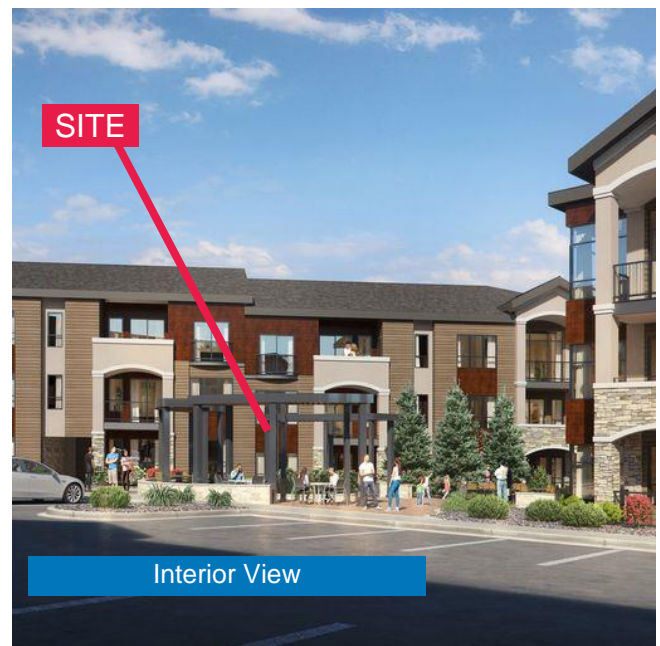
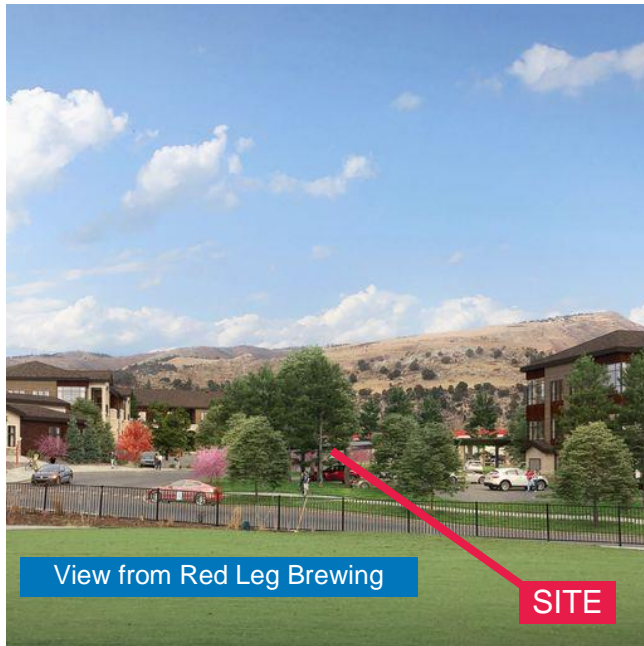




# ARROWSWEST APARTMENTS

Planning Commission April 16, 2024

Staff Report by Case Planner: William Gray, Senior Planner



## Quick Facts

### Applicant/Property Owner

Arrowswest Apartments I, LLC

### Developer

Arrowswest Apartments I, LLC

### Address / Location

4145 Arrowswest Drive

### TSN(s)

7322408002, 004, 005,  
7327101004, 005, 006, 007,  
and 008

### Zoning and Overlays

Current: 6.87 acres BP  
(Business Park) and 2.6 acres  
MX-M (Mixed Use Medium  
Scale) with WUI-O (Wildland  
Urban Interface Overlay)

Proposed: 9.47 acres MX-M  
(Mixed Use Medium Scale)  
with WUI-O (Wildland Urban  
Interface Overlay)

### Site Area

9.47 acres

### Proposed Land Use

Multi-Family Dwellings

### Applicable Code

Unified Development Code

## Project Summary

The Applicant is proposing a Zone Map Amendment (Rezoning) and Development Plan for a 222-unit multi-family apartment project.

File Number	Application Type	Decision Type
ZONE-24-0004	Zone Map Amendment	Quasi-Judicial
DEPN-24-0039	Development Plan	Quasi-Judicial

