



Quick Facts

- Applicant**
Kimberly Johnson, NES
- Property Owner**
SJGJ LLC
- Developer**
DHI Communities
- Address / Location**
Text
- TSN(s)**
7414200038, 7415115008
- Zoning and Overlays**
Current: R-E (Estate – Single-Family) and LI (Light Industrial)
- Site Area**
21.95 acres
- Proposed Land Use**
Multi-Family
- Applicable Code**
Chapter 7

Project Summary

A Conditional Use Development Plan (Herein referenced CUDP) covering 21.95 acres allowing multi-family residential on LI (Light Industrial) zone district. This CUDP proposes a multi-family use allowing for 77 duplexes totaling 154 units. A concurrent final plat application and development plan application is being processed administratively. **(Figure 1 - Project Statement)**

File Number	Application Type	Decision Type
CUDP-23-0006	Conditional Use Development Plan	Quasi-Judicial

Staff Recommendations

Approve the Conditional Use Development Plan based upon the finding that the request complies with the criteria as set forth in City Code Section 7.5.704, with a condition of approval that the applicant will receive final approvals from SWENT.



2525 SOUTH BOULEVARD CONDITIONAL USE

Planning Commission October 11, 2023

Staff Report by Case Planner: Austin Cooper

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Reannexation of Southwest Annexation Area	October 10, 1980
Subdivision	Unplatted	
Master Plan	Westside Master Plan	
Prior Enforcement Action	N/A	N/A

Site History

This site is currently vacant and there is no evidence of previous development. There have been several attempts to develop this site previously with concepts being presented for a mobile home campground, apartments and an official submittal for a PUD (Planned Unit Development) for a single-family/townhome/industrial lot development.

