

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

THURSDAY, MAY 15, 2014

**CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, COLORADO 80903**

**CHAIR GONZALEZ CALLED THE MEETING TO ORDER AT 8:30 A.M.
THE MEETING ADJOURNED AT 10:05 P.M.**

PRESENT:

Donley
Gonzalez
Ham
Henninger
Markewich
Phillips
Shonkwiler
Sparks
Walkowski

ABSENT:

ALSO IN ATTENDANCE:

Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Senior Attorney/Municipal

RECORD OF DECISION

Moved by Commissioner Phillips, seconded by Commissioner Ham to approve the April 17, 2014 Record of Decision (minutes). Motion carried 9-0.

COMMUNICATIONS

1. Peter Wysocki announced the meeting date change discussed during the Informal meeting. The Planning Commission discussed changing the meeting date from Thursday, August 21 to Wednesday, August 20 due to downtown area events supporting the Pro Cycling Challenge.

Moved by Commissioner Ham, seconded by Commissioner Phillips, to reschedule the regular meeting from Thursday, August 21, 2014 to Wednesday, August 20, 2014. Motion carried 9-0.

2. Commissioner Phillips read into the record the Department's Resolution of Appreciation for Chair Edward Gonzalez appreciating his six years of service to the Planning Commission.

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CONSENT CALENDAR

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM NO.: A.1 CPC ZC 14-00021</p> <p>ITEM NO.: A.2 CPC DP 14-00022 (Quasi-Judicial)</p> <p>PARCEL NO.: 6403418001</p> <p>PLANNER: Steve Tuck</p>	<p>Request by Charles D. Lippincott III on behalf of Patricia F. Griffin for consideration of the following development applications:</p> <ol style="list-style-type: none"> 1. A zone change from R-5 (Multi-Family Residential) to C-5/CR (Intermediate Business with Conditions of Record). 2. A development plan that proposes a change of use for the existing, 3,100 square-foot building from medical office to retail, general office and personal improvement services. <p>The subject property consists of 9,115 square feet and is located at 3775 East La Salle Street.</p>	7
<p>ITEM NO.: B CPC CU 14-00029 (Quasi-Judicial)</p> <p>PARCEL NO.: 7323301007</p> <p>PLANNER: Lonna Thelen</p>	<p>Request by Paulson Architects, PC on behalf of M& J 2150 GG, LLC for a conditional use to allow mini warehouses in the PIP-1 zone district. The property contains 4.5 acres and is located at 2150 Garden of the Gods Road.</p>	8

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NEW BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM NO.: 4.A CPC A 13-00081 (Legislative)</p> <p>ITEM NO.: 4.B CPC ZC 14-00039 (Legislative)</p> <p>ITEM NO.: 4.C CPC PUZ 14-00042 (Quasi-Judicial)</p> <p>PARCEL NO.: 6200000631</p> <p>PLANNER: Meggan Herington</p>	<p>Request by NES, Inc. on behalf of Pulpit Rock Investments, LLC for consideration of the following development applications:</p> <ul style="list-style-type: none"> A. The Flying Horse Ranch Addition No. 2 Annexation. The 1.67-acre annexation is requested in order to correct a survey error. B. The establishment of an A (Agricultural) zone district for 1.67 acres. C. A rezoning of 2.15 acres from A (Agricultural) and PUD (Planned Unit Development: Single-family residential, 2 – 3.5 dwelling units per acre, 35-foot maximum building height) to PUD (Planned Unit Development: Single-family residential, 2 – 3.5 dwelling units per acre, 35-foot maximum building height). <p>The property is located in the Flying Horse community south Diamond Rock Road and 1,000 feet west of Pride Mountain Drive.</p>	9
<p>ITEM NO.: 5.A CPC MP 07-00061-A3MN14</p> <p>ITEM NO.: 5.B CPC PUZ 14-00024</p> <p>ITEM NO.: 5.C CPC PUD 14-00025 (Quasi-Judicial)</p> <p>PARCEL NO.: 6200000529</p> <p>PLANNER: Meggan Herington</p>	<p>Request by JR Engineering on behalf of High Valley Land Company, Inc. for consideration of the following development applications:</p> <ul style="list-style-type: none"> A. A minor amendment to the Briargate Master Plan to move the 11-acre school site from the current location directly north of Pine Creek High School to a location east of Thunder Mountain Drive, northeast of Pine Creek High School and directly south of the future park. B. A rezoning of 73.54 acres from A (Agricultural) to PUD (Planned Unit Development: Single-family residential, 1.99 dwelling units per acre, 30-foot height maximum for all lots shown as estate lots on the development plan and 36-foot maximum height for all other lots). C. The North Fork at Briargate PUD Development Plan that consists of 141 single family residential lots with open space and public roads on 73.54 acres. <p>The impacted property consists of 84.54 acres and is located north of Old Ranch Road, east of Thunder Mountain Avenue and west of Howells Road.</p>	14

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ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM NO.: 6.A CPC MP 04-00254-A3MJ14 (Legislative)</p> <p>ITEM NO.: 6.B CPC PUZ 14-00026</p> <p>ITEM NO.: 6.C CPC PUD 14-00027 (Quasi-Judicial)</p> <p>PARCEL NO.: 6200000618</p> <p>PLANNER: Meggan Herington</p>	<p>Request by Classic Consulting on behalf of Allison Valley Development Company, LLC for consideration of the following development applications:</p> <ul style="list-style-type: none"> A. A major master plan amendment to the Allison Valley Ranch Master Plan to rename the master plan to The Farm, reduce and reconfigure residential densities, reconfigure major access points, relocate the 15-acre school site, expand the parks, trails and open space, preservation of drainage areas, and illustrate areas of the plan previously implemented. B. A rezoning of 26.03 acres from A (Agricultural) and PUD (Planned Unit Development: Single-family residential, 2.07 dwelling units per acre, 35-foot maximum building height) to PUD (Planned Unit Development: Single-family residential, 2 – 3.49 dwelling units per acre, 36-foot maximum building height). C. The Farm Filing No. 1A, 1B, 1C and 2 Development Plan that consists of 212 single family lots, parks, open space, trails and public roads on 75.65 acres. <p>The property is located east of Interstate 25, west of Voyager Parkway and north of Interquest Parkway.</p>	38
<p>ITEM NO.: 7.A CPC CP 08-00078-A1MJ13</p> <p>ITEM NO.: 7.B CPC CU 13-00116 (Quasi-Judicial)</p> <p>PARCEL NO.: 6318305002</p> <p>PLANNER: Lonna Thelen</p>	<p>Request by NES Inc. on behalf of Pueblo Bank and Trust Company for consideration of the following development applications:</p> <ul style="list-style-type: none"> A. A concept plan amendment to change uses from commercial/office to multi-family. B. A conditional use to allow multi-family in the PBC (Planned Business Center) zone district. <p>The proposal is for 141 multi-family units to be constructed. The units are proposed west of the existing gas station and north of Rockrimmon Boulevard. The subject property is zoned PBC (Planned Business Center) and PUD (Planned Unit Development), consists of 24.08 acres and is located northwest of Delmonico and Rockrimmon.</p>	56

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ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM NO.: 8.A CPC MPA 07-00308-A5MJ14 (Legislative)</p> <p>ITEM NO.: 8.B CPC ZC 14-00031</p> <p>ITEM NO.: 8.C CPC ZC 14-00032</p> <p>ITEM NO.: 8.D CPC ZC 14-00033</p> <p>ITEM NO.: 8.E CPC ZC 14-00034</p> <p>ITEM NO.: 8.F CPC CP 14-00035</p> <p>ITEM NO.: 8.G AR DP 14-00116 (Quasi-Judicial)</p> <p>PARCEL NO.: 7335400008</p> <p>PLANNER: Lonna Thelen</p>	<p>Request by Rockwell Consulting Inc. on behalf of Garden of the Gods LLC for consideration of the following development applications:</p> <ul style="list-style-type: none"> A. A major amendment to the master plan to change single family to a religious institution, a human service facility, single family and multi-family for Sentinel Ridge Phase 1. B. A zone change from PUD/SS/HS (Planned Unit Development with Streamside Overlay and Hillside Overlay) to R1-6/HS/SS (Single-Family Residential with Hillside Overlay and Streamside Overlay) for Sentinel Ridge Phase 1 consisting of 21.8 acres. C. A zone change from PUD/SS/HS (Planned Unit Development with Streamside Overlay and Hillside Overlay) to OC/HS (Office Complex with Hillside Overlay) for Sentinel Ridge Phase 1 consisting of 7.6 acres. D. A zone change from PUD/SS/HS (Planned Unit Development with Streamside Overlay and Hillside Overlay) to OC/HS (Office Complex with Hillside Overlay) for Sentinel Ridge Phase 1 consisting of 8.3 acres. E. A zone change from PUD/SS/HS (Planned Unit Development with Streamside Overlay and Hillside Overlay) to R5/HS (Multi-Family Residential with Hillside Overlay) consisting of 7.7 acres. F. A concept plan for a religious institution, a human service facility, single family and multi-family for Sentinel Ridge Phase 1. G. A development plan for a Human Service Facility (Skilled nursing/assisted living) consisting of 7.7 acres located southwest of Fillmore and Grand Vista Circle. <p>The overall subject property is located at the southeast corner of Fillmore Street and Mesa Road and contains 28 acres.</p>	<p style="text-align: center;">120</p>

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ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
<p>ITEM NOS.: 9.A CPC MP 07-00061-A2MN13</p> <p>ITEM NOS.: 9.B CPC CP 02-00245-A1MN13</p> <p>ITEM NOS.: 9.C CPC PUZ 13-00124</p> <p>ITEM NOS.: 9.D CPC PUD 13-00125 (Quasi-Judicial)</p> <p>PARCEL NO.: 6222300004</p> <p>PLANNER: Rick O'Connor</p>	<p>Request by N.E.S. on behalf of Kettle Creek LLC and the John Venezia Family Trust for consideration of the following development applications:</p> <ul style="list-style-type: none"> A. A minor amendment to the Briargate Master Plan changing approximately 12.7 acres from a Commercial land use designation to a Residential Low-Medium(3.5-7.99 dwelling units/gross acre) designation. B. A minor amendment to the Bison Ridge at Kettle Creek Concept Plan that would change the approved commercial use/plan to a single family use/plan. C. A rezoning from PBC (Planned Business Center) to PUD (Planned Unit Development-single family detached, 35-foot height, 4.4 dwelling units per acre). D. The Bison Ridge at Kettle Creek No. 4 development plan that consists of 50 single-family lots. <p>The property consists of 12.7 acres and is located in the northeast corner of Old Ranch Road and Chapel Ridge Drive, south of Looking Glass Way, approximately 800 feet west of Powers Boulevard.</p>	<p style="text-align: center;">160</p>

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CONSENT CALENDAR

DATE: May 15, 2014

ITEM: A.1, A.2

STAFF: Steve Tuck

FILE NO.: CPC ZC 14-00021, CPC DP 14-00022

PROJECT: 3775 East LaSalle Street

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Ham, seconded by Commissioner Phillips, to approve **Item A.1-File No. CPC ZC 14-00021**, the zone change from R-5 (Multi-Family Residential) to C-5/CR (Intermediate Business with Condition of Record) for 3775 East LaSalle Street, based on the finding that the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries) and is subject to the following Condition of Record:

Condition of Record:

The following uses are not permitted: medical marijuana facility, sexually oriented business, liquor sales, bar, detention facility, cemetery, or restaurant.

Motion carried 9-0.

Moved by Commissioner Ham, seconded by Commissioner Phillips, to approve **Item A.2-File No. CPC DP 14-00022**, the development plan for 3775 East LaSalle Street for retail, office and personal improvement services, based on the finding that the plan complies with the review criteria in City Code Section 7.5.502.E (Development Plan Review Criteria). Motion carried 9-0.

May 15, 2014
Date of Decision



Planning Commission Chair

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CONSENT CALENDAR

DATE: May 15, 2014

ITEM: B

STAFF: Lonna Thelen

FILE NO.: CPC CU 14-00029

PROJECT: 2150 West Garden of the Gods Road

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Ham, seconded by Commissioner Phillips, to approve **Item B-File No. CPC CU 14-00029**, the conditional use for 2150 West Garden of the Gods Road based upon the finding that the conditional use complies with the review criteria in City Code Section 7.5.704 and 7.5.502.E, subject to compliance with the following technical informational modifications:

Technical Modifications to the conditional use development plan:

1. Label the water main as private on the utility plan page of the development plan.
2. Include the file number CPC CU 14-00029 on pages 2, 3 and 4.
3. Label the west access point as emergency access only.

Motion carried 9-0.

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Planning Commission Chair

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NEW BUSINESS CALENDAR

DATE: May 15, 2014

ITEM: 4.A-4.C

STAFF: Meggan Herington

FILE NO.: CPC A 13-00081, CPC ZC 14-00039, CPC PUZ 14-00042

PROJECT: Flying Horse Ranch Addition No. 2

STAFF PRESENTATION

Ms. Meggan Herington presented PowerPoint slides (Exhibit A).

APPLICANT PRESENTATION

Mr. John Maynard of NES, Inc. appeared for questions.

CITIZENS IN FAVOR/OPPOSITION

None

APPLICANT REBUTTAL

None

DECISION OF THE PLANNING COMMISSION

Commissioner Walkowski stated that this application is clearing up an error that occurred years prior and found the project meets all review criteria.

Commissioner Gonzalez agreed with Commissioner Walkowski's comments

Moved by Commissioner Walkowski, seconded by Commissioner Shonkwiler, to approve **Item 4.A-File No. CPC A 13-00081**, the Flying Horse Ranch Addition No. 2 Annexation, based upon the findings that the annexation complies with all of the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203. Motion carried 9-0.

Moved by Commissioner Walkowski, seconded by Commissioner Shonkwiler, to approve **Item 4.B-File No. CPC ZC 14-00039**, the establishment of the A (Agricultural) zone district, based

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upon the findings that the zoning request complies with the three (3) criteria for establishing a zone district as set forth in City Code Section 7.5.603.B. Motion carried 9-0.

Moved by Commissioner Walkowski, seconded by Commissioner Shonkwiler, to approve **Item 4.C-File No. CPC PUZ 14-00042**, the rezoning of 2.21 acres from A (Agricultural) and PUD (Planned Unit Development; Single-family Residential, 2-3.5 dwelling units per acre, 35-foot maximum building height) to PUD (Planned Unit Development; Single-family residential 2-3.5 dwelling units per acre, 35-foot maximum building height), based on the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603.B and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603. Motion carried 9-0.

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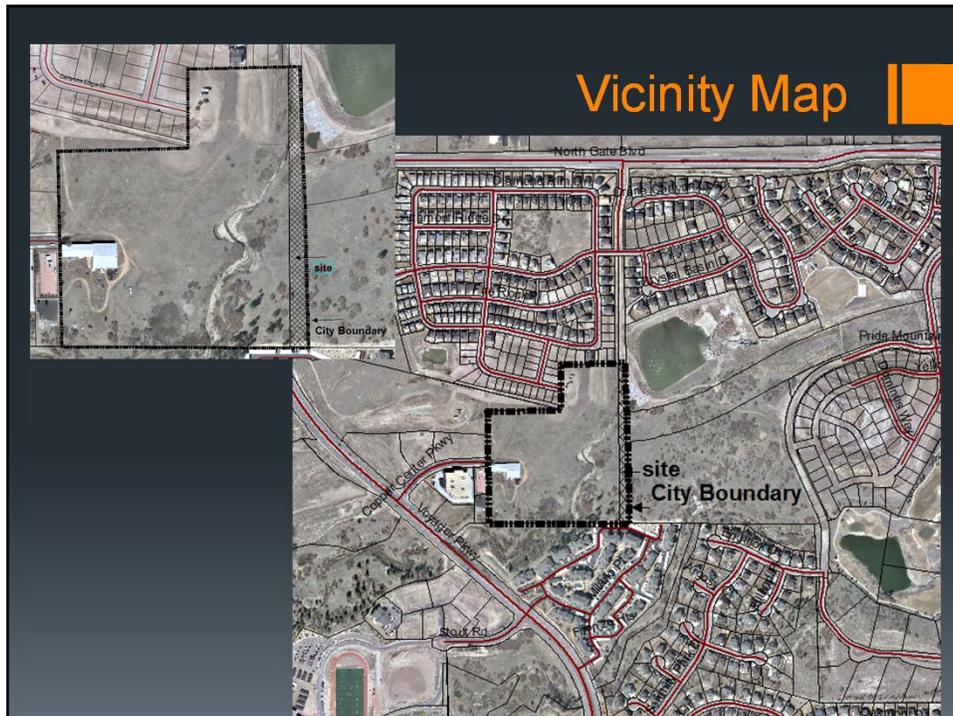
Planning Commission Chair

FLYING HORSE RANCH ADDITION NO. 2

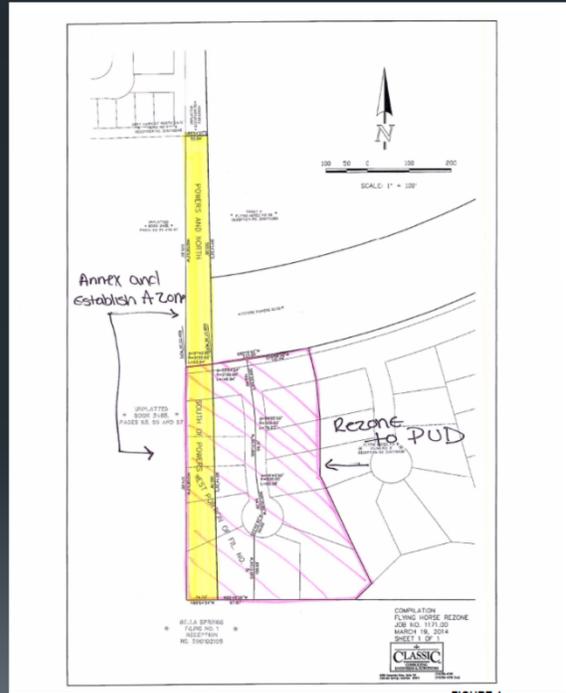
Annexation and Zoning/Rezoning

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Meggan Herington, Principal Planner



Annexation and Zoning



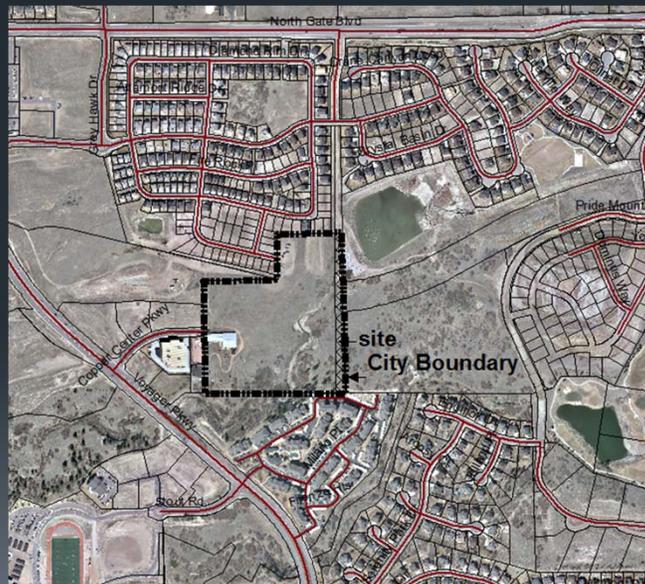
Flying Horse #8 Development Plan



Staff Recommendation

- Staff recommends approval of the applications as presented

Questions?