## Background

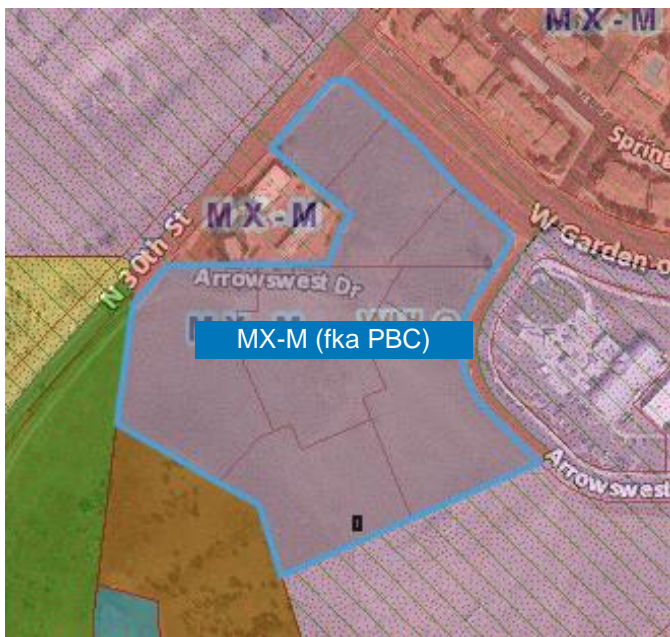
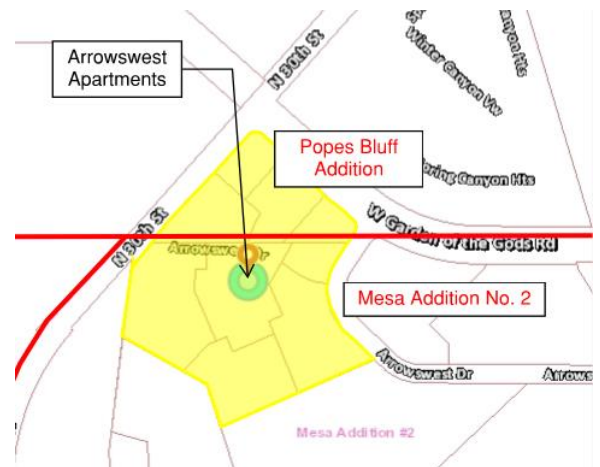
### Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Pope's Bluff Addition	November 1, 1965
	Mesa Addition No. 2	July 1, 1971
Subdivision	Shops at Arrowswest Filing No. 1	October 10, 2002
Master Plan	N/A	N/A
Prior Enforcement Action	N/A	N/A

### Site History

The 9.47 acres that are associated with the application became a part of the City in the mid-1960's and early 1970's by two (2) separate annexations. The Pope's Bluff Addition in November 1965 and Mesa Addition No. 2 in 1970 (see "**Attachment 1-Annexation Map**").

An application for development of the property was first submitted by the Applicant to the City in March 2022 and was being reviewed under previously adopted Chapter 7, and not the Unified Development Code ("UDC"). The original application proposed a 228-unit multi-family apartment project as a Conditional Use Development Plan in the PBC (Planned Business Center) zone district. This application was scheduled for Planning Commission review in January 2024.



A GIS (Geographic Information Systems) zoning error discovered during the writing of the Staff Report for this application necessitated the application be removed from the agenda. The error was City GIS indicated zoning of the entire 9.47 acres as MX-M (fka PBC), which was not accurate. This error also affected the uses allowed across the entire property.

The zoning of the property is split 2.6 acres MX-M (Mixed Use Medium Scale) and 6.87 acres BP (Business Park). It became this way in 2005, when the area North of Arrowswest Drive was zoned MX-M by Ordinance No. 05-117. Prior to this Ordinance No. 83-126 had zoned the entire property, plus additional properties South of this site to BP (fka PIP-1) (see "**Attachment 2-Zoning Map**"). It is believed that the GIS mapping error occurred with the 2005 rezoning. Since 2005, or for two (2) decades, the City as a whole and anyone researching these properties relied upon the City Zoning Map for zoning determination and decisions as to what uses, and development



types were allowed. A map that reflected inaccurate information pertaining to land use. This discovery significantly affected the 2022 application referenced above because multi-family is a use that is not permitted in the BP zone district.

In October 2002, the site was subdivided into its current configuration of nine (9) lots, known as Shops at Arrowswest Filing No. 1 (See “**Attachment 3-Shops at Arrowswest Filing No. 1**”). This application encompasses all lots of the Shops at Arrowswest except for Lot 9. Lot 9 is developed as a convenience store with a fuel station and automated car wash.

This property has also had several approved development plans that did not come to fruition. In 2002, the city approved a development plan for 72,000 square feet of mixed use, restaurant, and office development. The buildings associated with this development were proposed to be one (1) and two (2) story buildings (see “**Attachment 4-Shops at Arrowswest Development Plan**”). In 2005, this development plan was revised to a one (1) and two (2) officed and retail development, and total building square footage increase to approximately 95,000 square feet. 2008, came along, and added a health (aka fitness center) as a conditional use. Emphasis again, that none of these developments were ever implemented. The site does have clear indications of initial work toward site development as the site has been graded for buildings pads as shown on the Shops at Arrowswest Development Plan. This includes curb and gutter, and driveway aprons for access.