Applicable Code

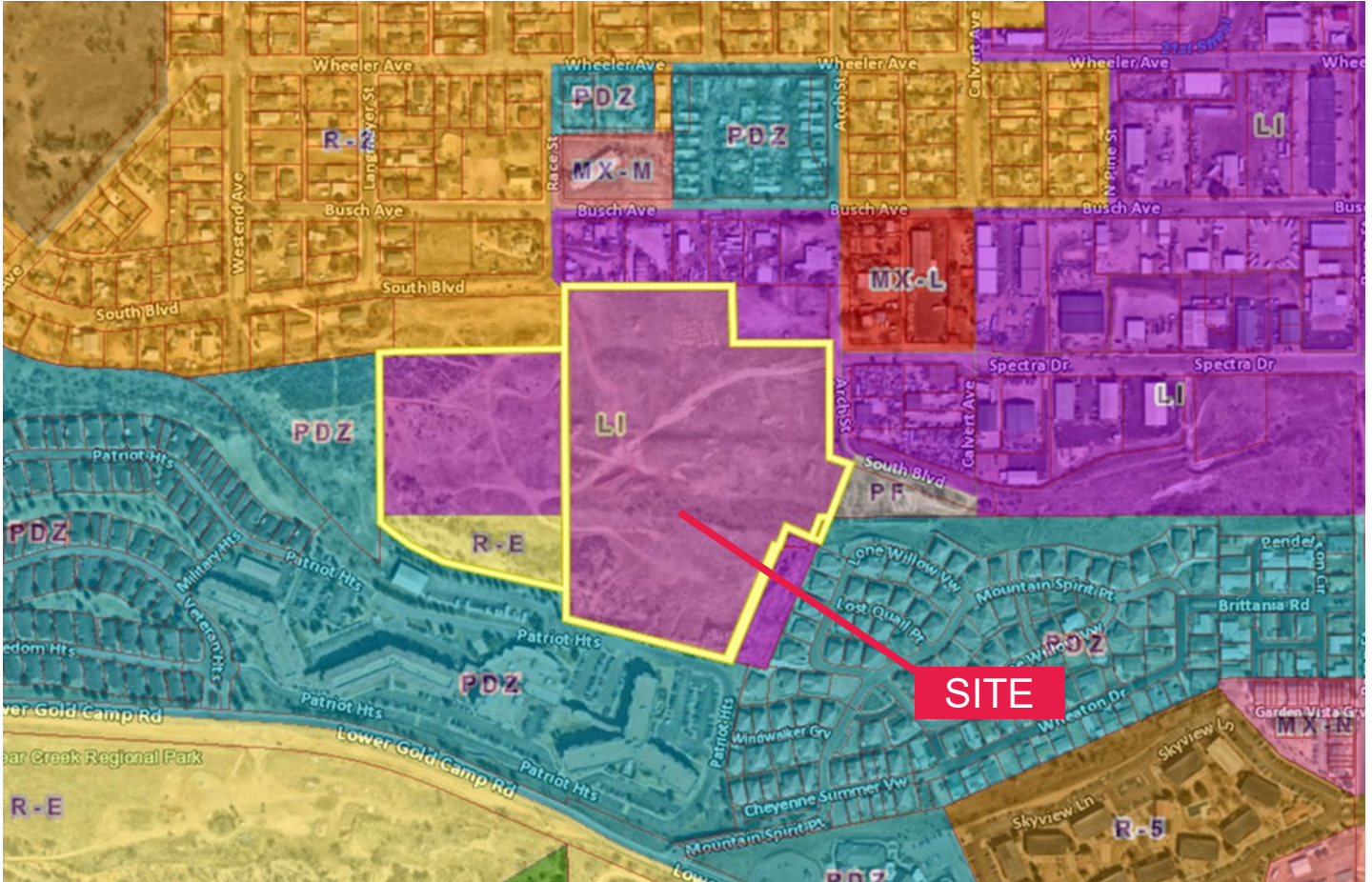
The subject application(s) were submitted prior to the implementation date (06/05/2023) of the ReTool project, and as such, the applicant is permitted to elect which Code they prefer their application(s) be reviewed under. The subject application(s) were chosen to be reviewed under previous Chapter 7 per the applicant's instructions. 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-2 (Two – Family Residential) and LI (Light Industrial)	Industrial and Residential	
West	PDZ (Planned Development Zone)	Residential	
South	PDZ (Planned Development Zone)	Residential	
East	PDZ (Planned Development Zone) and LI (Light Industrial)	Industrial and Residential	

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	Neighborhood Meeting / Internal Review / Planning Commission Hearing
Postcard Mailing Radius	1000 feet
Number of Postcards Mailed	322 Postcards
Number of Comments Received	3 written comments

Public Engagement



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The Planning department required a neighborhood meeting for this project prior to the initial submittal due to the public being heavily involved with previous development plans for this site. The meeting was well attended with concerns regarding density, the state of the surrounding street network, traffic, and property values which were echoed in the comments received upon the initial review. Some of the attendants were concerned about increases in density beyond what is being proposed with this plan. The applicants received feedback regarding their two potential development paths being, a rezone request or a CUDP. The CUDP application was the direction the applicant decided to submit. Given previous development proposals with higher densities many of the attendees were receptive to this plan. **(Figure 2 – Public Comments, Figure 3 Public Comment Response)**

Agency Review

Traffic Impact Study

City Traffic Engineering Department has agreed with the findings and recommendations presented by Harris Kocher and Smith from their May 30th 2023 updated Traffic Impact Analysis. **(Figure 4 – Traffic Impact Analysis)**

School District

No comments received.

City Engineering Development Review

Geohazard report was submitted and approved by City Engineering.

SWENT

Many of SWENT's comments relate to the Preliminary Drainage Report which was submitted and is currently being reviewed by SWENT. Staff feels that it is necessary to hold any approval until all of SWENT's comments regarding the site have been adequately addressed.

Colorado Springs Utilities

All comments addressed.