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NEW BUSINESS CALENDAR

DATE: May 15, 2014

ITEM: 5.A-5.C

STAFF: Meggan Herington

FILE NO.: CPC MP 07-00061-A3MN14, CPC PUZ 14-00024, CPC PUD 14-00025

PROJECT: North Fork at Briargate

STAFF PRESENTATION

Ms. Meggan Herington presented PowerPoint slides (Exhibit A).

Commissioner Walkowski inquired of a letter referenced that outlined the applicant's intentions toward installing a wall. Ms. Herington stated LaPlata provided a letter to the Howells Road residents in the early 2000s. Ms. Herington could not find a copy of such letter in City records as there were no applications submitted to the City for review and consideration at that time and considers it hearsay at this point. Ms. Herington was not opposed to a wall versus a split-rail fence, but felt there should be some pedestrian connectivity from the proposed homes to Howells Road and the detention pond that could provide some recreational opportunities. She stated that her professional opinion is that there is no need to wall off neighborhoods; that neighbors should enjoy pedestrian connection and the ability to use the trails and open areas to walk to school and for recreation.

APPLICANT PRESENTATION

Ms. Angela Essing with LaPlata Communities, presented PowerPoint slides (Exhibit B).

Ms. Essing related previous versions of the project discussed with the neighbors years ago, which included a denser residential plan with clusters of homes with green spaces in between. Residents at that time opposed smaller lot sizes that would be adjacent their larger lots. After that meeting, there was a design option for a wall to buffer the smaller lots. The plans currently submitted represent a superior option to buffer the County residents, which is a one-for-one ratio of residential lots across from the existing five acre County residential lots along Howells Road. The land use is the buffer without the wall or opaque fencing due to the larger lots that serve as a better transition to the larger County lots. The applicant has agreed to a 50-

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foot building setback, as requested by the neighbors, along the rear of the larger estate lots adjacent Howells Road.

Ms. Essing stated LaPlata is not proposing a fence along the detention pond because County drainage infrastructure needs upgraded and they felt that water may be overtop Howells Road as it makes its way into the Howells detention pond; thus, the fencing was removed. Flows from the new development will be piped underground and collected into the City drainage system. The trail system will connect to Cordera trails that will connect to the larger City Parks trail system.

Commissioner Henninger inquired of the school site orientation at the end of Forest Creek Road. Ms. Essing stated the building orientation is not designed yet, but School District 20 has confirmed access. Parents will enter from north of Daydreamer Drive and exit onto Thunder Mountain Road.

Commissioner Markewich inquired of internal fencing to residential lots. Ms. Essing stated LaPlata requires homeowners to install interior fencing that matches the perimeter. In this case, it would be a three-way, split-rail fence.

Commissioner Phillips inquired if any roads are private. Ms. Essing stated no, all are public roads.

Commissioner Phillips inquired who is responsible for the ponds. Ms. Essing stated because the developer is proposing the Howells pond, the City requires it privately owned and will be maintained by the homeowners association (HOA). The Old Ranch Road Pond (ORR Pond) will be a public pond.

Commissioner Sparks preferred no fencing along the larger lots.

Commissioner Gonzalez inquired if there is a walking area between Howells Road and the rear lot fencing. Ms. Essing stated no, there is not a walking area connecting the lots to Howells Road.

Ms. Kathleen Krager, City Transportation Planning, stated there are different types of drivers that could conflict between elementary school sites and high school sites. The City has become globalized in types of charter and other schools throughout the city, which complicates the traffic engineering statistics. Old Ranch Road has 40 minutes of peak times for arrival and departure trips; thus, she decided to allow another full movement access point onto Old Ranch to serve this proposed residential development and the future elementary school site.

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Commissioner Walkowski inquired of the reasoning for a one-lane roundabout. Ms. Krager stated a one-lane roundabout was proposed due to converting existing two-lane roundabouts in the city to one lane. The roundabout on North Carefree within the First and Main shopping center will be converted to a one-lane roundabout.

Commissioner Gonzalez if Ms. Krager had concerns with the close proximity of Howells Road or Forest Creek to the proposed roundabout. Ms. Krager stated no.

CITIZENS IN FAVOR

None

CITIZENS IN OPPOSITION

1. Mr. and Mrs. Rocky and Margo Manning reside on Howells Road and read a letter into the record (Exhibit C). Mr. and Mrs. Manning requested LaPlata maintain their previous proposal for a masonry wall to buffer the County residents. They compared the 50 foot and 60 foot lots represented in the plan as being smaller than existing Pine Creek or Cordera residential lot sizes. They preferred the walking path and objected to the detention pond referenced as open space.
2. Mr. Terrance Stokka, Black Forest Land Use Committee, appreciated the larger lots used as a transition. He was concerned with overall traffic in the area, specifically for those traveling to and from Black Forest. He stated that the Black Forest Land Use Committee would like to see Union connected to Milam for another connection to Old Ranch Road.
3. Ms. Louellen Welsch, resident along Howells Road, appreciated LaPlata's efforts to transition larger lots toward the County residents and the proposed trail system. She was concerned that there are too many stop-and-go points with multiple traffic signals and intersection. She anticipated school traffic stacking trying to access Old Ranch with bottleneck traffic in the roundabout near Forest Creek Road. She felt Forest Creek should be expanded to two lanes.
4. Ms. Monica Phelan stated she counted 50 cars that completed u-turns onto Howells Road to avoid waiting at multiple signal cycles. She felt two roads accessing this development is too minimal.
5. Mr. Kyle Katsos resides on Old Ranch and appreciated LaPlata's incorporating the residents' concerns into the plan. He was concerned with pedestrian connectivity along the detention pond that seems unsafe adjacent Howells Road.
6. Ms. Teresa Markel questioned the capacity of a single-lane roundabout and was also concerned with vehicle stacking and potential of parents dropping off children onto Howells Road.

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APPLICANT REBUTTAL

Ms. Essing addressed traffic and stated the Briargate Master Plan was established during 1970s and 1980s and took into consideration all surrounding areas. The traffic study was based upon those planned densities and uses. The proposed roundabout was approved in 2006 and was shown on the previously approved adjacent development plan. Forest Creek has a 50-foot right-of-way with 34 feet of throughway that accommodates two lanes of traffic and two lanes for parking along both sides of the road (easily accommodating two lanes for vehicle travel). Thunder Mountain reduces to a two-lane road with a center strip to restrict movement and middle turn lane.

Commissioner Shonkwiler referenced LaPlata's letter regarding native plants and dirt road to maintain rural character. Ms. Essing redistributed the letter stating LaPlata was committed to those options during 2006. Now LaPlata feels that the current proposed plan is superior in that larger estate lots provide a one-to-one match of lots across from County residents rather than proposing a masonry wall separating the two developments. She felt adding the masonry wall to the HOA's existing responsibilities (detention pond and pedestrian trail maintenance) would create a financial burden.

DECISION OF THE PLANNING COMMISSION

Commissioner Ham stated the contentious items are the previously proposed wall and the traffic. He clarified the Planning Commission's purview and the criteria they must base their decision upon. He was not in support of sound walls to separate residential neighborhoods. He has a school in his neighborhood and refuses to drive near it during peak hours due to traffic congestion in the neighborhood. He felt there were too many traffic stops along Old Ranch Road, but those traffic decisions were made prior to his appointment. During his site visit during the middle of the day he found there was still too much traffic.

Commissioner Henninger appreciated LaPlata's development. He appreciated the development and flow, but was concerned that Thunder Mountain would receive too much traffic.

Commissioner Markewich was concerned with the lack of a pedestrian trail along Howells Road.

Commissioner Donley was concerned with relocation of the school site, even though he agreed it needed to be relocated away from the adjacent high school. Placing an elementary school at the far end of the project reinforces parent drop-off rather than allowing children to walk to school. He objected to the master plan amendment. He supported the Black Forest Preservation Plan, but was concerned that the estate lot transition within the City creates large expenses for utilities and infrastructure expansion. He preferred the estate lots have access onto Howells Road. He opposed the roundabout design. He would've preferred to speak with a representative from School District 20 to address school site issues.

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Commissioner Phillips agreed with his fellow commissioners' comments regarding a pedestrian trail, but agreed with the developer that it would burden the future HOA.

Commissioner Shonkwiler felt the estate lot design is an excellent compromise. He preferred a different location for the school away from the existing high school. He felt a pedestrian trail would not create a financial burden on a future HOA if the developer installed the trail. He felt the traffic plan creates a dangerous vehicular situation, and was disappointed the traffic study had not changed much in 30 years.

Commissioner Walkowski appreciated developer concessions, but struggled with potential bottleneck at the end of Thunder Mountain. The review criteria stress the need to avoid overburdening existing traffic patterns and roads. This development may not overburden it, but future development may overburden the road network.

Commissioner Sparks agreed with relocation of the school site. She felt plans would not harm current health, safety and welfare as well as meeting development plan criteria as long as the detention pond fencing and re-grade are accomplished. She favored the larger estate lots that transition the County rural lots.

Commissioner Gonzalez stated the developer has come up with a great compromise. He felt the future development would not impact the rural character driving down Howell Road in future years. He felt a masonry wall would restrict interconnectivity. He supported a path around the detention area. He preferred a dirt path along Howells Road to delineate the difference between County and City sides of the road, yet he was hesitant to require a development option that is not required under the development plan criteria. He felt the roundabout's main purpose is to ease any potential stacking issue. The roundabout location would prevent residents along Howells Road encountering traffic all day long compared with a roundabout at their main access. He supported the school relocation. He felt split rail fence along Howells Road should be full length along with split rail between pond and trail to avoid unsafe issues during rainstorms. He supported all three applications because they met the review criteria and were in conformance with the Comprehensive Plan.

Commissioner Shonkwiler recommended the split-rail fence on the north side of the pond to discourage children trying to access it during rainstorms.

Commissioner Henninger objected to any additional improvements to drainage ponds other than what is required by code and engineering standards.

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Moved by Commissioner Sparks, seconded by Commissioner Phillips, to approve **Item No. 5.A-File No. CPC MP 07-00061-A3MN14**, the amendment to the Briargate Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408. Motion carried 8-1 (Commissioner Donley opposed).

Moved by Commissioner Sparks, seconded by Commissioner Phillips, to approve **Item No. 5.B-File No. CPC PUZ 14-00024**, the zone change from A (Agricultural) to PUD (Planned Unit Development: Detached Single-Family Residential, 1.99 dwelling units per acre and 30-foot maximum building height on Estate lots and a 36-foot maximum building height on all other lots as shown on the PUD development plan), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603.B and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603. Motion carried 8-1 (Commissioner Ham opposed).

Moved by Commissioner Sparks, seconded by Commissioner Phillips, to approve **Item No. 5.C-File No. CPC PUD 14-00025**, the PUD development plan for North Fork at Briargate, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502.E, subject to compliance with the following technical modifications:

Technical Modifications on PUD development plan:

1. Update the legal description on the development plan.
2. Add the notes to the landscape plan that the landscaping in the future roundabout must be reviewed by City staff.
3. Add to the plan a note that Howells pond will be privately owned and maintained.
4. **The developer must provide a safety measure between the trail and the detention pond (Howells pond) with either fencing or re-grading.**

Moved by Commissioner Shonkwiler, seconded by Commissioner Walkowski, to amend the motion for Item No. 5.C by adding a technical modification to extend the split-rail fence on the easterly side of the detention pond. Motion failed 4-5 (Commissioners Gonzalez, Markewich, Shonkwiler and Walkowski in favor with Commissioners Henninger, Donley, Ham, Phillips, and Sparks opposed).

Moved by Commissioner Shonkwiler, seconded by Commissioner Markewich, to amend the motion for Item No. 5.C by adding a technical modification to require a gravel trail between the split-rail fence along the easterly area of property to be installed by the developer. Motion failed 3-6 (Commissioners Markewich, Gonzalez and Shonkwiler in favor with Commissioners Donley, Henninger, Ham, Phillips, Walkowski, and Sparks opposed).

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

Original motion back on the table.

Original motion on Item 5.C carried 7-2 (Commissioner Ham and Henninger opposed).

May 15, 2014
Date of Decision



Planning Commission Chair

North Fork at Briargate

City File Numbers:

CPC MP 07-00061-A3MN14 – QUASI-JUDICIAL

CPC PUZ 14-00024 – QUASI-JUDICIAL

CPC PUD 14-00025 – QUASI-JUDICIAL

City Planning Commission

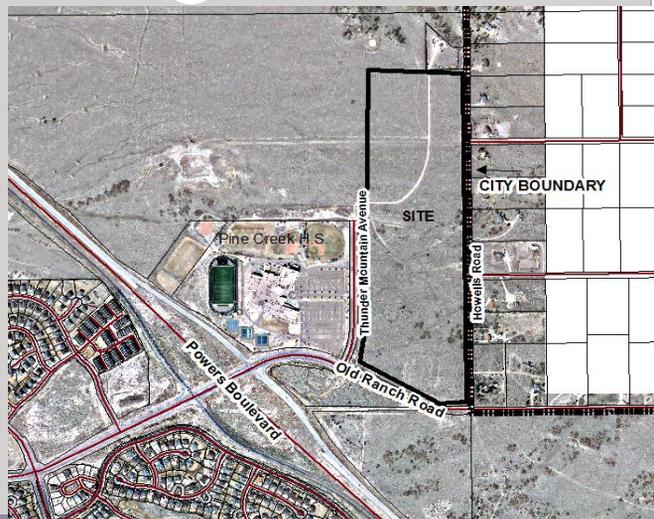
May 15, 2014

Meggan Herington, Principal Planner
Land Use Review Division

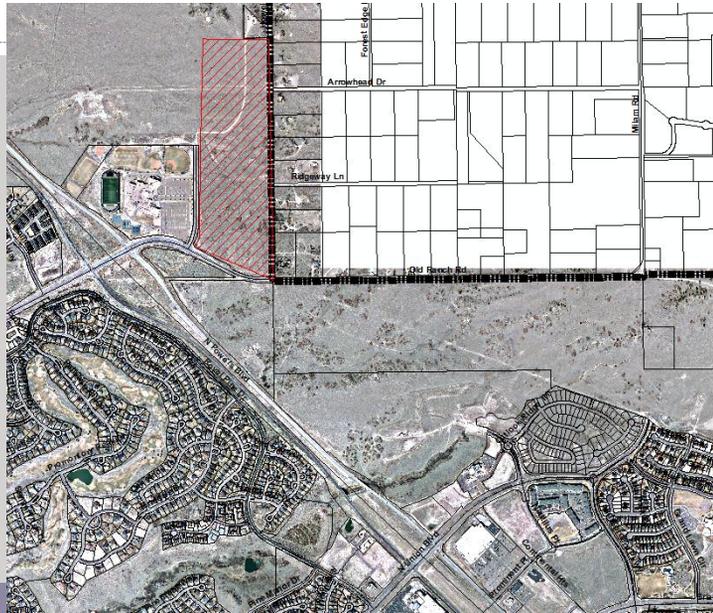
Vicinity Map

Master Plan
Amendment
11 acres

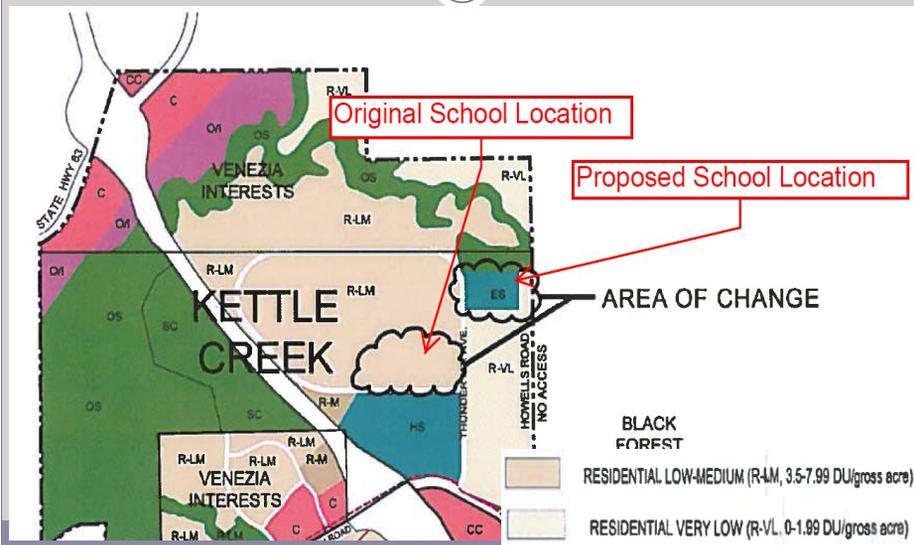
PUD Zone Change
Development Plan
73.54 acres



