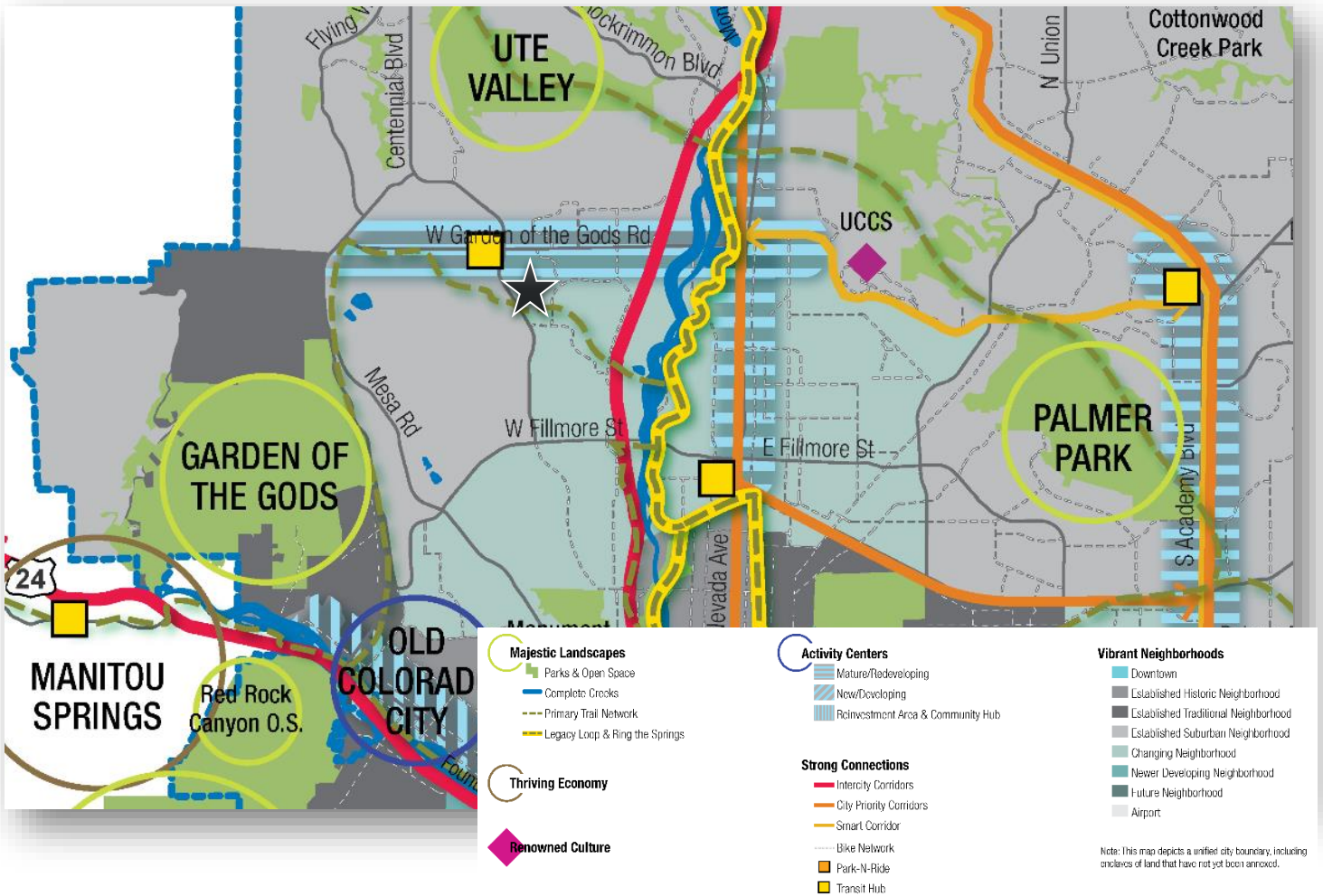
Staff finds that the request for a development plan has been met in accordance with Chapter 7 Section 7.5.502.E: Development Plan.