Conditional Use Development Plan

Summary of Application

The applicant is requesting a CUDP for a multifamily project on a 21.95 acre site zoned LI (Light Industrial) and R-E (Single-Family - Estate). The CUDP illustrates 154 multifamily residential units comprised of 77 duplexes. Under Chapter 7 residential development within the previous zoning district required compliance with R-5 (Multi-Family) development standards. While the application meets Code requirements outlined in the previous Code, the proposed density of 7.02 units per acre remains under the UDC requirements for the R-5 zoning district, that established a maximum of 25 dwelling units per acre. The project proposes two accesses off of the intersection of South Boulevard and Race Street on the north and at the intersection of Spectra Drive and Arch Street on the east. The residences will be served by private streets connecting to the two previously mentioned access points.

There are extreme grade changes on the south end of the property which has resulted in the developer proposing twelve acres of open space where only 1.65 acres is required. There is also a proposed amenity center/clubhouse in the northeast corner of the property featuring indoor fitness center and restrooms, outdoor pool, covered patio, seating areas, and grilling and picnic areas.



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Due to requirements from City Engineering, South Boulevard will be improved from Race Street to Langmeyer Street. The initial proposal required the improvement of South Boulevard to Westend Avenue but there were grading concerns that prevented the street from being improved to city standards. Race Street is required to be improved from South Boulevard to Busch Avenue. At the east end of the property, Arch Street will be improved from South Boulevard to Spectra Drive and Spectra Drive will be improved through the city's Roadway Improvement Plan to an Arterial in 2024. **(Figure 5 – Development Plan)**

Compliance with Relevant Code Sections and Review Criteria

This application has gone through several rounds of reviews and has met all the conditions and applicable codes through all the standard review agencies. The applicant is also required to show compliance with the review criteria as outlined in previous chapter 7. The first two criteria will be discussed below in this section while the third, consistency with the comprehensive plan, will be discussed in one of the following sections of this report.

Surrounding Neighborhood:

This project is required to show that they are not substantially injuring the value and qualities of the neighborhood surrounding the conditional use. The project's density of 7.02 units per acre is a sharp decline from the site to the south which has a density of approximately 25 units per acre. This decline in density serves as a great transition from multifamily to the single family and industrial development to the north and east of this property which would diversify housing options in the area while providing a transitional density to match the existing higher density multifamily to the south with the lower density to the north.

Intent of Zoning Code:

This proposal is required to be consistent with the intent and purpose of this zoning code to promote public health, safety and general welfare. The applicant explains they are doing this by developing infill growth with additional housing choices while providing residents with a mix of on-site indoor and outdoor amenities. The applicant also explains that the introduction of medium density multi-family residential into a diverse part of the city will promote these objectives by providing quality rental housing that strengthens and preserves this neighborhood.

This application would diversify the housing choices in the area while improving the existing infrastructure which has been a safety concern for the existing residents. This use type is also a substantially greater fit for the neighborhood than other use types that the LI (Light Industrial) zone district would allow by right.

Compliance with Relevant Guiding Plans and Overlays

While there is not an approved concept plan governing this site, it is within the Westside Master Plan area. The master plan identifies the project site as part of the Midland Area and the proposed land use was classified as Industrial Planned. The Industrial Planned area was anticipated to be a center for industrial development due to its proximity to Highway 24 however that has not materialized since this plans' adoption in 1980. There have been numerous housing developments approved for this area since the plans adoption as this area's needs have changed including a higher density project to the south. The Midland Area recommendations call for expanding the existing residential development and that any development occurring on the periphery of the established residential areas should be accountable for demonstrating compatibility with the existing low density residential development. By establishing this site with a housing type of duplexes, the applicant met this requirement by providing a transition to the higher density development to the south. Ultimately, we have not seen the industrial development of this area that was anticipated in 1980 and residential development has replaced the planned industrial area. Any industrial development of these parcels would not be harmonious with the nearby homes.