Vicinity Map

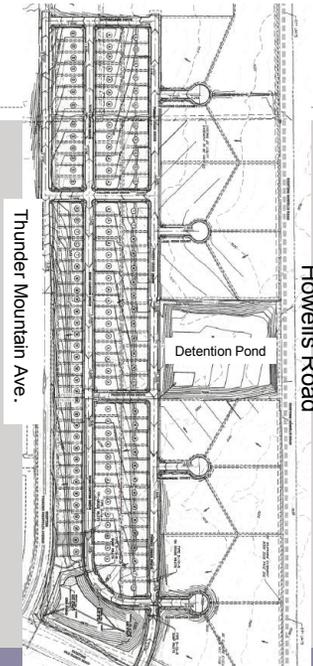


Briargate Master Plan Amendment



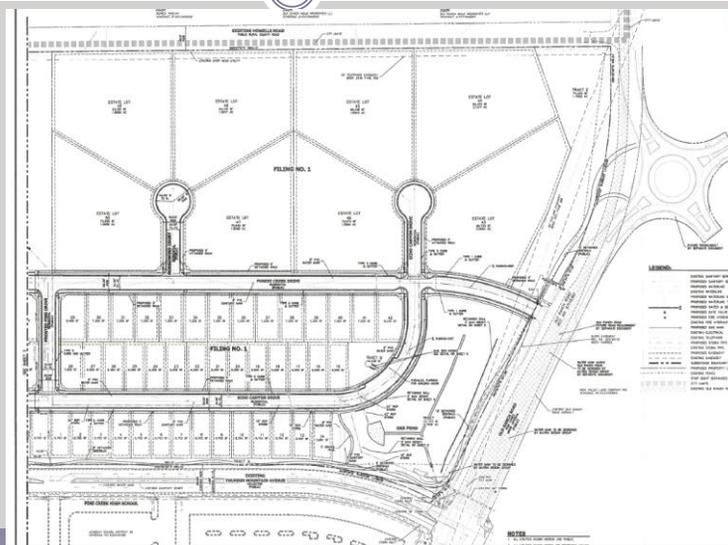
PUD Rezone/ Development Plan

- Rezone 73.54 acres from A to PUD
 - PUD – 1.99 DU's per acre, 36' and 30' heights depending on lot type
- 141 total lots ranging in size from 5,000 sf to 4.5 acres
- Detention areas, open space tracts, public roads
- No vehicular access to Howells Road

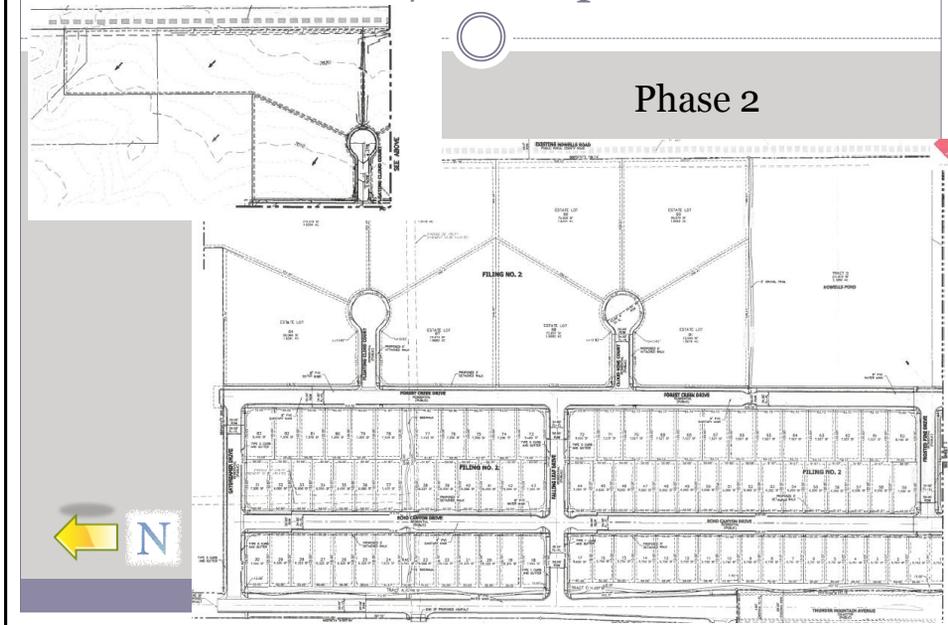


PUD Rezone/Development Plan

Phase 1



PUD Rezone/Development Plan



PUD Rezone/Development Plan

- Estate Lot Detail

- Reduced building height – 30' maximum

**MINIMUM BUILDING SETBACKS:
(ESTATE LOTS ~ LOTS OVER 1.5 ACRES)**

- FRONT SETBACK FROM ROW 40' MIN.
- SIDE SETBACK 25' MIN.
- SIDE SETBACK FROM EAST ROW OF FOREST CREEK DRIVE 50' MIN.
- REAR SETBACK 25' MIN.
- REAR SETBACK FROM HOWELLS ROAD 50' MIN.

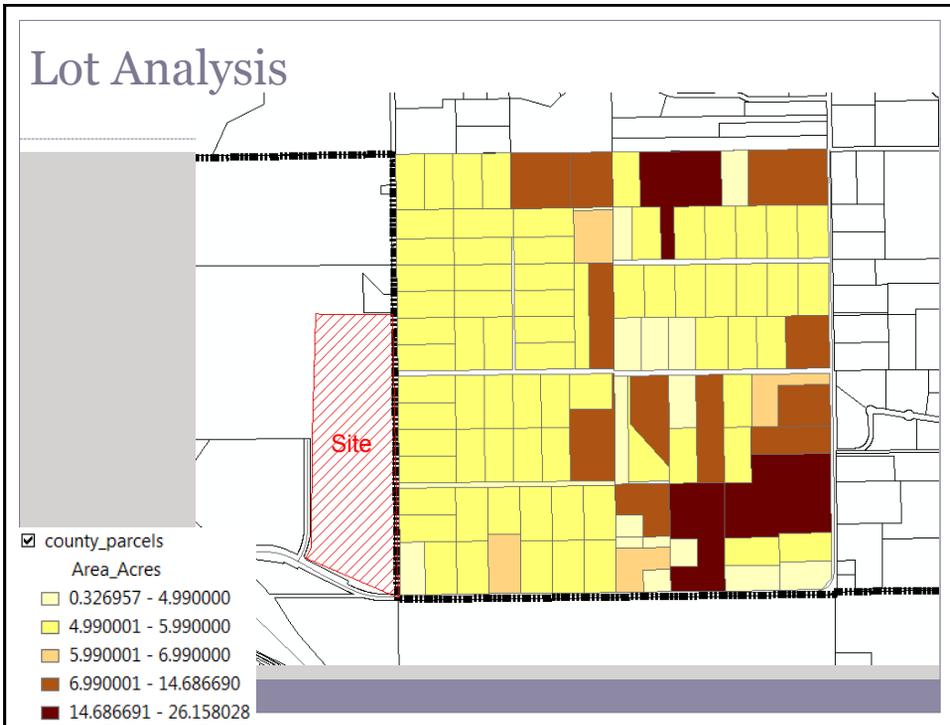
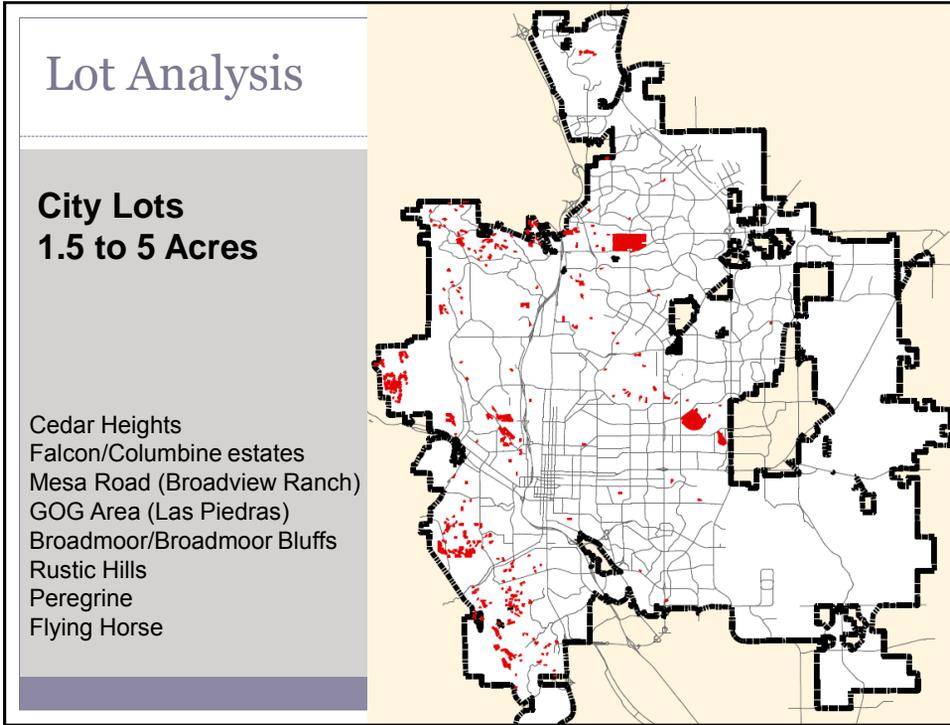
ESTATE LOT ACCESSORY STRUCTURE:

AN ACCESSORY BUILDING STRUCTURE IS ALLOWED ON AN ESTATE LOT. THESE ACCESSORY STRUCTURES SHALL BE DETACHED FROM THE PRINCIPAL RESIDENCE AND SHALL BE FOR THE PURPOSE OF RV & VEHICLE STORAGE, WORKSHOP/HOME OFFICE SPACE & GENERAL STORAGE, ETC. GARAGES CAN HAVE 6 GARAGE DOORS. (PER LOT)

- MAXIMUM SQUARE FOOTAGE 2100 SF MAX. (MUST BE SMALLER THAN PRINCIPAL BUILDING)
- MAXIMUM BUILDING HEIGHT 30' HEIGHT MAX, BUT NOT GREATER THAN PRINCIPAL BUILDING

ACCESSORY BUILDING SETBACKS:

- FRONT SETBACK 40' MIN. (ACCESSORY BUILDING MAY NOT BE PLACED IN FRONT OF THE PRINCIPAL BUILDING AT THE FRONT SETBACK)
- SIDE PROPERTY LINE SETBACK 25' MIN.
- SIDE SETBACK FROM EAST ROW OF FOREST CREEK DRIVE 100' MIN.
- REAR PROPERTY LINE SETBACK 25' MIN.
- PROPERTY LINE SETBACK FROM HOWELLS ROAD 50' MIN.



Stakeholder Process/Issues

- Notification to 147 property owners
- Neighborhood meetings
 - March 6
 - April 2
 - May 1
- Neighbor issues include:
 - Oppose moving school site
 - Increased traffic
 - Need for a wall along Howells Road
 - Pedestrian connectivity

Stakeholder Process/Issues

- Original submittal of the master plan amendment showed school directly adjacent to Howells
 - Moved 200 feet off of Howells
 - Part of a private lot now serves as a buffer
 - Move based on neighbor input
 - School District 20 in favor of the site
- Increased traffic
 - Improvements made to Old Ranch with Phase 1
 - ✦ Round-about at Old Ranch
 - ✦ Extending left turn lane to Thunder Mountain

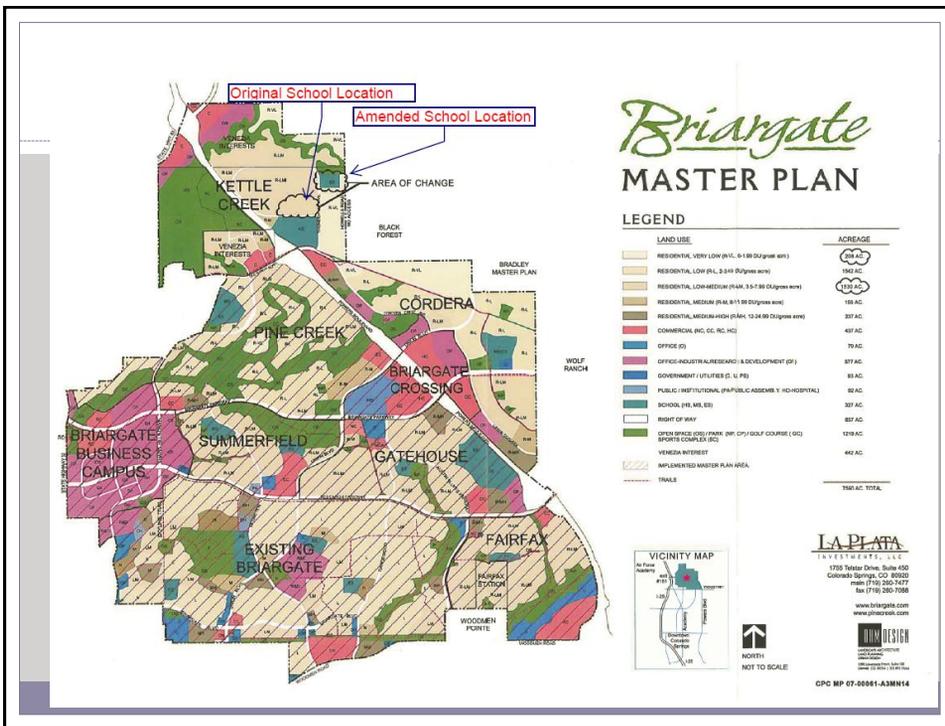
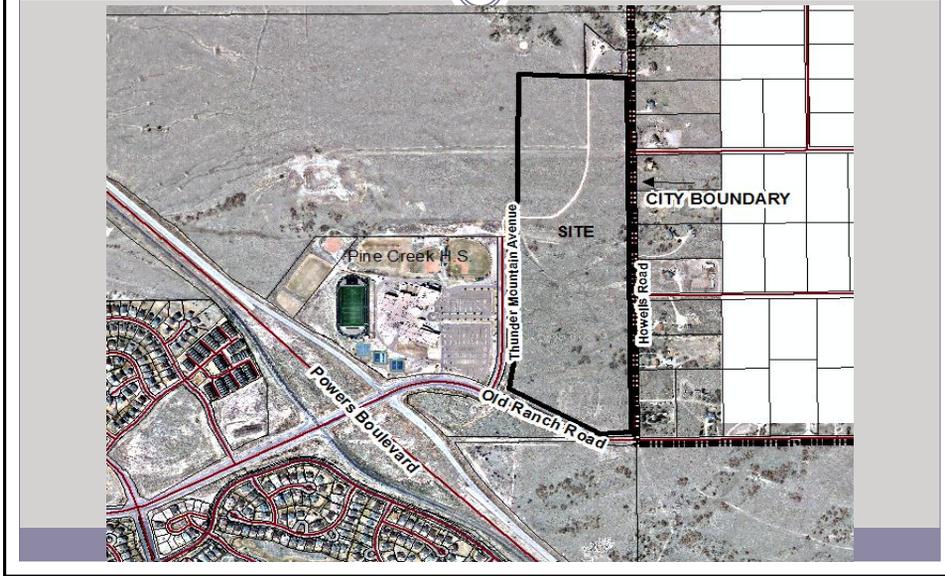
Stakeholder Process/Issues

- Need for a wall along Howells Road
 - Staff requested split rail fence along Howells to be maintained by HOA
 - Trail connection through detention area connecting Howells to the development and future parks
 - Pedestrian connectivity supported by staff

Recommendation

- Staff recommends approval of the applications as presented with technical modifications to the PUD Development Plan:
 - **Technical Modifications:**
 - ✦ Update the legal description on the development plan.
 - ✦ Add the notes to the landscape plan that the landscaping in the future round-about must be reviewed by city staff.
 - ✦ Add to the plan a note that Howells pond will be privately owned and maintained.

Questions?