#### Applicable Code

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

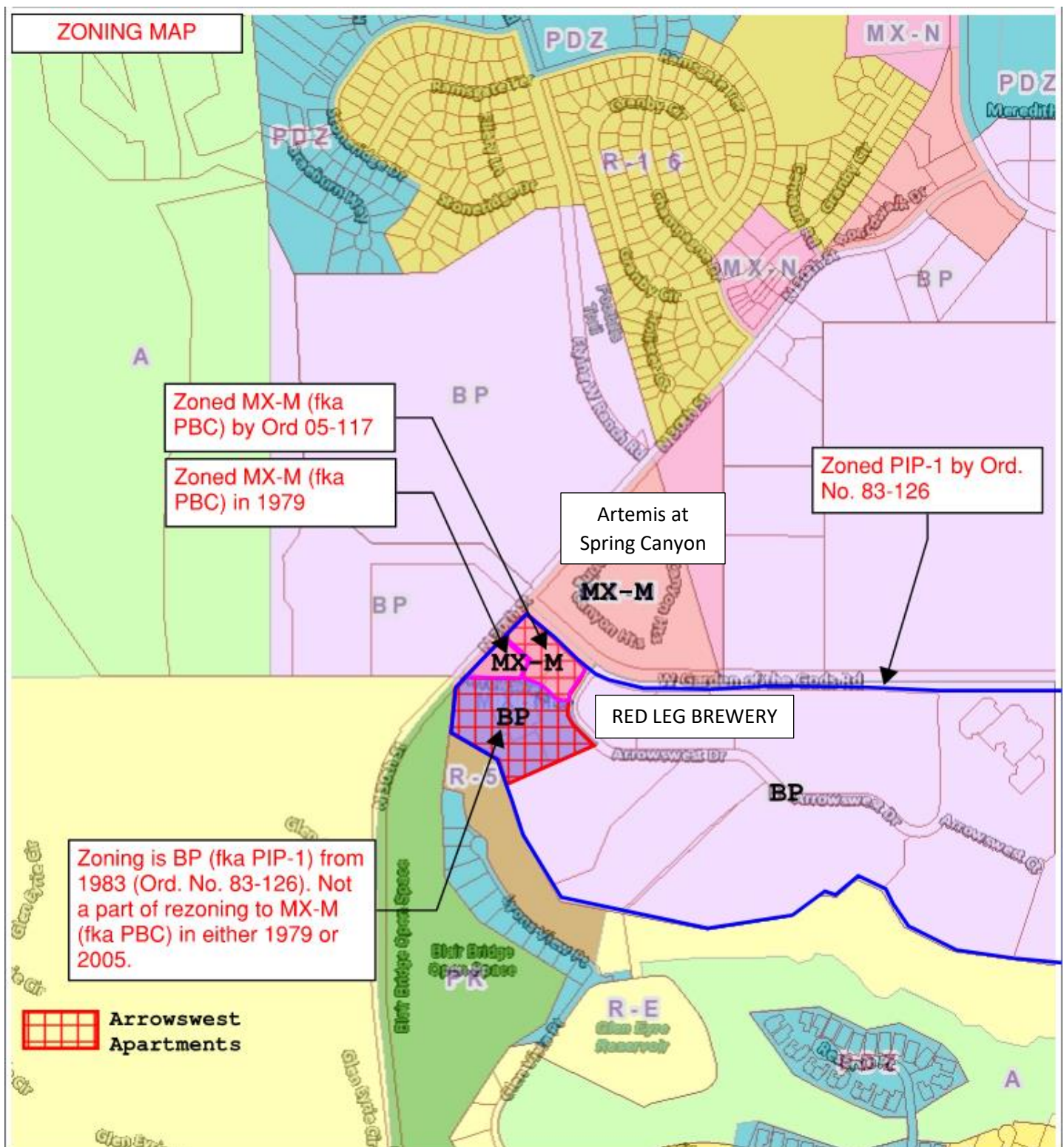
## Surrounding Zoning and Land Use

### Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	BP/WUI-O/HS (Business Park with Wildland Urban Interface and Hillside Overlays)	Vacant Land, Commercial and Urban Trail	Partially developed with non-maintained parking lot that is part of a larger commercial office campus. Adjacent to the site is the Foothills Trail.
	MX-M/WUI-O/HS (Mixed Use Medium Scale with Wildland Urban Interface and Hillside Overlays)	Commercial, Residential, and Urban Trail	Loaf N' Jug Convenience/Gas Station, Artemis at Spring Canyon Apartments. Adjacent to the site is the Sinton Trail.
West	R-5 (Multi-Family High)	Vacant Land	N/A
	PK (Public Park)	Blair Ridge Open Space	N/A
South	BP (Business Park)	Vacant Land and Commercial	Commercial use is an unoccupied commercial building
East	BP (Business Park)	Commercial	Red Leg Brewing Company and other Commercial Uses