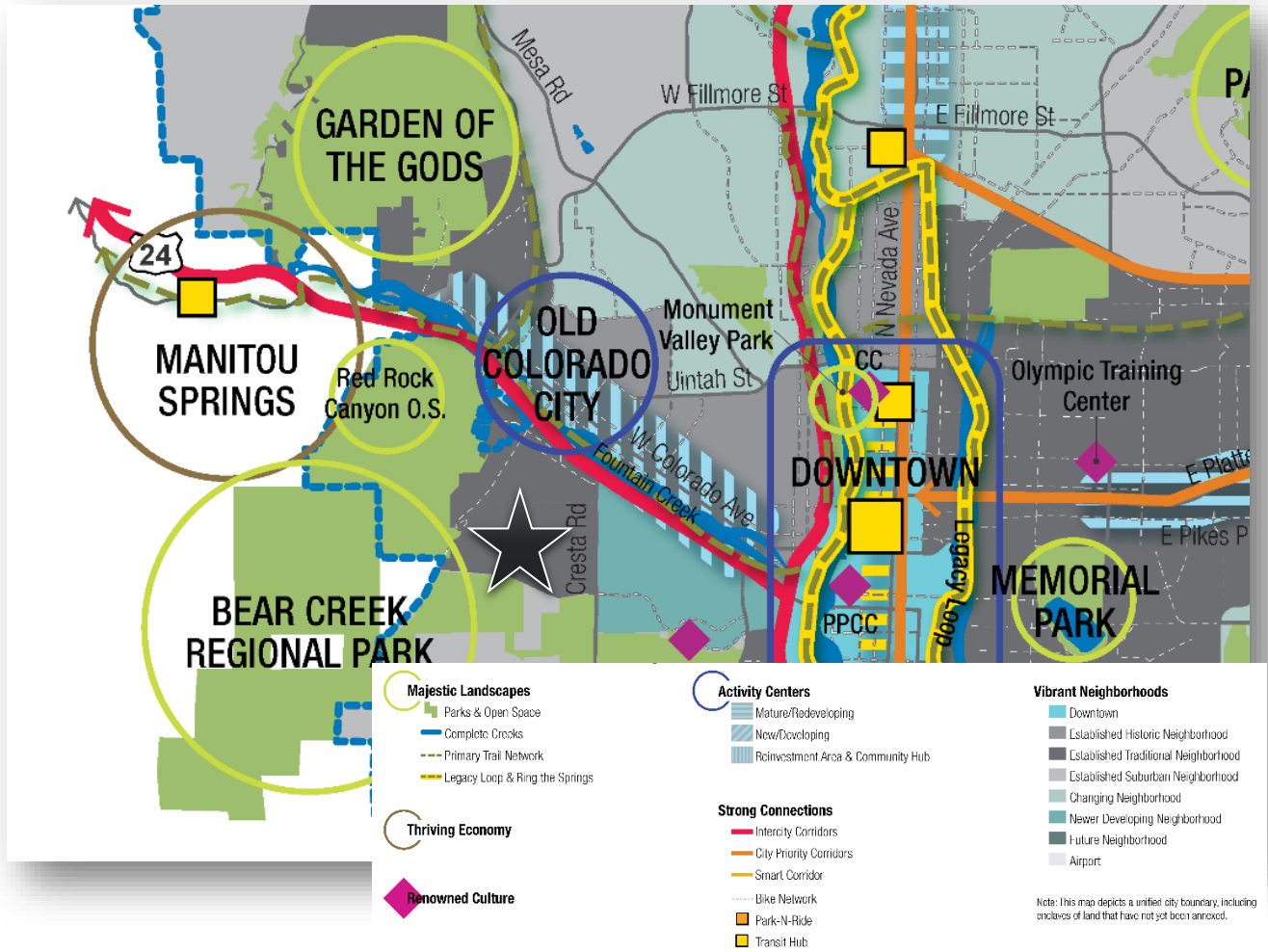
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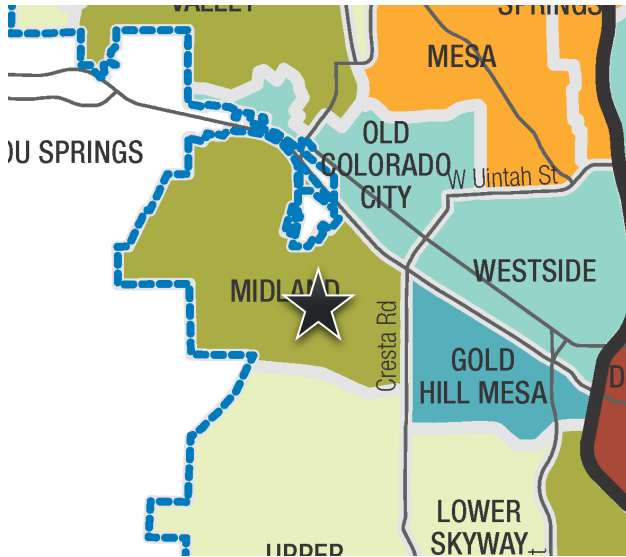
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Compliance with PlanCOS