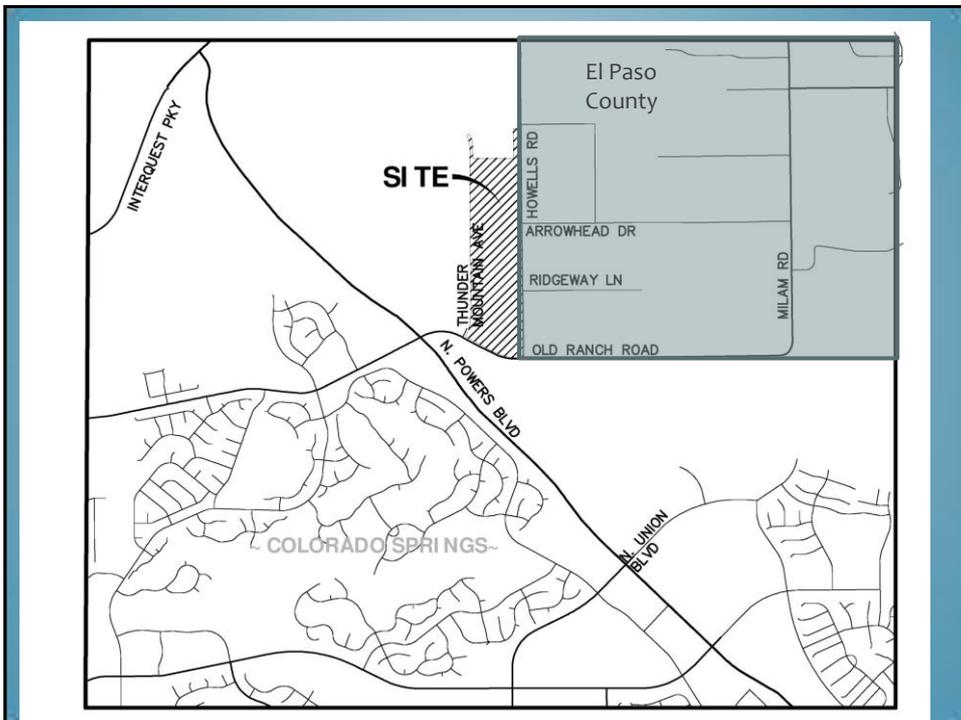


**NORTH FORK
AT
BRIARGATE**

North Fork at Briargate—City Files:

- CPC MP 07-00061-A3MN14 Master Plan
- CPC PUZ 14-00024 Zone Change
- CPC PUD 14-00025 Development Plan

Angela Essing, Director of Planning, La Plata Communities
Steve Rossoll, Vice President, JR Engineering
Jeff Hodsdon, LSC Transportation Consultants, Inc.
Ron Bevans, Project Manager, N.E.S. Inc.



Minor Amendment to Master Plan

Reasons for Change:

- ✓ Better Traffic Circulation ORR
- ✓ Stacking Distance for Parents
- ✓ School Start Times
- ✓ Better Internal Traffic
- ✓ Park Site
- ✓ Two Adjoining Properties
- ✓ More Cost Effective for School
- ✓ School District prefers site #1 based on all items above

Zone Change from A to PUD

- ✓ Single Family
- ✓ 1.99 DU/Acre
- ✓ Maximum Building Height of 30' and 36'

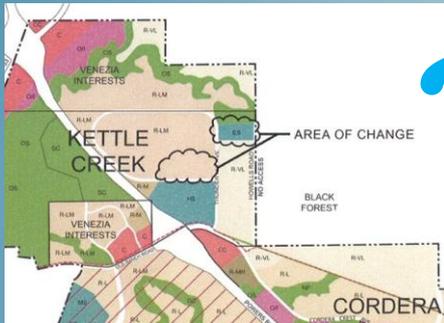
← North

Development Plan
 141 Single Family Lots
 16 Estate Lots
 125 5750 to 7500 sq. ft. Lots

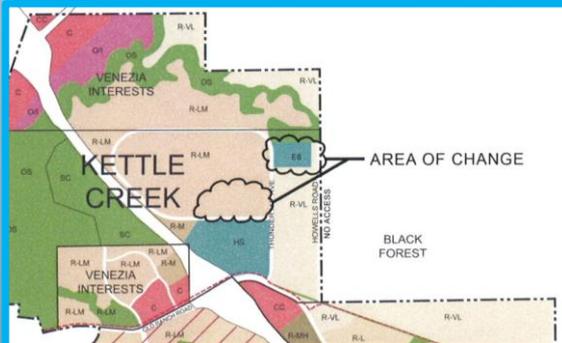
Estate Lots
 Larger Setback
 Accessory Structures
 Up to 6 Garage Doors
 Minimal Grading

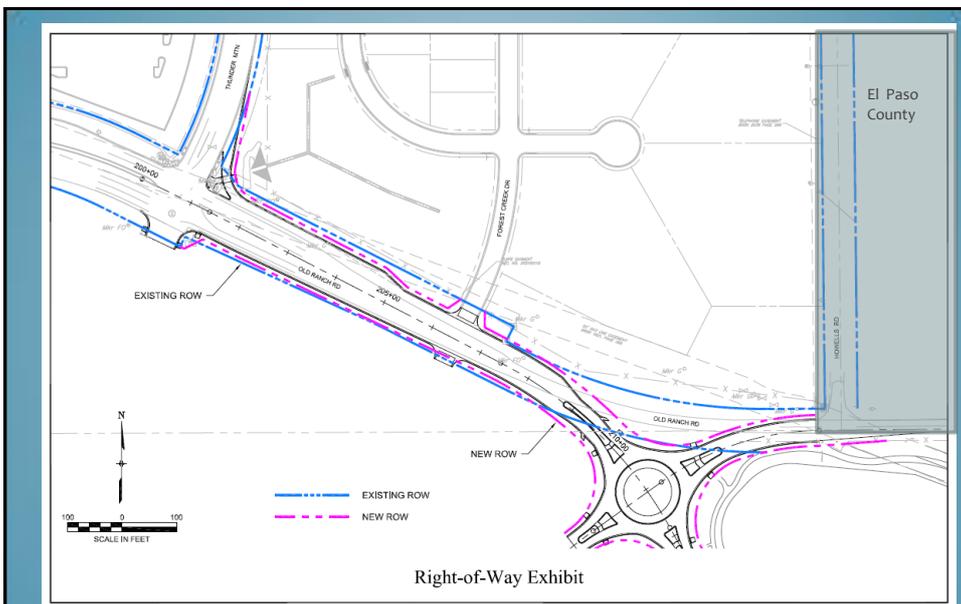


← North



Neighborhood Comment:
 ✓ Don't like school site
 next to Howell's Road

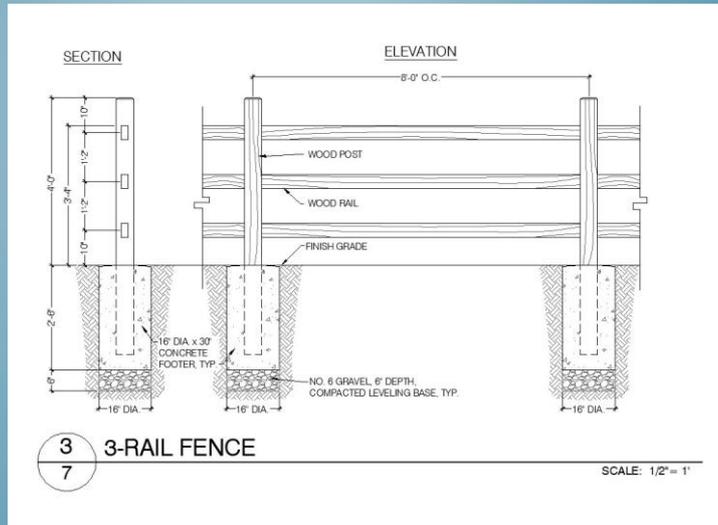




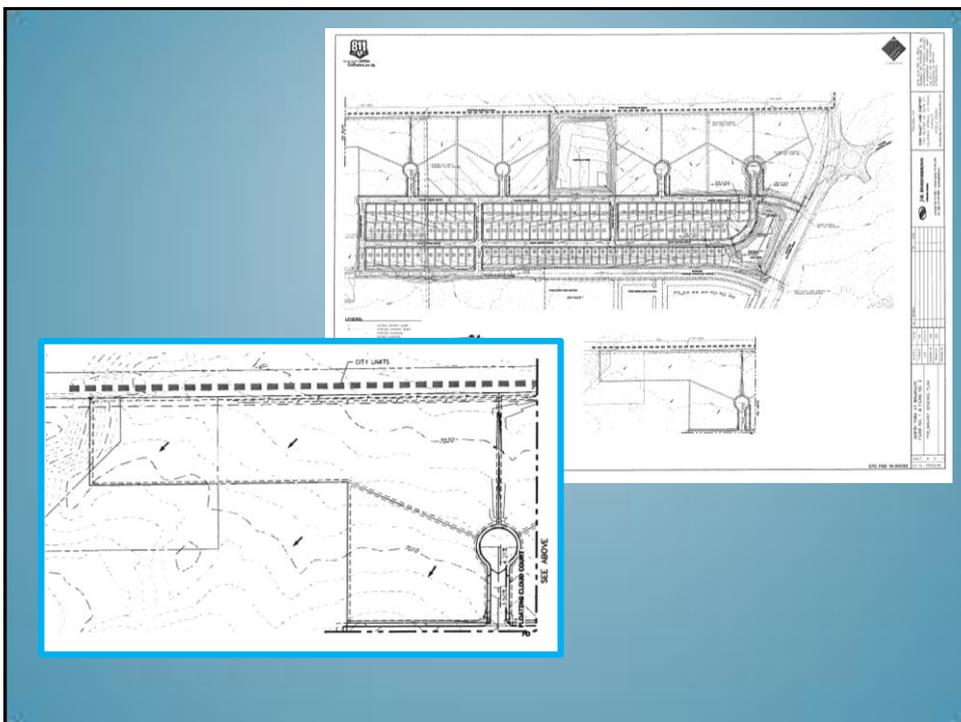
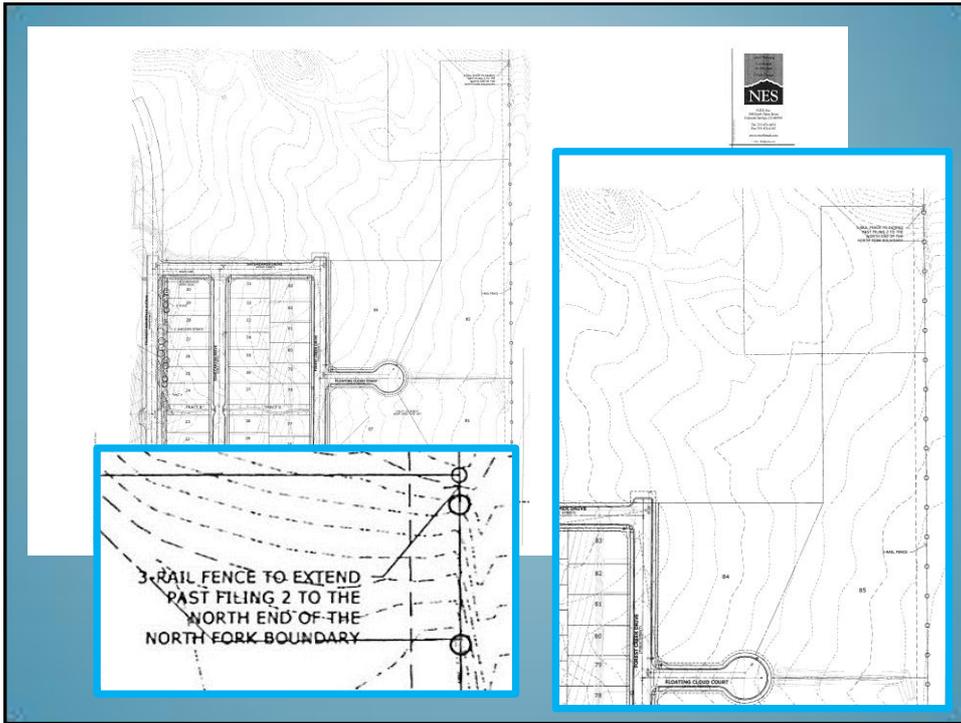
Neighborhood Comment:
 ✓ Traffic Will Be Congested

Neighborhood Comment:

- ✓ Some county residents want a concrete wall and others do not want any wall or fence.



COMMENTS AND QUESTIONS?



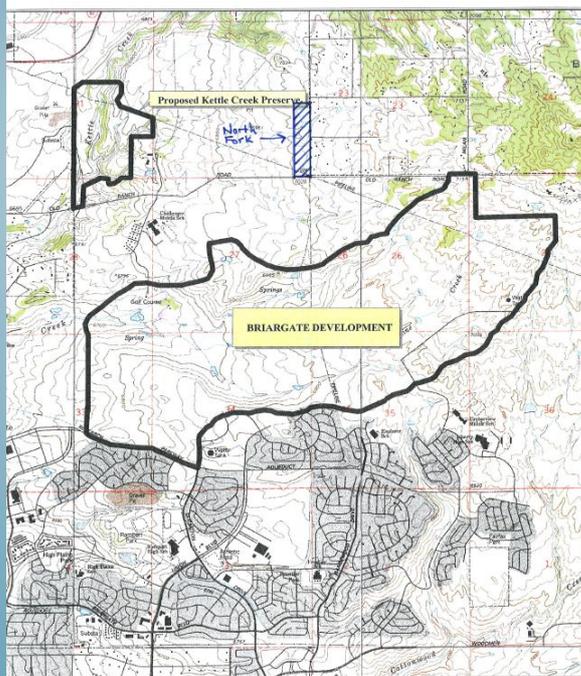


Grass Harvesting
 May 17 to May 23
 from 9 AM to 3 PM

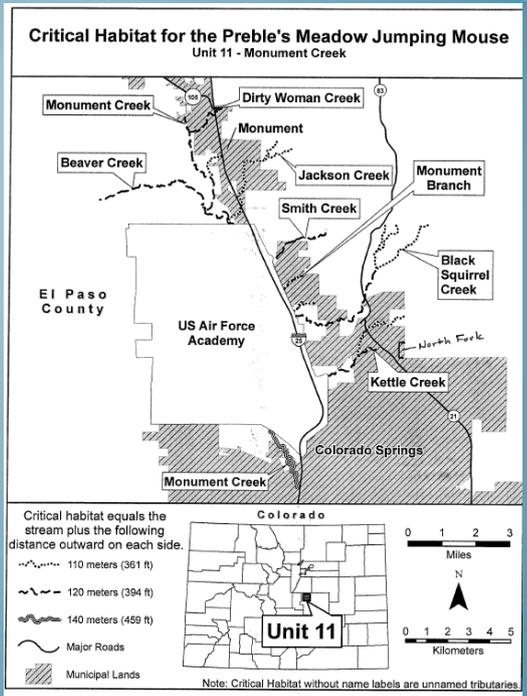
- Check-in and enter at the end of Thunder Mountain
- Residents are responsible for all labor and must provide their own tools and transportation
- Grasses to be harvested from flagged area only
- La Plata does not guarantee the life of the grass or the success rate of transplanted grasses

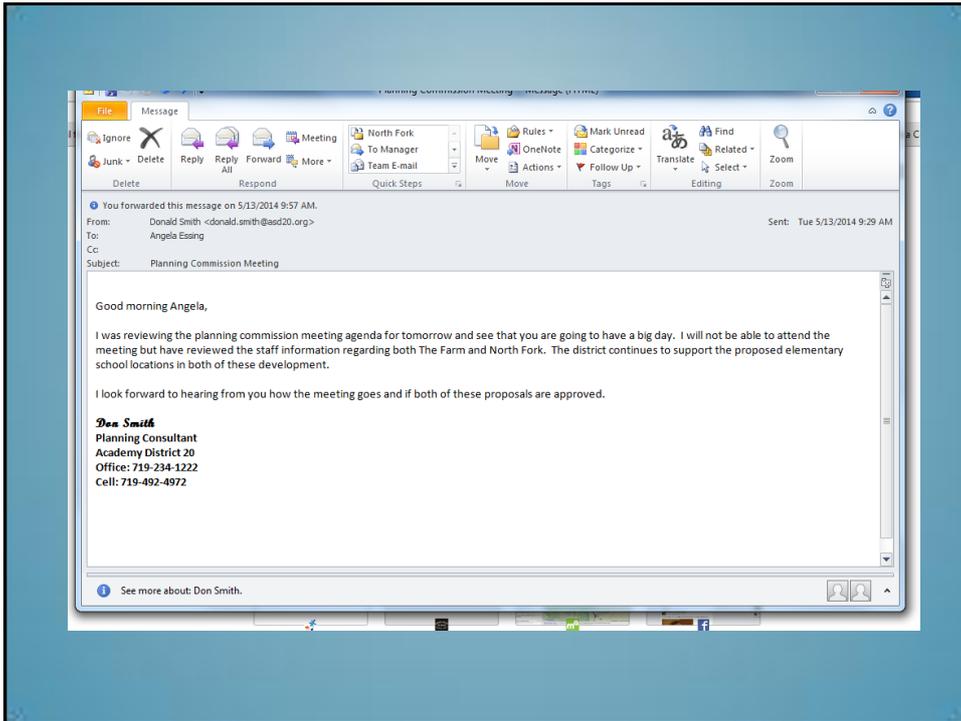


**HABITAT
CONSERVATION
PLAN FOR THE
BRIARGATE
DEVELOPMENT
2000**



**CRITICAL
HABITAT FOR
THE PREBLE'S
MEADOW
JUMPING
MOUSE**





**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: May 15, 2014

ITEM: 6.A-6.C

STAFF: Meggan Herington

FILE NO.: CPC MP 04-00254-A3MJ14, CPC PUZ 14-00026, CPC PUD 14-00027

PROJECT: The Farm

STAFF PRESENTATION

Ms. Meggan Herington presented PowerPoint slides (Exhibit A).