### **Compliance with Relevant Guiding Plans and Overlays**

There are no relevant guiding plans or overlays that affect this proposed development.

# Compliance with PlanCOS

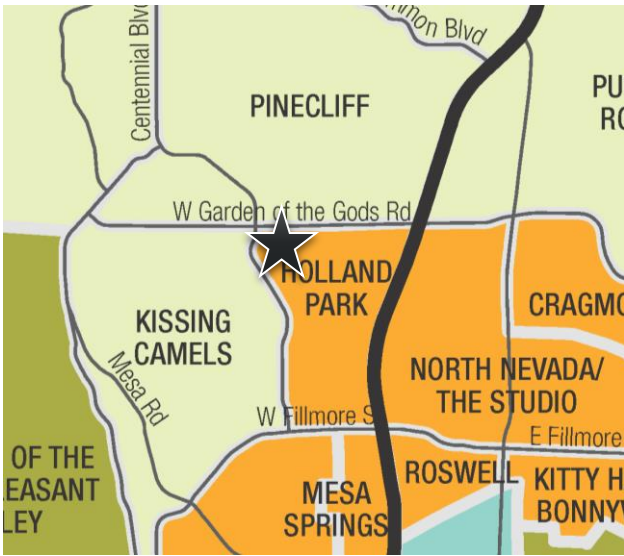
## PlanCOS Vision



Staff evaluated the proposed application for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. According to PlanCOS, the project site is within a “Changing Neighborhood” Established Suburban Neighborhood” and adjacent to a “Mature/Redeveloping” along W Garden of the Gods Road. Changing Neighborhoods primarily include existing neighborhoods that have the potential or need for City attention, reinvestment, and land use change. These neighborhoods will expect to see more infill and redevlopment than other area of the city.

Staff finds the proposed residential development to be substantially in compliance with the goals, policies, and strategies within PlanCOS.





**Predominant Typology**

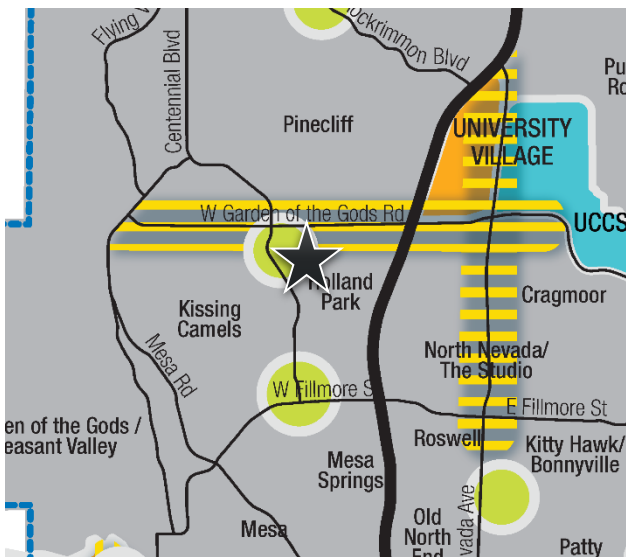


**Vibrant Neighborhoods**

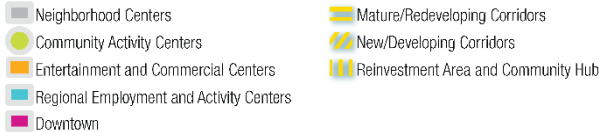
Typology 2: Changing Neighborhoods.

The goal of this neighborhood typology is to “retrofit, reinvent, and introduce new features to enhance the identity, quality, affordability, and attractiveness of these neighborhoods.”

- **Goal VN-2:** Strive for a diversity of housing types, styles, and price points distributed throughout our 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-3:** Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.
- **Policy VN-3.E:** Encourage and support the integration of mixed-use development in neighborhoods.