PlanCOS Vision



This development falls in the classification of Established Traditional Neighborhood in the city's Comprehensive Plan (PlanCOS). PlanCOS calls out established neighborhoods as places that have been primarily built-out but should expect some degree of infill and redevelopment. Established Traditional Neighborhoods are specifically called out as having areas that were established prior to zoning being established. This is key for the area in question as we have a mix of commercial industrial and residential even within the same block. To preserve the existing residential neighborhood, this project should be encouraged. **(Figure 1 - Project Statement)**

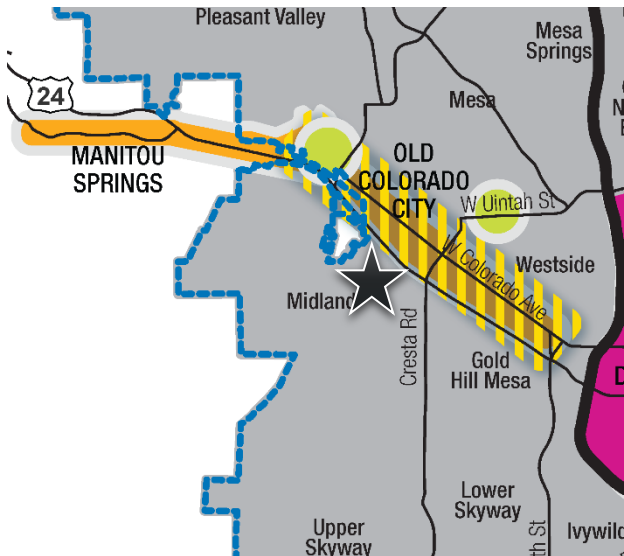


Predominant Typology

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

Vibrant Neighborhoods

The vibrant neighborhood section of Plan COS under Strategy VN-2.A-3 states that planning should support decisions that provide a variety of housing types and sizes to support the needs of residents through various life stages and income levels. Strategy VN-3.B-3 calls for encouraging community gathering places as design elements within neighborhood centers. The clubhouse and surrounding amenities will serve as community places for residents.



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

Unique Places

Policy UP-2.A calls for supporting infill and land use investment throughout the mature and developed areas of the city. Strategies within this policy include actively supporting ongoing and potential infill projects (UP-2.A-4) and to encourage the redevelopment of vacant properties in the core area of the city by using rezoning (UP-2.A-1). While this project is not proposing a rezoning, it is proposing a conditional use development plan that if approved, could result in the redevelopment of a vacant lot.



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Recommendation

CUDP-23-0006

Approve the Conditional Use Development Plan based upon the finding that the request complies with the criteria as set forth in City Code Section 7.5.704 with a condition of approval:

1. The applicant will receive final approvals from SWENT