Commissioner Henninger now excused.

APPLICANT PRESENTATION

Ms. Angela Essing, La Plata Communities, presented PowerPoint slides (Exhibit B). The developer is installing an additional five feet of road right-of-way along Ridgeline Drive to accommodate the new school site and the school drop off and pickup needed for stacking. The parks redesign was heard by the Parks and Recreation Advisory Board and they recommended approval of the new parks and trails layout.

CITIZENS IN FAVOR

Mr. Sam Cameron of Cameron Butcher Company owns land nearby and was happy to hear that LaPlata would be the master developer in the area.

CITIZENS IN OPPOSITION

Ms. Laura Denys was concerned if the road network could accommodate the proposed and current traffic capacity near Ridgeline and Voyager.

APPLICANT REBUTTAL

Ms. Essing stated an approved traffic study was completed and supports all three applications. The traffic study is based on the reduced residential density within the project and analyzes the capacity along Voyager. Voyager is a 3 lane roadway in this area. There is a signal planned at Voyager and Ridgeline which will also help with traffic concerns.

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

STAFF REQUESTED TO SPEAK

Commissioner Donley inquired of signalization at Ridgeline. Ms. Krager stated the design has been approved and the Ridgeline and Voyager intersection may not be signalized until Summer of 2014. The signalization is already paid for.

Commissioner Donley inquired of less traffic along Voyager. Ms. Krager stated the traffic volumes on Voyager increased during the I-25 construction, but has now seen it reduced with construction coming to completion.

DECISION OF THE PLANNING COMMISSION

Commissioner Donley was concerned about insuring access to the north of the site and preferred no driveway access along Ridgeline. He appreciated the open space aspects.

Commissioner Shonkwiler preferred a traffic-calming design along Ridgeline Drive. He would prefer density lost on this project to be made up on another portion of the master plan.

Commissioner Markewich would not support the master plan amendment unless the roadway system was redesigned. He was concerned with public safety of exiting the neighborhood that has limited access during a natural disaster. He was in support of the proposed trails, open space and parks.

Commissioner Gonzalez felt the connection issue could be addressed with a note that requires staff to coordinate with the developer to restrict road access. He found that the master plan criteria and the Comprehensive Plan objectives were met. It is a land owner's decision whether to increase or lower the density on their master plan. He supported all three applications.

Commissioner Sparks found it would be helpful to add a note to address connectivity from Voyager through Ridgeline up to Middle Creek Parkway. She felt that connectivity may not be shown on the plan because the developer possibly hasn't designed that northern portion yet. She supported the trail connectivity and expansive open space, and appreciated the proposed pedestrian circulation and connectivity through the mouse habitat.

Mr. Wysocki suggested wording to address the Ridgeline Drive connectivity to state, "Ridgeline Drive shall be connected to Middle Creek Parkway as a roadway utilizing traffic calming devices approved by the City with no single-family residential access."

Moved by Commissioner Donley, seconded by Commissioner Walkowski, to approve **Item 6.A-File No. CPC MP 04-00254-A3MJ14**, the major amendment to The Farm master plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408, subject to the following condition:

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Add the following note: Describe a connection between Ridgeline Drive and Middle Creek Parkway with no driveway access shown. It is acceptable for that route to be indirect as it proceeds through Parcels 7, 8 or 10.

Moved by Commissioner Shonkwiler, seconded by Commissioner Donley, to amend the master plan note to include the words, "without reducing overall density in the master plan area." Motion to amend failed 1-7 (Commissioner Shonkwiler in favor; Commissioners Donley, Markewich, Ham, Gonzalez, Phillips, Walkowski, and Sparks opposed; and Commissioner Henninger excused).

Original motion carried 7-1 (Commissioner Markewich in opposition and Commissioner Henninger excused.)

Moved by Commissioner Donley, seconded by Commissioner Walkowski, to approve **Item 6.B-File No. CPC PUZ 14-00026**, the zone change of 26.03 acres from A (Agricultural) and PUD (Planned Unit Development: Single-family residential, 2.07 dwelling units per acre, 35-foot maximum building height) to PUD (Planned Unit Development: Single-family residential, 2-3.49 dwelling units per acres, 36-foot maximum building height), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603 and the criteria for the establishment of a PUD zone as set forth in City Code Section 7.3.603. Motion carried 8-0 (Commissioner Henninger excused).

Moved by Commissioner Donley, seconded by Commissioner Walkowski, to approve **Item 6.C-File No. CPC PUD 14-00027**, The Farm Filing Nos. 1A, 1B, 1C and 2 PUD development plan based upon the findings that he PUD development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502.E subject to the following technical modifications:

Technical Modifications:

1. Show the reconfiguration of the LaForet Trail along Voyager Parkway.
2. Update the coordinated sign plan to show temporary sign phasing and add standard notes.
3. Amend the development plan to show a 36-foot building height maximum.

Motion carried 8-0 (Commissioner Henninger excused).

May 15, 2014
Date of Decision



Planning Commission Chair

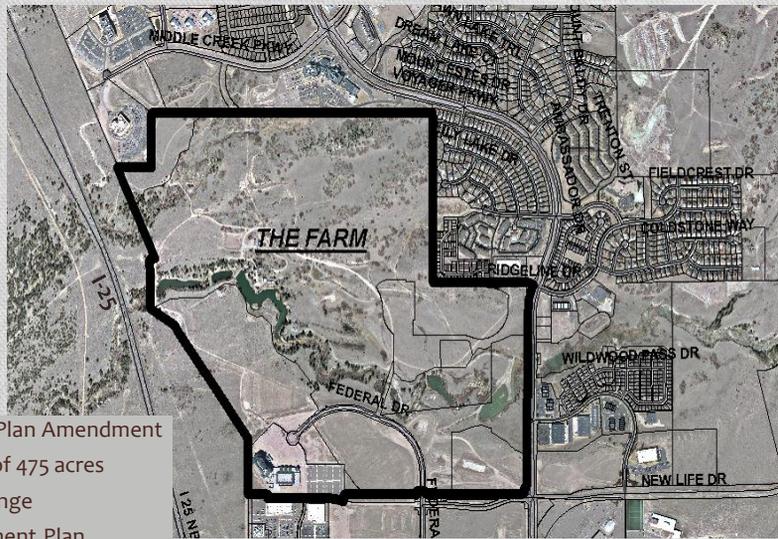
THE FARM

CITY FILE NUMBERS:
CPC MP 04-00254-A3MJ14
CPC PUZ 14-00026
CPCPUD 14-00027

City Planning Commission
May 15, 2014

Meggan Herington, AICP, Principal Planner

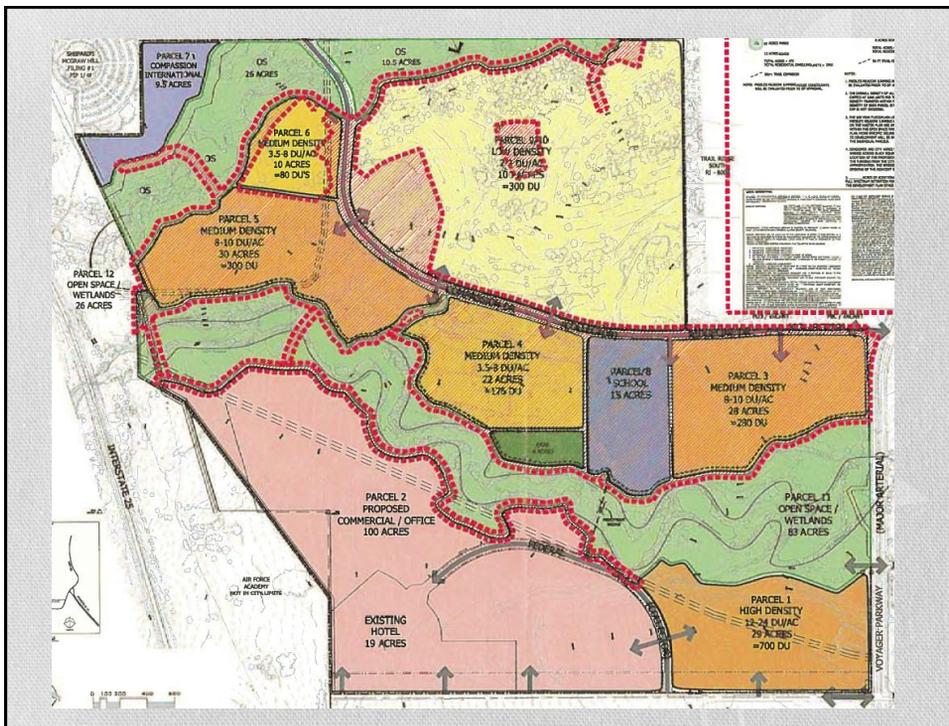
Vicinity Map

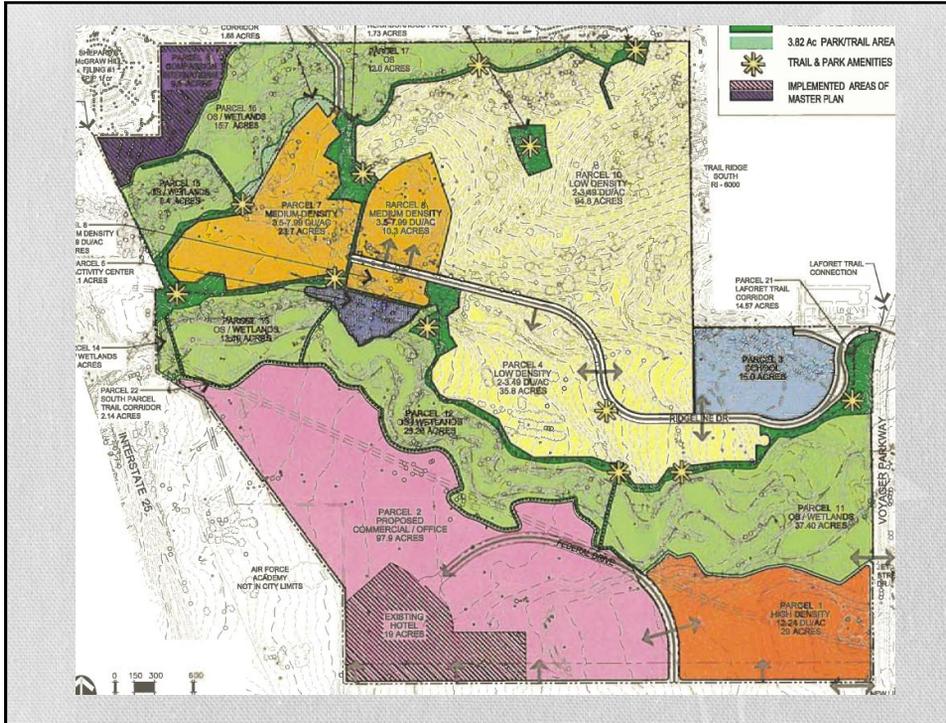


- Major Master Plan Amendment
 - Impacts 129 of 475 acres
- PUD Zone Change
- PUD Development Plan
 - 75.65 acres/212 lots

Master Plan Amendment

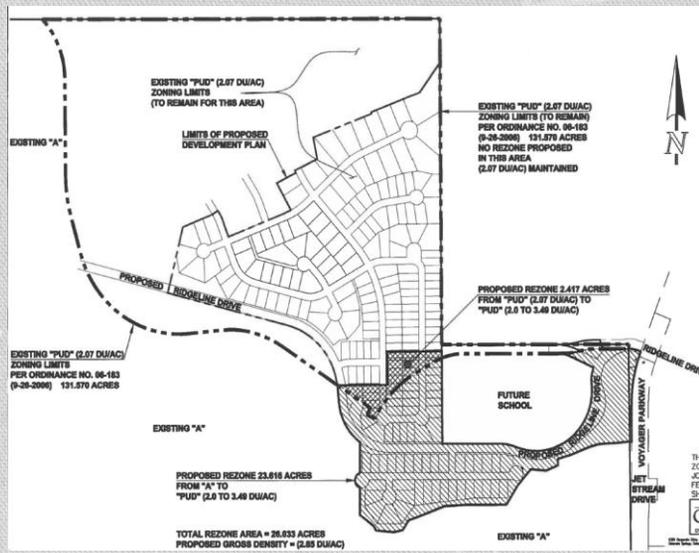
- Rename the Allison Valley Master Plan to The Farm
- Residential density reduction
- Relocation of the 15-acre school site
- Expansion of parks, trails and open space
 - Parkland dedication of 21.83 acres
 - Addition of an “Activity Center” parcel
- Preservation of drainage areas
- Show Compassion International and Renaissance Hotel as implemented areas





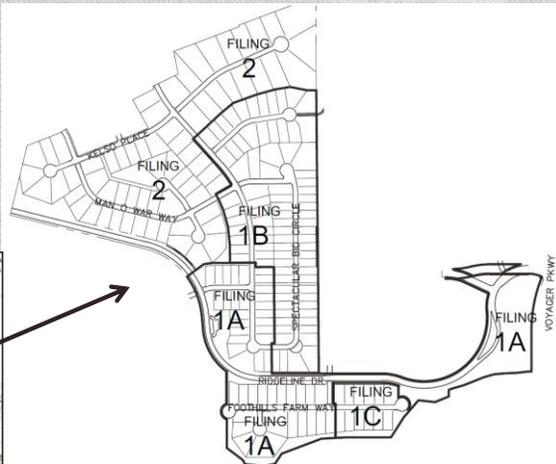
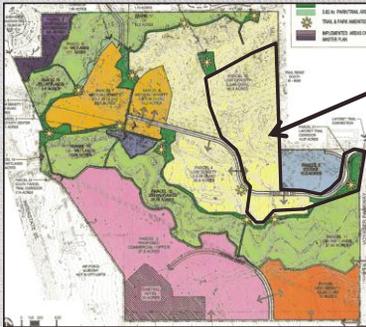
PUD Rezone

- 26 acres being rezoned
- 23.6 acres from A to PUD 2 – 3.49 DU's acre
- 2.4 acres from PUD 2.07 DU's per acre to 2 – 3.49 DU's acre



PUD Development Plan

- 75.65 acres
- 212 lots
- 5,000 sf lot minimum
- Average lot is 10,189 sf
- Typical SFR setbacks
- 36' max bldg. height



- Trail tract and park area

Stakeholder Process/Issues

- Notification to 346 property owners
- Neighborhood meeting March 4, 2014
 - 30 in attendance
- Met with residents of Liberty Heights
- Neighbor concerns include:
 - Increased traffic on Voyager
 - Need for a signal at Voyager and Ridgeline
- USAFA has drainage questions
 - Overall drainage impacts to Academy property

Stakeholder Process/Issues

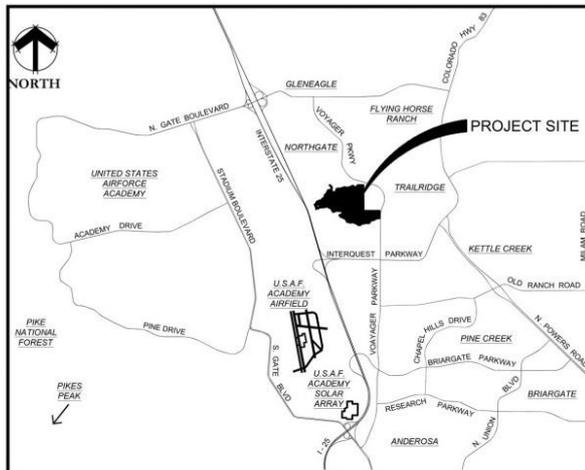
- Traffic Resolution
 - Signal at Voyager and Ridgeline being designed
 - City will monitor traffic counts on Voyager
 - No other signals planned at this time
- USAFA Drainage Concerns
 - City Development Review and Stormwater Division
 - Spearheading meeting with Academy
 - Drainage is a global issue, not specific to The Farm
 - Farm drainage and grading and erosion control has been developed to the newest City standards.

Staff Recommendation

- Staff recommends approval of the applications as presented with technical modifications to the PUD Development Plan:
 - **Technical Modifications:**
 - Show the reconfiguration of the trail along Voyager Parkway.
 - Update the coordinated sign plan to show temporary sign phasing and add standard notes.
 - Amend the development plan to show a 36 foot building height maximum.

THE FARM

Angela Essing
Director of Planning, La Plata Communities
Gregg Brown
Principal, DHM Design Corporation
Kyle Campbell
Division Manager, Classic Consulting Engineers and Surveyors
Jeff Hodsdon
LSC Transportation Consultants, Inc.



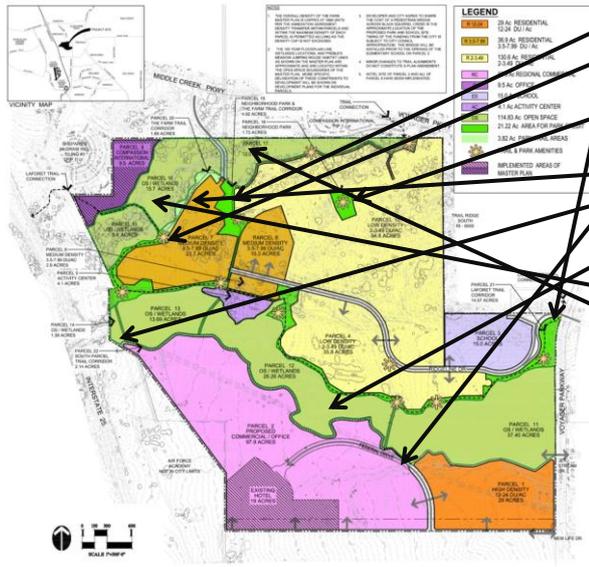
VICINITY MAP

N.T.S.