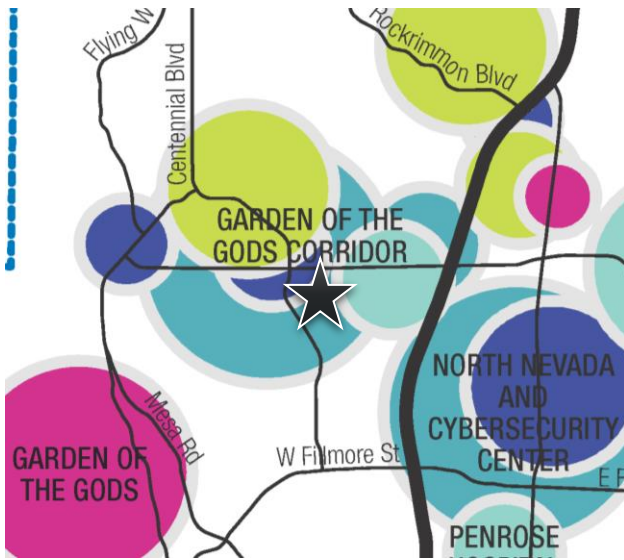
**Predominant Typology**



**Unique Places**

A Big Idea of the Unique Places chapter specifically calls to “Embrace Creative Infill, Adaptation and Land Use Change”. Infill is defined as “development of vacant land within previously built areas”. The goal of this theme is to embrace thoughtful, targeted, forward-thinking changes in land use by using strategies like redevelopment opportunities in underutilized areas and support of potential infill projects. Developable land surrounding the project area is built out, the potential residential development meets the definition of infill per this plan which encourages the support of land use change when appropriate.

- **Strategy UP-4.C-1:** Support additional mixing and integration of land uses as zoning use-by-right or administrative approval.
- **Goal UP-5:** Develop and support unique places and centers as models of resilience and sustainability.



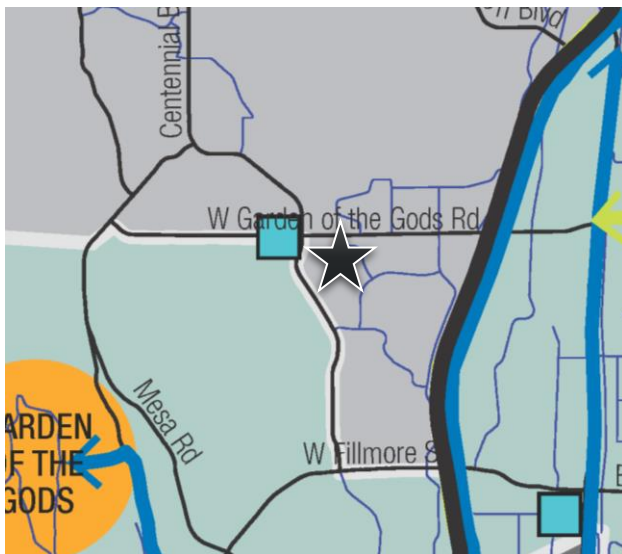
**Predominant Typology**



**Thriving Economy**

The project is located just south of the intersection of West Garden of the Gods and Centennial Boulevard, which is considered part of “Critical Support”, “Industry Icons” and “Cornerstone Insinuations” typologies. Common desired elements of these typologies include: a mix of complementary uses; a variety of integrated or nearby housing options for employees working in the area; and land use integration with surrounding areas.

- Policy TE-1.C: Leverage the city’s livability as a workforce and economic driver.
- Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.
- Strategy TE-2.C-3: Identify and develop new and underutilized areas as opportunities for unique attraction of new retail, dining, entertainment, and housing development.