## Zoning Map



### Public Notice

Public Notice Occurrences (Poster / Postcards)	6
Postcard Mailing Radius	1,000 feet, plus Mountain Shadows Community Association and Pinon Glen HOA
Number of Postcards Mailed	144
Number of Comments Received	<p>It is estimated that we have received over 300 email/written and verbal comments for the project (see <b>“Attachment 5-Public Comment”</b>, <b>“Attachment 5A-Star Berdon Document”</b>, <b>“Attachment 5B-McClain Document”</b>, <b>“Attachment 5C-Eddie Hurt Document”</b>, <b>“Attachment 6-2023 Public Comment”</b>, <b>“Attachment 7-Neighborhood Meeting No. 3”</b> and <b>“Attachment 8-2022 Public Comment”</b>).</p> <p>The <b>“Attachment 8-2022 Public Comment”</b> attachment includes emails from the initial review in 2022 and Neighborhood Meeting No. 1. The <b>“Attachment 6-2023 Public Comment”</b> and <b>“Attachment 7-Neighborhood Meeting No. 3”</b> are input received in connection with Neighborhood Meeting No. 3. The other attachments (<b>“Attachment 5-Public Comment”</b>, <b>“Attachment 5A-Star Berdon Document”</b>, <b>“Attachment 5B-McClain Document”</b>, <b>“Attachment 5C-Eddie Hurt Document”</b>) are the public comment received with the initial review notice for the 2024 Zone Map Amendment and Development Plan applications. The McClain Document and Eddie Hurt Document contain a considerable amount of information from the 2424 Project and the District and Appellate Courts decisions on that project.</p>

### Public Engagement

As stated previously in this Staff Report, the proposed project was submitted initially as a Conditional Use Development in March 2022. In 2022, public involvement included postcards and posting of the site for the initial review and Neighborhood Meeting No. 1. Neighborhood Meeting No. 1 was held on October 11, 2022. Due to low turnout at this meeting, the Applicant, after a request by the Mountain Shadows Community Association agreed to hold a second neighborhood meeting was convened. Neighborhood Meeting No. 2 was held on November 11, 2022. A third neighborhood meeting for this project was held on November 9, 2023. This meeting was a result of numerous resident requests and a proposed retaining wall height variance. Neighbors requested the meeting because the application had seemingly sat idle for an extended period and with the variance proposed interest piqued. Public notice and posting of the site were then made in January 2024 for Planning Commission review of the 2022 Conditional Use Development Plan application. This application was withdrawn due to the zoning map error. The application was then resubmitted in February 2024 and public notice for both initial review and the Planning Commission hearing have been completed. Public notice included mailing postcards and posting the site with a project poster.

The nature, subject and context of the public comment that has been received for the Arrowswest Apartments project has remained consistent throughout all public engagement. The overarching neighborhood sentiment for the project is an overwhelming objection to the project. The opposition to the proposed project is as follows:

- The City Planner should not approve this project.

- Traffic management for an emergency evacuation directly related to wildfire is problematic with the existing conditions of the streets system from Woodmen Road down to Garden of the Gods Road.
- The basis for the decision on this application should follow the ruling by the District Court and the Court of Appeals on the 2424 Project that was located directly across 30<sup>th</sup> Street from this application.
- New housing units and any increase in density is detrimental to the public interest, health, safety, convenience, and general welfare of the city.
- The development does not comply with the HS-O (Hillside Overlay District).
- The area lacks Neighborhood Parks for both existing and current residents on the West side of Colorado Springs.

## Timeline of Review

Initial Submittal Date	March 2022 (original Conditional Use Development Plan – previously adopted Chapter 7)
	February 2024 (current Zone Map Amendment and Development Plan - UDC)
Number of Review Cycles	7 review cycles counting the Conditional Use Development Plan, Zone Map Amendment and Development Plan
Item(s) Ready for Agenda	March 19, 2024

## Agency Review

### Traffic Impact Study

A Traffic Impact Study (TIS) (**see “Attachment 9-Traffic Impact Study”**) was provided as required. Traffic Engineering has approved the Traffic Impact Study, finding that the proposed development is consistent with the Transportation Master Plan and the recommendations and findings of the TIS. 1. All proposed intersection locations and spacing meets the City Traffic Criteria Manual. The following is required with the proposed development:

1. The developer will remit the amount of \$150,000 for the future anticipated traffic signal at the intersection of 30th Street with Vane Heights/Arrowswest Drive.
2. The developer will be responsible for extending and stripping the outside through lane to provide a 120-foot northbound right-turn lane and 140-foot-long transition taper at the intersection of 30th Street with Vane Heights/Arrowswest Drive.
3. 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).

### School District

The application is required to pay fees in lieu of school land dedication.