CPC MP 04-254-A3MJ14
CPC PUZ 14-26
CPC PUD 14-27

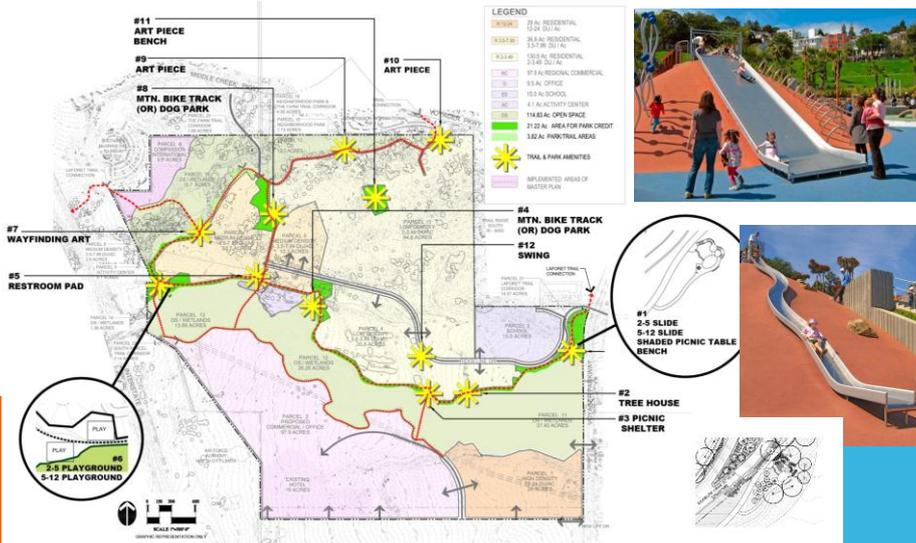
THE FARM

PARK AREAS



- 4.92 Acre Park
- 14.57 Trail Corridor with Seven Areas for Park
- 1.73 Acre Neighborhood Park
- 1.68 Acre Trail Corridor
- 2.14 Acre South Trail Corridor Loop
- 79 Acres Open Space
- 24.1 Acres Open Space
- 12 Acres Open Space
- Additional internal trails linking homes to school and community center

PARK AMENITIES

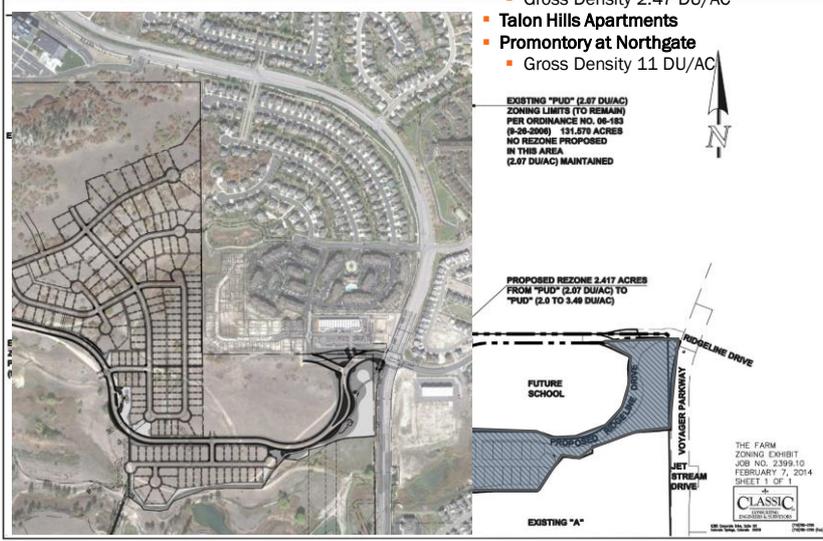


CPC PUZ 14-26

ZONING EXHIBIT

Comparison to Adjacent Neighborhood

- **Trail Ridge South at Northgate Filing No. 1 and 2 and South Valley at Trail Ridge**
 - 3.34 dwelling units per acre (DU/AC)
- **South Valley at Trail Ridge**
 - Gross Density 2.47 DU/AC
- **Talon Hills Apartments**
- **Promontory at Northgate**
 - Gross Density 11 DU/AC



CPC PUD 14-27

212 Lots

Typical size lots

- 5,750 sq. ft.
- 7,200 sq. ft.
- 9,100 sq. ft.
- 11,200 sq. ft.
- 13,500 sq. ft.

Average lot size

10,189 sq. ft.

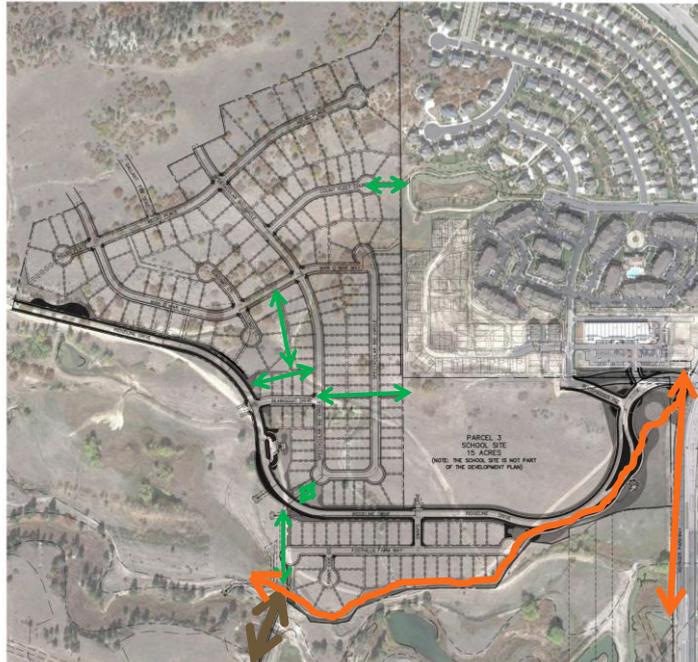
The Farm Final Drainage Report

Full Compliance with the recommendations of the City approved Master Development Drainage Plan

Internal Trail Corridors

- School
- Trail Ridge Nbrhd
- Bridge to
- High Density Site
- Commercial

LaForet Trail Extension

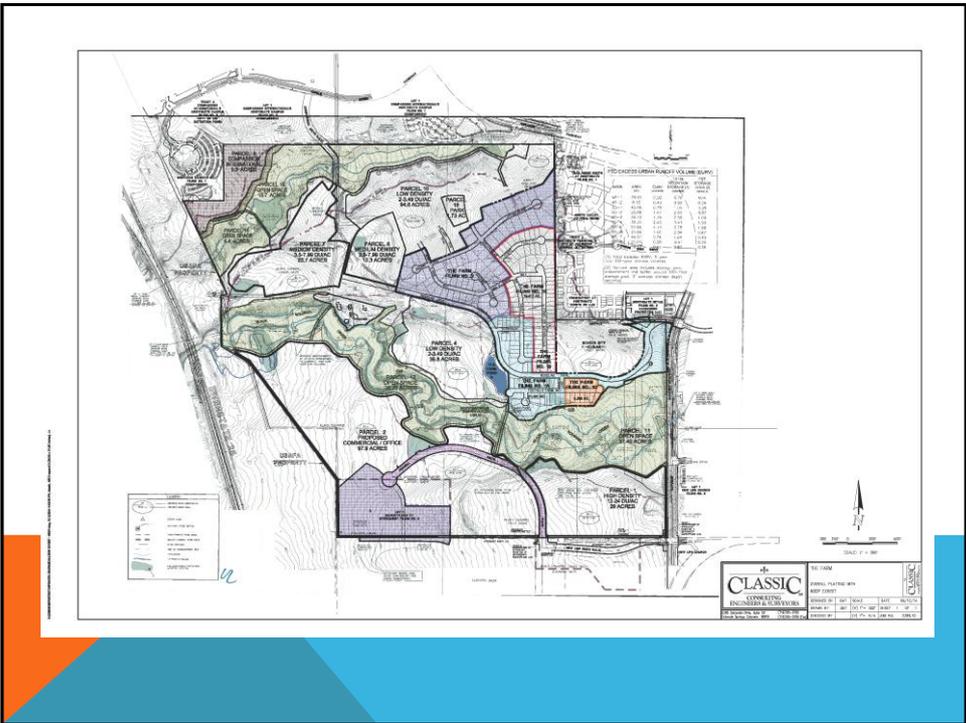
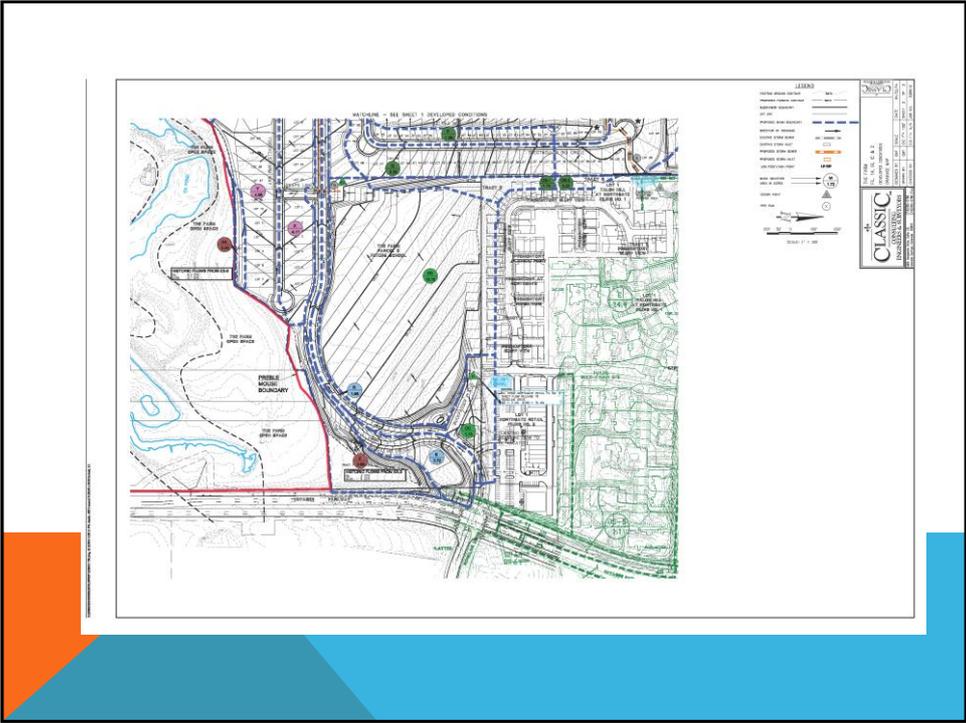


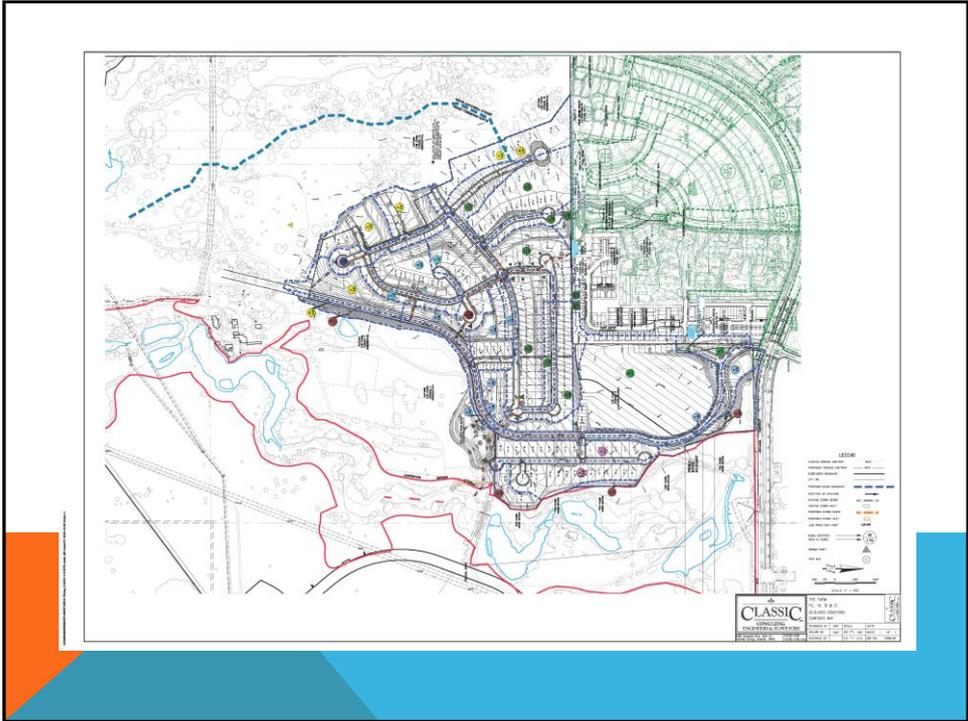
NEIGHBORHOOD AND AGENCY COMMENTS

- **Traffic Along Voyager Parkway**
 - Signal at Ridgeline Drive and Voyager Summer 2014
- **Air Force Academy Drainage**
 - The stormwater conveyance facilities have been designed and approved using the City's updated Drainage Criteria Manual's (Volume 1 & Volume 2).
 - This includes the Grading and Erosion control plan, which will use criteria from Volume 2. Volume 2 incorporates the latest from UDFCD.
 - A copy of all reports have been and will continue to be provided to the USAFA for review and comment.
- **Air Force Academy Trail System**
 - The Farm Master Plan is providing the required City connections, for the LaForet Trail, at the west and east ends of the property.
- **Air Force Academy Note on All Plans**
 - NOTICE: This property may be impacted by noise and other similar sensory effects of flight...

Questions and Comments?

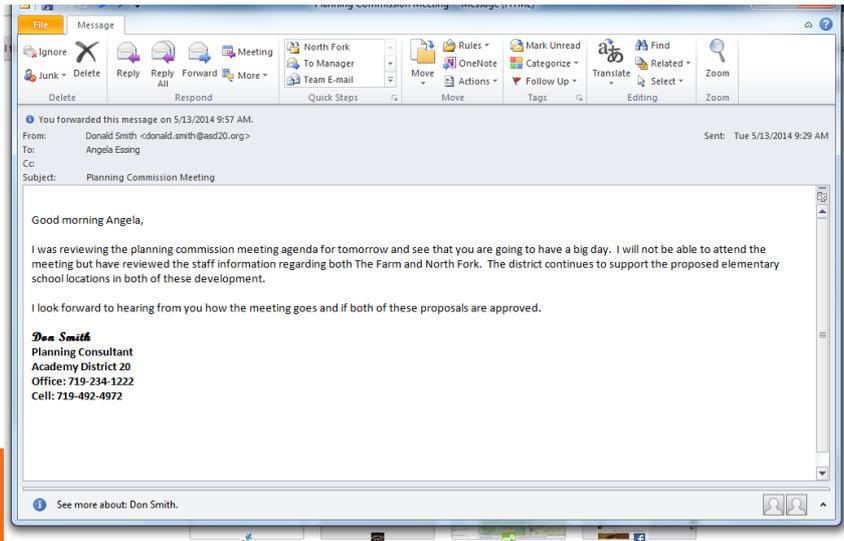






URBAN DRAINAGE FLOOD CONTROL DISTRICT						
EXTENDED URBAN RUNOFF VOLUME (EURV) SUMMARY						
RETURN EVENT	MAX. WSE	Q IN (CFS)	ALLOWABLE RELEASE (CFS)	ACTUAL RELEASE (CFS)	ACTUAL VS ALLOWABLE RELEASE	MAXIMUM STORAGE VOLUME (AC-FT)
2	6668.90	95.81	31	1.7	5.5%	3,517
5	6670.02	131.68	43	4.98	11.6%	4,735
10	6670.70	153.95	50	8.65	17.3%	5,532
25	6671.74	232.40	93	67.63	72.7%	6,838
50	6672.06	263.32	105	98.28	93.6%	7,257
100	6672.15	274.37	110	109.5	99.5%	7,388

SCHOOL DISTRICT SUPPORT



**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: May 15, 2014

ITEM: 7.A, 7.B

STAFF: Lonna Thelen

FILE NO.: CPC CP 08-00078-A1MJ13, CPC CU 13-00116

PROJECT: Creekside at Rockrimmon

Commissioner Sparks disclosed that she worked on this plan over four years ago for a previous firm and can listen without bias to the information.

STAFF PRESENTATION

Ms. Lonna Thelen presented PowerPoint slides (Exhibit A).

Ms. Kathleen Krager, Transportation Manager, stated trip generation statistics are atypical in a facility that will house a student population. If there is a demand for shuttle bus service for UCCS, the developer will provide that.

APPLICATION PRESENTATION

Mr. John Maynard with NES Inc. presented PowerPoint slides (Exhibit B).

CITIZENS IN FAVOR

Mr. Mike Fenton representing Century Communities property owner to the north, felt this proposal will benefit properties that border Rockrimmon Creek because it will address stormwater issues and will be a positive impact for the city.

Commissioner Phillips now excused.

CITIZENS IN OPPOSITION

1. Mr. Buddy Van Doren representing the Golden Hills Rockrimmon homeowners association (HOA) presented PowerPoint slides and distributed a petition (Exhibit C).

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Commissioner Ham inquired if the neighborhood would support a multi-family development rather than the proposed student housing. Mr. Van Doren stated that would allay some of the fears.