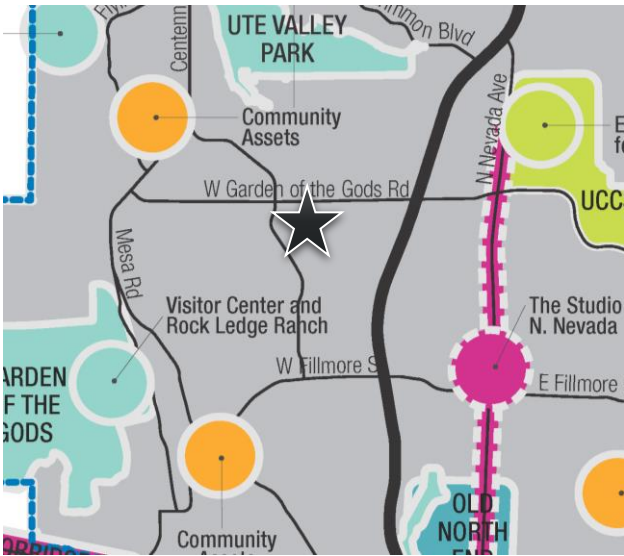


**Predominant Typology**



**Strong Connections**

This project is located within the “Developing/Recent Suburban Streets” typology area. This typology recommends strengthening connections with the trail and sidewalk network. Sinton Trail along Douglas Creek South is near the project site. Access to this trail is utilizing pedestrian sidewalk along Centennial Boulevard. Mountain Metro Transit Bus Route 2 runs along Centennial with a bus stop immediately near this project. There is a “Transportation Hubs” along West Garden of the Gods about a 1/3 of a mile from the project site. Transportation Hubs are areas of convergence or terminals for transportation users. By being near these important corridors, the project is meeting the goals of the “Connect Multimodal Transportation” Big Idea.

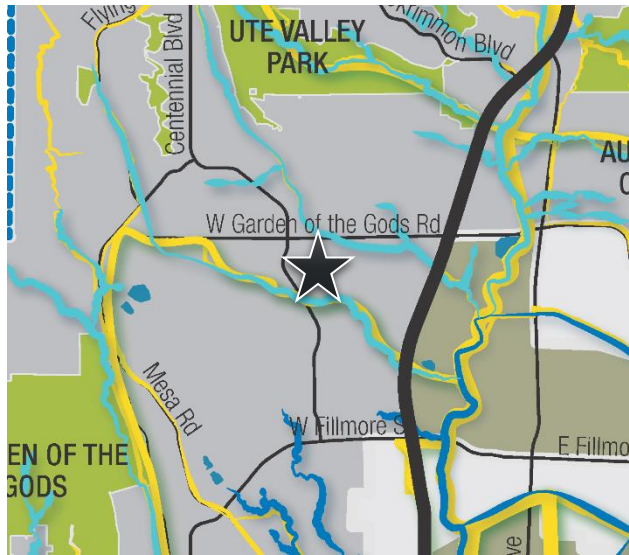


**Renowned Culture**

The property is in a “Pop-Up Culture” typology area. This is an area which provides support for community events without being a cultural hub.

**Predominant Typology**

- Defining Institutions
- Historic Districts
- Community Assets
- Creative Districts and Corridors
- Cultural and Tourist Attractions
- Pop-Up Culture



**Majestic Landscapes**

This development is planned in a “Natural Resources and Regional Recreation” typology area. Sinton Trail, which runs east and west along Douglas Creek, provides an improved bike and pedestrian trail. There are well-connected pedestrian sidewalks in the area along Centennial Boulevard to West Garden of the Gods. The development follows the goals of the “Engaging with Our Landscapes” Big Idea.

- GOAL ML-1: Provide for accessible, safe, engaging, and sustainable parks and open space systems and facilities for all city residents and visitors.
- Strategy ML-2.C-7: Encourage new development and redevelopment to occur near existing parks and open spaces to increase their access to and use by the public.

**Predominant Typology**

- Neighborhood Greenspace
- Sports and Active Recreation
- Natural Resources and Regional Recreation
- Community Education Landscapes
- Trails and Connections
- ➔ Major Trail Corridors
- Complete Urban Creeks
- Complete Greenways

## Statement of Compliance

### DEPN-23-0141

After evaluation of the Centennial Blvd Townhomes Conditional Use Development Plan, the application meets the review criteria set forth in Chapter 7 Sections 7.5.704 and 7.5.502.E.