### Parks

The application is required to comply with the Public Land Dedication Ordinance (PLDO). PLDO will be met by fees in lieu of park land dedication.

## **SWENT**

The project has an approved Final Drainage Report (see **“Attachment 10-Final Drainage Report” attachment**).

## **Engineering**

All Engineering review comments have been addressed on the Development Plan. Engineering has also reviewed and accepted the Geologic Hazard Study (GHS) (see **“Attachment 11-Geologic Hazard Study”**) submitted with this application. As part of this review, Engineering and Colorado Geologic Survey requested that the Professional Engineer that completed the GHS confirm that the preliminary grading matched the recommendations made in the GHS. This additional analysis was completed and the Professional Engineer who authored the study confirmed the grading plan are consistent with the recommendations set forth in the study (see **“Attachment 12-Grading Consistent with Geologic Hazard Report Recommendations” attachment**).

## **Colorado Geologic Survey**

The Colorado Geologic Survey (CGS) has reviewed the submitted GHS. CGS has approved the GHS with comments (see **“Attachment 13-CGS Review Letter” attachment**).

## **Colorado Springs Utilities**

Colorado Springs Utilities needs to confirm the Final Landscape Plan meets all applicable requirements for placement of plant material near and around utilities and utility easements.

## **Fire**

The project is complying with WUI-O standards and is providing two (2) points of access. City Fire needs to confirm that the Final Landscape Plan meets Fire Code requirements for fuels reduction and management.

# **Zone Map Amendment (Rezoning) and Development Plan**

## **Summary of Application**

The proposed project includes an application for a Zone Map Amendment and Development Plan (see **“Attachment 14-Project Statement”**).

The location of the project is 4145 Arrowswest Drive at the southwest corner of the West Garden of the Gods Road and North 30<sup>th</sup> Street Intersection (see **“Attachment 15-Vicinity Map”**).

The Zone Map Amendment (Rezoning) proposes to rezone 6.87 acres from BP/WUI-O (Business Park with Wildland Urban Interface Overlay) to MX-M/WUI-O (Mixed-Use Medium Scale with Wildland Urban Interface Overlay). This application is required due to the previously mentioned GIS Mapping error found during review of a previously submitted application (see **“Attachment 16-Zone Map Amendment” attachment**).

The proposed development plan (see **“Attachment 17-Development Plan” attachment**) is for a 222-unit multi-family apartment development. The apartments are contained in a total of seven (7) multi-family buildings that are three (3) stories and a one (1) story clubhouse building with swimming pool. Parking is provided by off-street surface parking that is both covered and uncovered. The development is accessed from North 30<sup>th</sup> Street and West Garden of the Gods Road. It is adjacent to transit, pedestrian, and urban trails routes. In addition, it is proximate to I-25, shopping centers, schools, downtown employment locations, other services and parks and open spaces (see **“Attachment 18-Context Map”**).

## **Application Review Criteria**

### **UDC Section 7.5.704.D, Zone Map Amendment**

An application for an amendment to the zoning map shall be subject the following 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(s).*

The proposed application is consistent with the Colorado Springs Comprehensive Plan, and the future planned use is consistent with the MX-M (Mixed Use Medium Scale) zone district purpose statement. Multi-family dwelling use is allowed in the MX-M (Mixed Use Medium Scale) zone district.

The site is also located in the Wildland Urban Interface Overlay District (WUI-O). The application will be subject to fuels management for both structures and landscaping, and the hardening of the structures with ignition-resistant exterior materials. The proposed development plan follows the WUI-O requirements.

There has been a significant amount of public comment on the Hillside Overlay District (HS-O). The property associated with the application is not included in the HS-O. A main reason as to why, is the property does and did not have the aesthetic qualities of the hillside areas that the overlay district sought to conserve. This property has been significantly graded in the past, which has altered the hillside that once existed.

2. *The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.*

The proposed application will not be detrimental to the public interest, health, safety, convenience, or general welfare. The planned use is subject to the review criteria and standards for a development plan in the MX-M Zone District and the WUI-O. Zoning of the property as a mixed-use zone district is compatible with the surrounding area which includes a mixture of land uses, and it complies with the overall vision of PlanCOS.

3. *The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).*

The property being rezoned is appropriate for the proposed zone district and use. The use is subject to the review criteria and standards for a development plan and the WUI-O.

4. *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.*

The application to rezone can be characterized as a small area of land. This application demonstrates that its size, scale, height, and multi-modal traffic impacts are compatible with surrounding development.



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.*

The application to rezone does not create any dislocation of tenants or occupants.

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).*

N/A

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.*

N/A

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.*

N/A

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.*

N/A

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)).*

The future use as a multi-family development complies with the base zone district, which is MX-M (Mixed Use Medium Scale). Further, the application is also in the WUI-O (Wildland Urban Interface Overlay District) and it is meeting the requirements and standards of this overlay.