Commissioner Sparks asked Mr. Van Doren to identify the area where it has flooded. Mr. Van Doren replied it is the intersection of Delmonico and Rockrimmon.

2. Ms. Ardith Lindquist, resident of Rockrimmon, distributed a packet entitled "Student Housing Zoning Study: Report and Recommendations" from Saint Paul Planning Commission dated May 2012 (Exhibit D). She was concerned with possible fire hazards due to a high density of occupants in each unit, along with the quality of life in her neighborhood.
3. Ms. Gina Milliken, resident of Rockrimmon, was concerned with fire safety and related her difficulty evacuating from one of only three Rockrimmon exits during the Waldo Canyon fire. She related existing traffic concerns that this development will exacerbate, especially at the Delmonico and Rockrimmon intersection.
4. Ms. Gini Springmeyer, resident of Rockrimmon, was concerned with possible blight and traffic.
5. Mr. Donald Guetig agreed with Mr. Van Doren's presentation.
6. Ms. Geraldine Gieck complained that the public hearing poster was not easily seen by all drivers because it was posted west of the gas station, and she was also concerned with traffic.
7. Mr. Norbert Necker questioned if enough money will be spent to appropriately develop on shifting soils. He related the difficulties with previous development plan proposals.
8. Ms. Jeanette Van Doren thanked the Planning Commission for listening to them and questioned if this is the appropriate use for the site.

APPLICANT REBUTTAL

Mr. John Maynard stated this site is not in the middle of a single-family neighborhood and displayed a map of various existing and proposed residential densities. He referenced difficulties that UCCS has had housing students and had to refuse registration. Married student couples and children of students would be allowed to reside in this development. This is an owner-operator proposal. This proposal is less intense and will use slab foundations that will "float on expansive soils."

Commissioner Ham inquired if the first phasing would be ready for occupancy. Mr. Maynard believed there is the need for at least the first phase of model home construction beginning Fall 2014 with occupancies starting in the Spring of 2015.

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Commissioner Sparks requested Mr. Maynard address the drainage issues raised by the neighbors. Mr. Maynard displayed a slide that showed a water quality pond that will channel flows to the stream northward.

Commissioner Shonkwiler inquired of fire safety. Mr. Maynard stated all units will have internal sprinkler systems with fire walls between each unit.

DECISION OF THE PLANNING COMMISSION

Commissioner Markewich was concerned with the egress and ingress especially during a fire. He felt the review criteria were not met.

Commissioner Ham stated the ingress and egress issues remain despite what use is developed on this site.

Commissioner Donley stated this plan is essentially a townhouse project. His concerns with parking and access were addressed. This site is isolated and found this use to be appropriate. He supported the project and found it met the review criteria.

Commissioner Walkowski would prefer more infill development. He questioned whether the business model meets the intent of the Zoning Code. He found this use would overburden the existing intersection. He was not in support of the project.

Commissioner Sparks found that the code criteria were met. It is a valid layout compared with previously approved proposals.

Commissioner Shonkwiler stated this proposed use provides a need. The residential intensity is reduced and the concept plan provides commercial uses to support it. If each potential project is reviewed for potential fire then development may be shut down. There are risks involved and all who reside in this area understands those risks. He supported the project.

Commissioner Gonzalez stated this plan proposes a classic placement of uses according to density and intensity of uses. As much as he understands the fear of wildfire risks, the developer and owner have provided above and beyond the requirements with interior sprinkler systems and fire walls. Planning Commission must measure if the quality of the surrounding areas will be substantially injured. He felt there will be some injury, but it should not be significant. The Comprehensive Plan encourages infill development and mixed uses, and that is what this project proposes. He supported both applications.

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item No. 7A-File No. CPC CP 08-00078-A1MJ13**, the concept plan amendment to the Creekside at Rockrimmon Plan, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E. subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Concept Plan:

1. Note that a development agreement which is specific to the project phasing of the entire concept plan area is required with the timing of each item in note 20 and when financial assurances must be posted prior to the approval of the first development plan.
2. Note 6 on sheet 1 should only reference downslope creep as a geologic hazard (not underground mining and potentially unstable slopes).
3. The ownership and maintenance of Tract B in the Tract Table needs to be determined and noted.
4. Revise the drainage channel improvements shown in the development plan to match what is shown in the current Preliminary Final Drainage Report for the Creekside at Rockrimmon by Drexel Barrell, which is currently under review by City Engineering Development Review.

Motion carried 5-2 (Commissioners Walkowski and Markewich opposed with Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item No. 7B-File No. CPC CU 13-00116**, the conditional use development plan for Creekside at Rockrimmon, based upon the finding that the conditional use complies with the review criteria in City Code Section 7.5.704 and Section 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

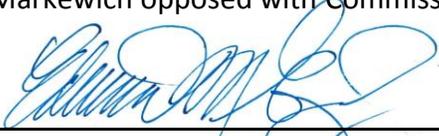
Technical and Informational Modifications to the Conditional Use:

1. Show the light details on page 6 as full cutoff light fixtures.
2. Mark both sides of the drive at the northwest side of the site as a fire lane.
3. Provide a development agreement with the timing of each item in Note 12 on the Conditional Use Sheet 1. Include the traffic signal at Rockrimmon and Red Ash Point.
4. Add "traffic signal" to the list of items on Note 12 on the Conditional Use Sheet 1.
5. Revise the drainage channel improvements shown in the development plan to match what is shown in the current Preliminary Final Drainage Report for the Creekside at Rockrimmon by Drexel Barrell, which is currently under review by City Engineering Development Review.

Motion carried 5-2 (Commissioners Walkowski and Markewich opposed with Commissioner Henninger and Phillips excused).

May 15, 2014

Date of Decision



Planning Commission Chair

Creekside at Rockrimmon

File Nos. CPC CP 08-00078-A1MJ13
CPC CU 13-00116

May 15, 2014
Lonna Thelen



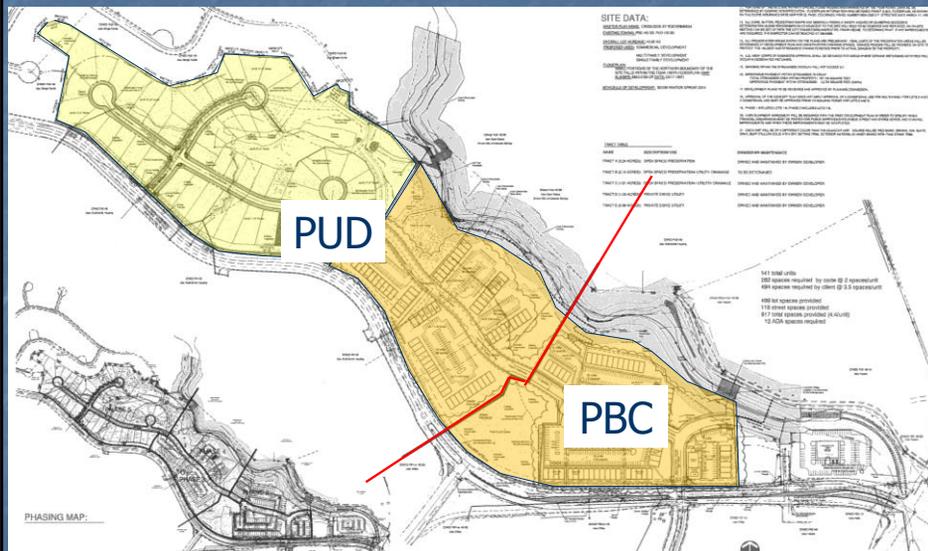
Creekside at Rockrimmon



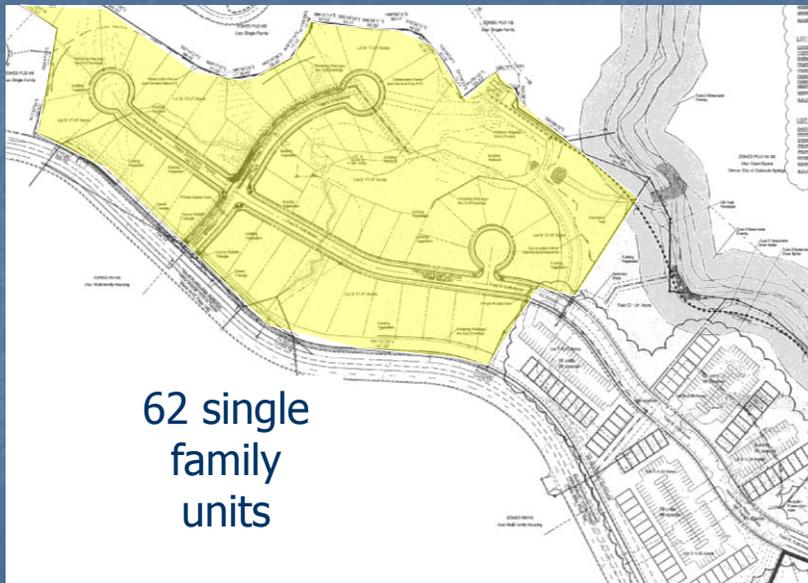
Creekside at Rockrimmon

- History
 - The property was zoned PBC/HS/SS/cr and PUD/HS/SS/cr in 2008.
 - The PUD zoning (30.2 acres) allowed single family and multi-family residential with a maximum density of 7.61 du/ac. The concept plan proposed 168 multi-family and 62 single-family units.
 - The concept plan for the PBC zoning (13.9 acres) allowed two fast food restaurants, one sit down restaurant, two office pad sites, and one retail pad site.
- Applications
 - Concept Plan Amendment
 - Conditional Use Development Plan for multi-family
- Neighborhood Meeting
 - A neighborhood meeting was held on October 29, 2013. 45 people were in attendance.

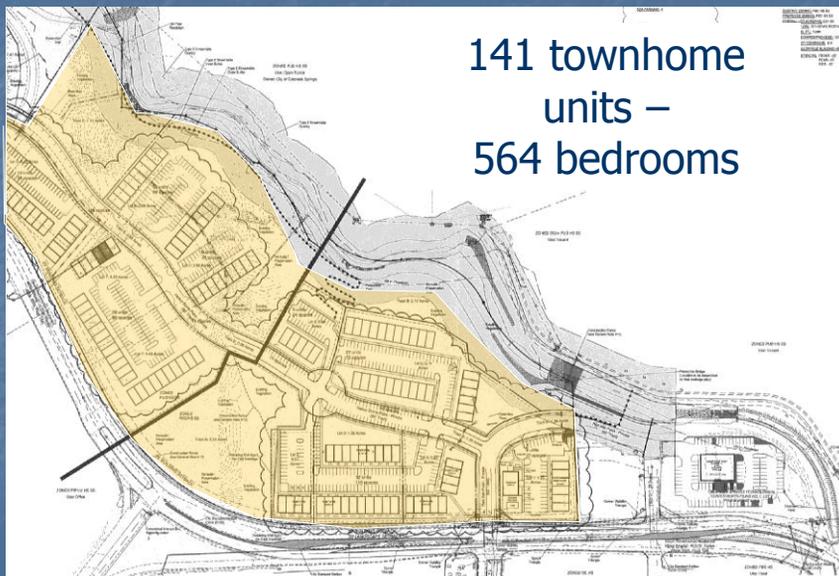
Concept Plan Amendment



Concept Plan



Concept Plan



Protection of Hillside and Streamside

- Preservation of areas identified by Land Suitability Analysis prepared with plan approved in 2009.
- Streamside area has limited impact and will have minimal impact from drainage improvements required for the stream.
- A trail will be provided on each side of the creek.

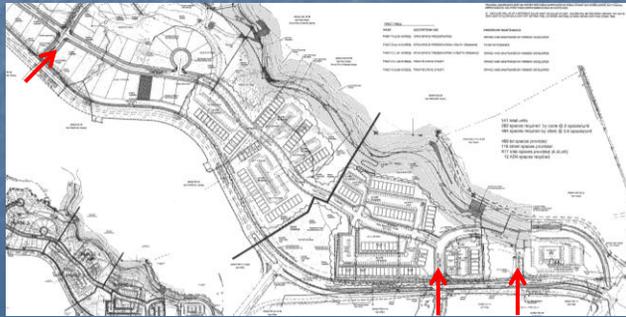


Geologic Hazards

- Geologic Hazard Report was reviewed by City Engineering staff and Colorado Geological Survey staff.
- Items reviewed included:
 - Undermining
 - Expansive soils and bedrock
 - Seasonally shallow groundwater
 - Water-bearing sand layers
 - Uncontrolled fill
 - Downslope creep
- No concerns remain after the review of the plans.

Traffic Generation

- 3 access points to the site – Red Ash Point, east of the existing gas station and Menzer heights.
- Delay for traffic lights at Delmonico and Rockrimmon intersection, Rockrimmon and Mark Dabling intersection, and the Rockrimmon and I-25 intersection.
- Delays for wildfire evacuation



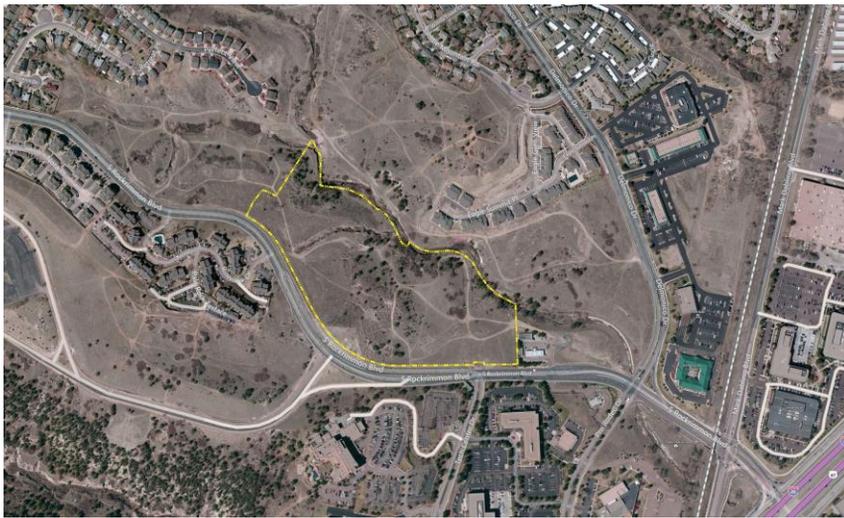
Creekside at Rockrimmon Recommendation

Staff recommends approval of the concept plan amendment and the conditional use, with technical modifications.

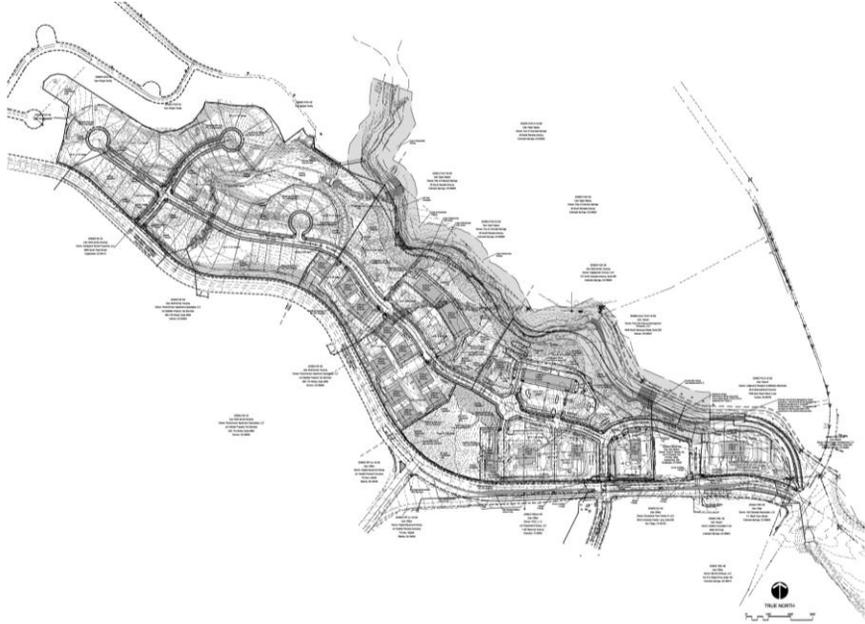
CREEKSIDE AT ROCKRIMMON

City Planning Commission / May 15, 2014

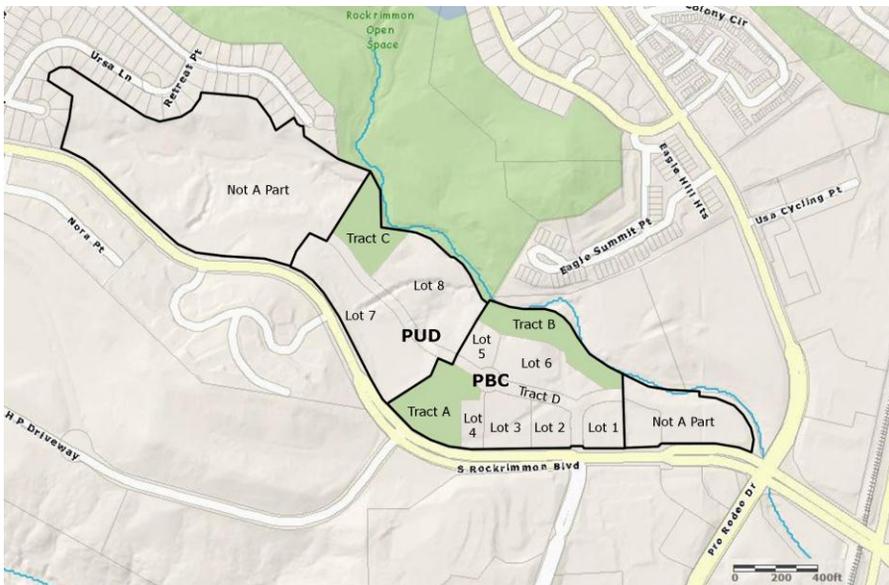
Context Map



Existing Concept Plan



Existing Plat



Proposed Land Use: Townhome Style Student Housing

List of Applications

- Amend Concept Plan to reduce intensity of use
- Conditional Use for Multi-family
- Development Plan for Phase One for 38 units