Staff finds that the approval criteria of UDC Section 7.5.704.D, which are applicable to a Rezoning have been met with this application.

#### **UDC Section 7.5.515.D.1, Development Plan Review Criteria**

An application for a Development Plan shall be subject the following criteria for approval:

1. *The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4; and*

The proposed development has been determined to be following the UDC, and Engineering Standards and Utilities as indicated in Section 7.5.409, General Criteria for Approval.

2. *The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s); and*

There are no use-specific standards for Multi-Family Dwelling use in the MX-M (Mixed Use Medium Scale) zone district.

3. *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; and*

The proposed project is compatible with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses adjacent to this site.

4. *Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable; and*

The anticipated off-site impacts related to the project are traffic impacts. The impacts are being mitigated by off-site improvements to the intersection of 30<sup>th</sup> Street and Arrowswest Drive.

5. *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; and*

The proposed Development Plan complies with City-adopted plan that are applicable to the site. These plans are PlanCOS and ConnectCOS.

6. *The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district; and*

The proposed application meets the dimensional standards of the zone district.

7. *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; and*

The proposed development follows the City's Engineering Criteria, and Final Drainage Report.

8. *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); and*

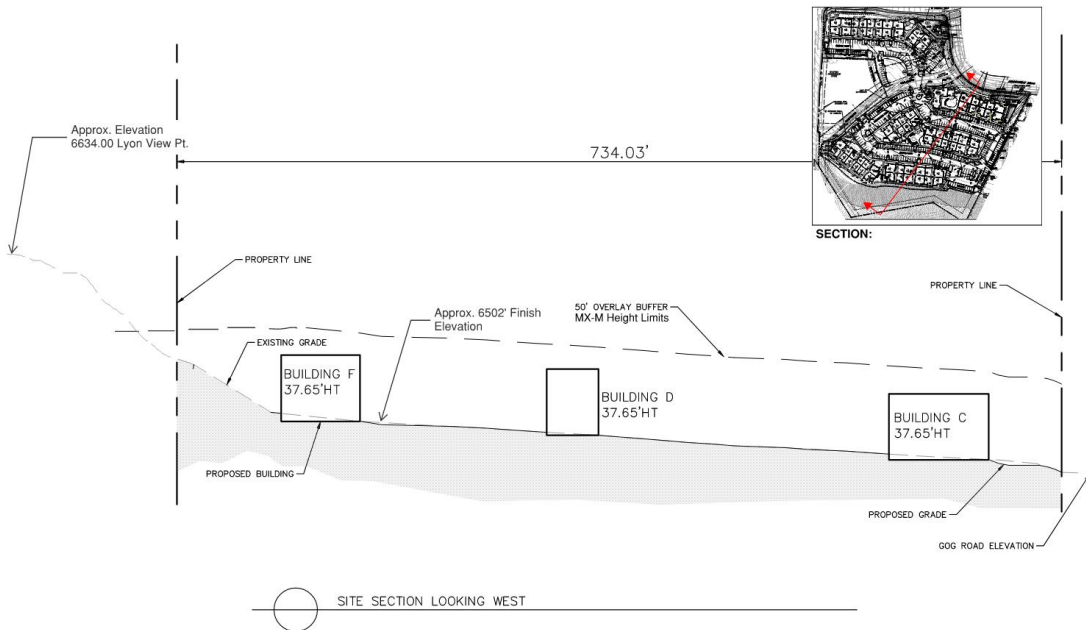
The application complies with all Development Standards, Access and Connectivity Standards, Landscaping and Green Space Standards, and Parking and Loading Standards.

9. *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); and*

The site is also located in the Wildland Urban Interface Overlay District (WUI-O). The application is complying with applicable fuels management requirements for both structures and landscaping, and the hardening of the structures with ignition-resistant exterior materials. The proposed development plan follows the WUI-O requirements.

There has been a significant amount of public comment on the Hillside Overlay District ("HS-O"). The property associated with the application is not included in the HS-O. A main reason as to why, is the property does and did not have the aesthetic qualities of the hillside areas that the overlay district sought to conserve. This property has been significantly graded in the past, which has altered the hillside that once existed. A positive quality of the proposed development plan is the limits of disturbance to match the site grading to the original contour of the hillside on the western side of the property. Building height was also considered to protect visibility of the ridge line of the hillside, which is something that can be considered when establishing building height for properties that are within the HS-O. This is a reason why maximum building height is 38 feet for the proposed project (building height is measured from average finished grade at the four (4) major building corners for each structure). Though not in the HS-O, the Applicant's plan reflects consideration as if it was in this overlay zone district. The illustration at the top of page 12 shows a cross section of the property to visualize how the project fits with the site and surrounding topography (see "**Attachment 19-Cross Section**" attachment).





10. *The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site; and*

The project conserves the hillside characteristics that remain for this property through its design, layout and limits of disturbance designated on the Development Plan.

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; and*

The application is connected to public utilities as is required by Colorado Springs Utilities.

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 Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.*

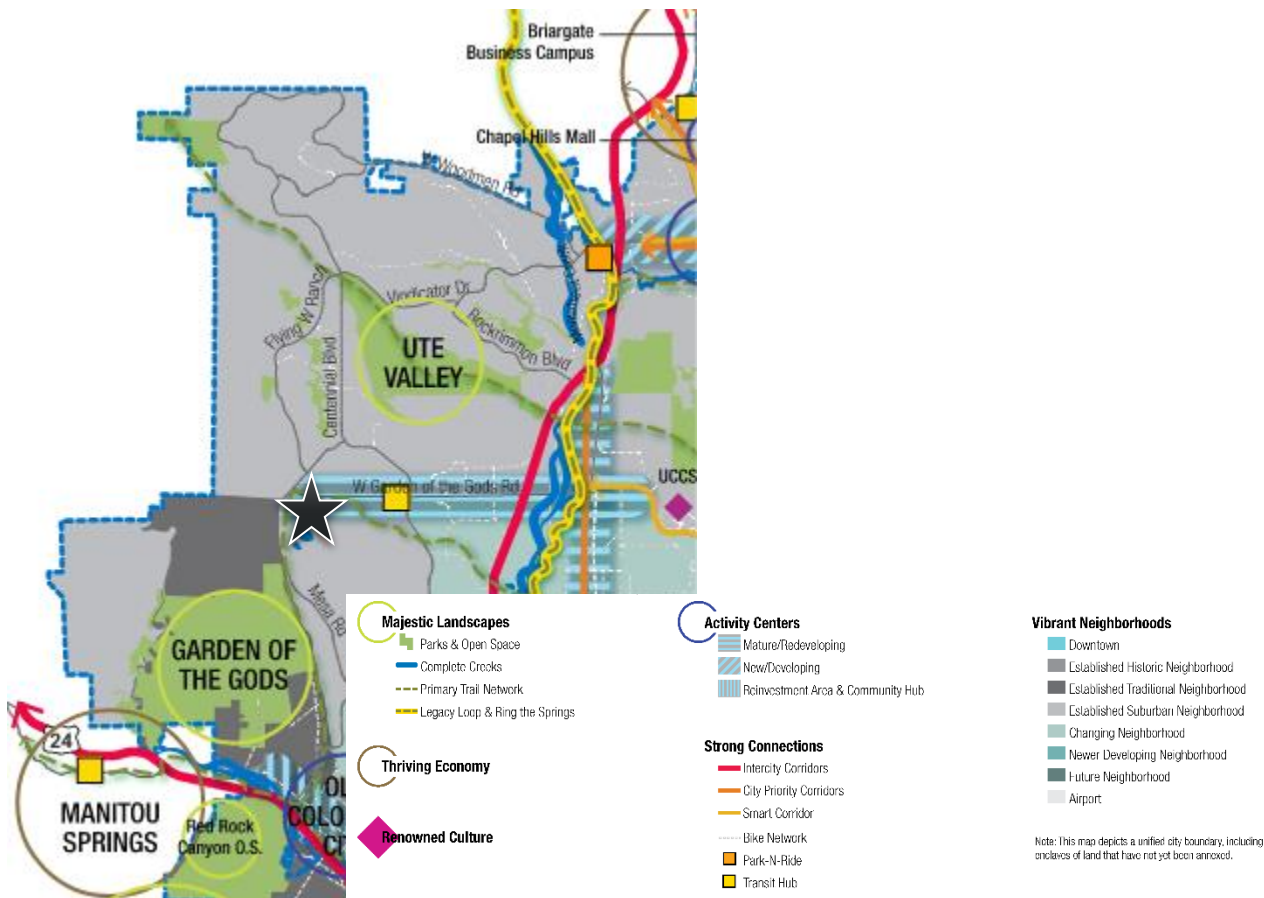
The following is required to address impacts on existing roadways:

- a. The developer will remit the amount of \$150,000 for the future anticipated traffic signal at the intersection of 30th Street with Vane Heights/Arrowswest Drive.
- b. The developer will be responsible for extending and stripping the outside through lane to provide a 120-foot northbound right-turn lane and 140-foot-long transition taper at the intersection of 30th Street with Vane Heights/Arrowswest Drive.
- c. 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).

Traffic Engineering has accepted the TIS prepared for this development. Additionally, the proposed project is located on existing multi-modal routes, this includes transit, pedestrian, and urban trail routes.

Staff finds that the approval criteria of UDC Section 7.5.515.D.1, which are applicable to a Development Plan, have been met with this application.

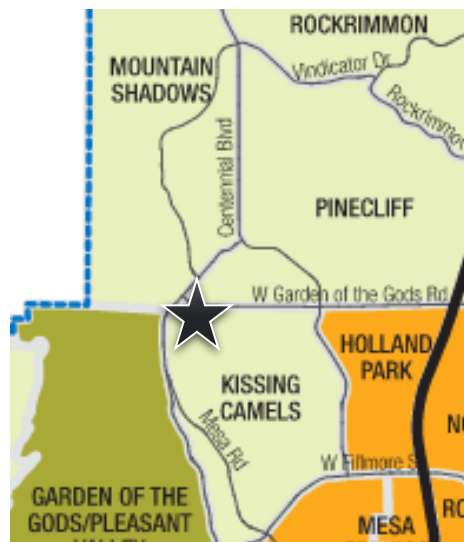
### PlanCOS Vision



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 the PlanCOS, the project site is in a "Established Suburban Neighborhood" type, a "Mature/Redeveloping Activity Center (W Garden of the Gods Road), on a Primary Trail Network, near Garden of the Gods and Ute Valley Majestic Landscape.

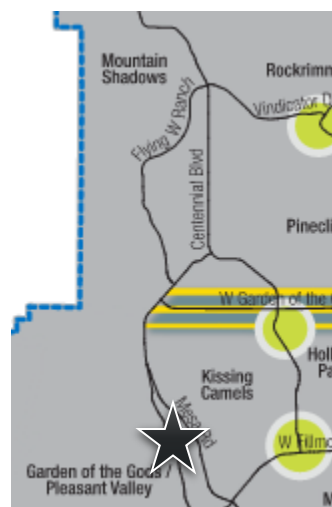
The goal of the 'Established Neighborhood' is to *"recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. New development and/or redevelopment should incorporate elements of the existing neighborhoods"* and most Established Neighborhoods within the city should expect some degree of infill and redevelopment. As indicated above this site is part of the "Suburban" subset of the "Established Neighborhood" land use type. New development in this subset should have a focus on safe connections into and within these neighborhoods. For example, the proposed project has compatible architecture and building orientation as the existing multi-family housing project located across West Garden of the Gods Road.

Staff finds that the proposed Rezoning and Development Plan for an infill project that incorporates elements of the existing neighborhoods and safe connections into and within these neighborhoods follows the Vision of PlanCOS. The Arrowswest Apartments project is also consistent with at least three (3) important PlanCOS themes as follows:



### Predominant Typology

- Downtown
- Newer Developing Neighborhood
- Changing Neighborhood
- Established Historic Neighborhood
- Established Traditional Neighborhood
- Established Suburban Neighborhood
- Airport
- Future Neighborhood



### Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown
- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

## Vibrant Neighborhoods

### Housing for All

**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.

**Policy VN-2.A:** Promote neighborhoods that incorporate common desire neighborhood elements.

**Strategy VN-2.A-1:** In partnership with other organizations and agencies, continue to develop and support existing, expanded and new initiatives to address homelessness to include provision of additional shelter beds, permanent supportive housing, and programs to be coupled with increased enforcement of applicable laws including camping bans.

**Strategy VN-2.A-3:** Support land use decision and projects that provide a variety of housing types and sizes, service a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

### Reclaim Neighborhood Space

**Policy VN-3.F:** Enhance mobility and connectivity between neighborhoods across Colorado Springs and with surrounding jurisdictions.

**Strategy VN-3.F-1:** Increase transportation recreation choices for all neighborhoods by improving or adding bike lanes, sidewalks, off-street neighborhood trails, and greenways that connects to larger system trails...

## Unique Places

### Unique Places – Embrace Creative Infill, Adaptation, and Land Use Change

**GOAL UP-2:** Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

**Policy UP-2.A:** Support infill and land use investment throughout mature and developed areas of the city.



## Statement of Compliance

### ZONE-24-0004

City Planning has reviewed the proposed Zone Map Amendment (Rezoning) for the Arrowswest Apartments and finds that the proposed application meets the approval criteria as set forth in City Code Section 7.5.704.

### DEPN-24-0039

City Planning has reviewed the proposed Arrowswest Apartments Development Plan and finds that the proposed application meets the Development Plan Review Criteria as set forth in City Code Section 7.5.515, with the following conditions:

1. An approved Final Drainage Report Amendment is completed.
2. Add the PLDO, Schools, and CDI fees table to the cover sheet of the Development Plan.
3. The Geologic Hazard Disclosure Statement contained on the Development Plan is revised to meet the recommendations of Colorado Geologic Survey.
4. City Fire and Colorado Springs Utilities provide confirmation that the Final Landscape Plan meets applicable WUI-O and Utility Connection standards.