Product Description

- Student housing in townhome structure
- Rent by bedroom with common kitchen and living area
- Furnished; wired for internet access
- Parking at more than one space per bedroom
- Daily trash pickup
- Fire walls between units
- Developer/ Owner has experience

Renderings of Pueblo Project





Clubhouse



Proposed Concept Plan

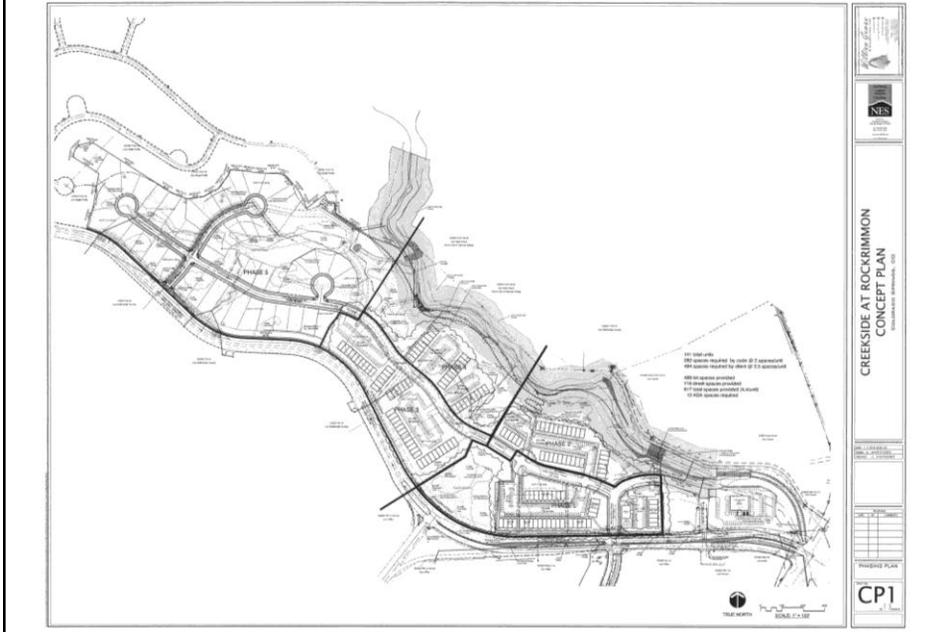


141 total units
252 spaces required by code @ 2 spaces/unit
494 spaces required by client @ 3.5 spaces/unit
499 lot spaces provided
118 street spaces provided
617 total spaces provided (4.4/unit)
12 ADA spaces required

Questions?



Zoning Map



Creekside at Rockrimmon

Concerns & Perspectives of the Residents of the Surrounding Wildland Communities
Buddy Van Doren, Golden Hills Rockrimmon HOA

Who we are

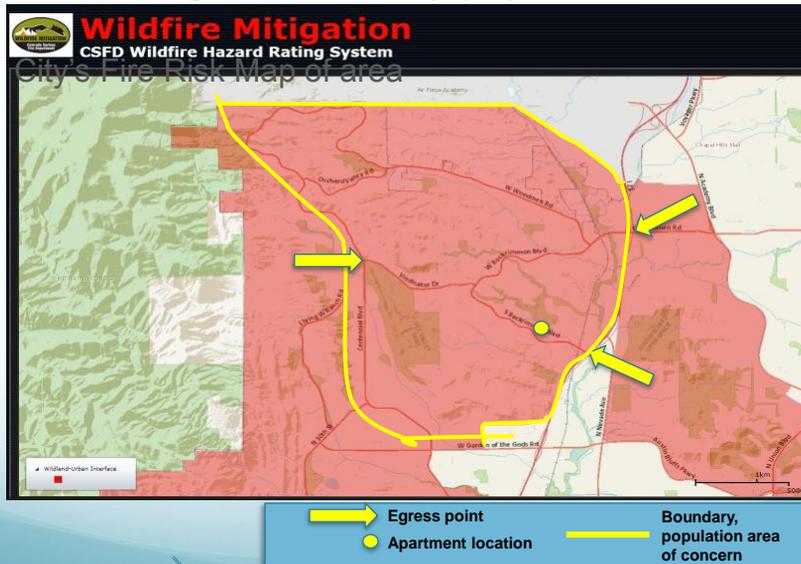
- We are residents of NW Colorado Springs who live in the Wildland Urban Interface (WUI) area in which the proposed Creekside multi-dwelling student housing project would be built (reference filings CPC CP 08-00078-A1MJ13 and CPC CU 13-00116).
- **We are not in favor of the project as it is currently being proposed.**

Among our concerns

- Failure to meet City Code 7.5.501 requirements regarding safety of existing communities
- Failure of the planning process to consider the actual impact of the project on a much larger area than the thousand-foot rule considers. This failure would lead to:
 - Excessive added risk to the thousands of residents now living in the Wildland Urban Interface.
 - Daily traffic volume and road safety problems that would become dangerous in another evacuation.
 - Exacerbated drainage problems in the intersections leading to I-25. This is a current flood problem that paving and buildings will not improve.
- Suitability of the Creekside development with regard to
 - Neighborhood compatibility
 - Land geology, topography, and drainage

Area of Concern – Huge, and heavily populated

- City's Fire Risk Map of area



Traffic Concerns

Fire Risk

- Creekside would add further traffic volume to an area that is highly developed, and has a very high collective fire risk.
- The area is fully in a Wildland Urban Interface, and has **ONLY THREE EXITS.**
- Several thousand residents would be impacted – 141 quadruple units equals more than 550 additional cars. Adding the traffic from the 270 units of the new Encore at Rockrimmon apartments on Delmonico means more than 1,000 additional autos/day, a significant impact.

Traffic Concerns

Volume

- **Exit (I-25 MP 148) is already a traffic chokepoint**
 - Most area traffic passes east and flows onto I-25
 - MP 148 is one of only two entrances to I-25 for the whole area, containing many thousands of residents living between I-25 on the east and Centennial Blvd on the west, and between Woodmen Valley and S. Rockrimmon Blvd. Pinecliff residents also use MP 148 heavily.
 - All traffic for MP 148 and Mark Dabling goes through a single complex of roads, passing through two traffic lights controlling busy intersections and going under the elevated railroad tracks, passing beneath I-25, and through a single intersection controlling both entrance-exit ramps of Exit 148.

Impacted Wildland Urban Interface Area

- This WUI contains thousands of homes, and many thousands of people. The boundaries are
 - Woodmen Valley on the north to the large apartments and assisted living facilities on S. Rockrimmon
 - I-25 to Centennial Blvd.
- Impacted communities include Golden Hills, Raven Hills, Hunter's Point, Peregrine, Dairy Ranch, Woodmen Valley, Discovery, Oak Hills, Pinecliff, Tamarron, and several more.

Impact on WUI (cont'd)

- We are surrounded with clear evidence of the risk of living in a WUI
 - Waldo Canyon
 - Black Forest
- The residents of our communities were the majority of the evacuees during the Waldo Canyon fire.
- Again, there are only three ways out. Waldo Canyon reduced that to two; next time it could be only one.
- These severe egress limits won't change, and the fire risk remains very high.

Conclusion: The area simply cannot accommodate a significant traffic increase without excessive danger to residents.

...and it will happen again



Our own Fire Department says we will have more wildfire incidents

-Woodmen Edition, May 2, 2014

Without an alarmist tone, City of Colorado Springs officials made it clear they think another wildfire is coming, and they want everyone to get ready.

“We will have a large wildland fire event again,” said battalion chief Russ Renck of downtown’s Fire Station 1 at the city’s public fire preparedness meeting which drew about 300 people to Cheyenne Mountain High School on Thursday, April 24.

The WUI is open recreation space, with many hiking trails – all it takes is one cigarette, or one match

Safety – meeting City Code

- We believe the proposed housing does not meet the requirements of the City Code 7.5.501, excerpted below:

The purposes of the concept plan review are:

1. To ensure use to use compatibility between the proposed land uses, zone district with the surrounding area;
2. To minimize potential hazardous, adverse or objectionable effects of the proposal;
3. To ensure safe points of access to all future lots and adjacent properties”

It does not consider the negative fire safety impact on our community located in the Wildland Urban Interface,

- It is not consistent with current residential profile, at least in terms of maturity and transience.
- The limits of egress imposed by having only three exits in a WUI neighborhood make it unsafe to add yet another high-density residential complex, especially one housing a young, high-transient population unlikely to appreciate the risks.

Safety – How much is too much?

- Most recently, Encore at Rockrimmon was added – 270 units, or more than 500 cars
- Now, we're asked to accommodate Creekside – 564 beds, ~500+ cars
- Where's the tipping point?
 - Where fire will break out next is unpredictable; how it will behave in wildland is predictable: it'll run fast and tax our ability to respond to it.
 - Are we smarter after Waldo Canyon and Black Forest? Maybe, but short of removing so much vegetation that the area is no longer wildland, there's no way to make our fire risk negligible.

Safety – Doing Things Differently

- Virtually no development within Colorado Springs has seriously considered fire danger in platting and organizing communities.
 - Until recently, the Hillside Ordinance actually severely restricted mitigation efforts for developments within the Hillside Overlay.
- We now find ourselves considering development in the heart of this huge WUI, but the land is still being exploited in the same old ways, with no regard for this now-obvious aspect of community safety.

Let's do things differently this time, before we reach a tipping point

Safety (cont'd)

How we can do it differently

- Colorado Springs has shown regard for other aspects of city and community safety, such as the work being done to remedy Stormwater issues
- Recently considered guidelines for the further development of the North Nevada corridor show that we want future development to complement the existing community.

Let's examine our city's Comprehensive Plan and other guidelines; the 21st century has shown us that some changes are in order, for safety's sake.

Other Concerns

The proposal is misleading.

- The casual reader is led to believe that Creekside is a UCCS-sponsored project, but it's a private development.
- In October, the developer stated that Creekside is "about a half a mile from campus." Not even close – it's more than two miles from the nearest campus transit point – and further yet to campus. This lack of familiarity is concerning.
- As of Nov 2013, (after the community presentation) Susan Szyrka, the UCCS Vice-Chancellor for Administration & Finance, had not even met Creekside's developers.

What we're Not

- We are not anti-UCCS! We support the university. We laud its growth and success, and want it to grow and prosper.
- We are not anti-growth! Growth, based on sensible goals and using our experience, is essential. This is NOT a “NIMBY” reaction.

But

This is the wrong place for student housing

Summary of Concerns

- Fire risk in the WUI is our major concern. The Creekside project does not appear to meet the standards of City Code 7.5.501 regarding the safety of the community into which it would be placed.
- The Creekside impact analysis has been inadequate. There was no consideration of the impact it would have on the many thousands of residents in a huge wildland area with only three exits. The thousand-foot rule is an absurd measure of impact radius.
- Adding traffic to the area is a concern. Encore traffic will impact road safety, and adding Creekside to that is a double hit to daily traffic that would create everyday delays and safety issues, and would become dangerous and even life-threatening in a wildfire evacuation. We don't agree with the City Traffic Engineer; she measures and calculates the traffic – we drive in it.
- Drainage remains a concern. The paving and buildings will move even more water into an intersection that already floods when weather hits; it's downhill from every street feeding it. We await the review of the drainage report (Agenda p. 137)

THANK YOU FOR YOUR ATTENTION AND CONSIDERATION

STUDENT HOUSING PROJECT – RESIDENTS’ STATEMENT OF NON-APPROVAL

We are residents of NW Colorado Springs who live in proximity to the multi-dwelling housing project being proposed on South Rockrimmon Blvd; reference filings CPC CP 08-00078-A1MJ13 and CPC CU 13-00116. **We are not in favor of the project as stated.** Among our concerns:

- **Added traffic volume to a high fire risk Wildland Urban Interface area WITH ONLY THREE EXITS.** Several thousand residents would be impacted – 141 quadruple units equals more than 550 additional cars. Adding the traffic from the 270 units of the new Encore at Rockrimmon apartments on Delmonico means more than 1,000 more autos/day, a huge impact.
- **The exit (I-25 MP 148) is already a traffic chokepoint.** Most area traffic passes east and flows onto I-25, through one of the only two entrances to I-25 for many thousands of residents living between I-25 on the east and Centennial Blvd on the west. All the traffic goes through a complex of roads, passing through two traffic lights controlling busy intersections and going under the elevated railroad tracks, underneath I-25, and through a single intersection controlling both entrance-exit ramps of Exit 148.
- **A very large Wildland Urban Interface area is impacted.** This WUI contains many thousands of people ranging from Woodmen Valley on the north to the large apartments and assisted living facilities on the South, and west to Centennial Blvd. Impacted communities include Rockrimmon, Peregrine, Woodmen Valley, Discovery, Oak Hills, Pinecliff, Tamarron, and many more. The residents of these communities were the majority of the evacuees during the Waldo Canyon fire. There are only three ways out. Waldo Canyon reduced that to two; next time it could be only one. These severe egress limits are not likely to improve, and the fire risk remains very high. The area simply cannot accommodate a significant traffic increase without excessive danger to residents.
- **We believe the proposed housing does not meet the requirements of the City Code 7.5.501-502,** in that it does not consider the negative fire safety impact on our community located in the Wildland Urban Interface, and it is not consistent with current residential profile. The limits of egress imposed by having only three exits in a WUI neighborhood make it unsafe to add yet another high-density residential complex, especially one housing a high-transient population unlikely to appreciate the risks.
- **The proposal is misleading.** It’s labeled as UCCS student housing, but the location is not convenient to the campus – it’s more than two miles from the nearest campus transit point.

We support UCCS, and want it to grow and prosper. But this is the wrong place for student housing.

Printed Name	Signature	Address / Phone	Date
Lynette Reagan	<i>Lynette Reagan</i>	6530 Delmonico Dr #301 - 448-9905	4/5/14
Elizabeth Reed	<i>Elizabeth Reed</i>	6520 Delmonico Dr. #406 375-3608	4/5/14
Adria Wills	<i>Adria Wills</i>	6520 Delmonico Dr. #405 233-7268	4/5/14
Millicent Collins	<i>Millicent Collins</i>	6520 Rockrimmon #402 559-1384	4/5/14
Dorothy Webster	<i>Dorothy J. Webster</i>	6520 Rockrimmon #408 598-0180	4/5/14
Frank Luttrell	<i>Frank Luttrell</i>	6530 Delmonico #305 388-0154	4/5/14
Sue Luttrell	<i>Sue Luttrell</i>	6530 Delmonico #305 388-0154	4/5/14
Maersha Mohr	<i>Maersha Mohr</i>	6530 Delmonico Dr. #302 266-8359	4/5/14
Sean McCulough	<i>Sean McCulough</i>	6530 Delmonico Dr. #303 593-0843	4/5/14
Patricia Riley	<i>Patricia Riley</i>	6530 Delmonico Dr. #303 593-0843	4/5/14

STUDENT HOUSING PROJECT - RESIDENTS' STATEMENT OF NON-APPROVAL

Printed Name	Signature	Address / Phone	Date
Releigh Halcomb	<i>Releigh Halcomb</i>	6530 Delmonico #305 260-0029	4/5/14
Bessie Halcomb	<i>Bessie Halcomb</i>	6530 Delmonico #305 260-0029	4/5/14
Billie Wallace	<i>Billie Wallace</i>	#6530 Delmonico 306 598-4061	4/5/14
Norene Barnes	<i>Norene Barnes</i>	6540 Delmonico 301 264-9068	4/5/14
Lisa Holman	<i>Lisa Holman</i>	6540 Delmonico 302 278-9659	4/5/14
Carol Addison	<i>Carol S. Addison</i>	6540 Delmonico #304 532-1006	4/5/14
Van Autrey	<i>Van L. Autrey</i>	6550 Delmonico #301 287-4310	4/5/14
Trent Ruper	<i>Trent Ruper</i>	6550 Delmonico #301 355-5020	4/5/14
Nancy Seagrove	<i>Nancy Seagrove</i>	6550 Delmonico #304 522-0880	4-5-14
Bruce Bullard	<i>Bruce Bullard</i>	6560 Delmonico #303 531-5677	4-5-14
Darcy Bennett	<i>Darcy Bennett</i>	6580 Delmonico #304	4-5-14
Glenn Loyche	<i>Glenn Loyche</i>	6580 Delmonico #404 649-3583	4-5/14
Lorraine Micheletti	<i>Lorraine Micheletti</i>	6590 Delmonico #402 593-2279	4-5/14
Mary Graham	<i>Mary L. Graham</i>	6590 Delmonico #403 332-3496	4-5-14
Gerardine Gauch	<i>Gerardine M. Gauch</i>	6590 Delmonico #404 963-1264	4-5-14
Richard Dodder	<i>Richard Dodder</i>	6590 Delmonico #405 651-9544	4-5-14
Linda Glaza	<i>Linda L. Glaza</i>	6590 Delmonico #305 548-9171	4-5-14
Anne Brown	<i>Anne Brown</i>	6590 Delmonico #204 916-837-6543	4-5-14
Kim McCauley	<i>Kim McCauley</i>	6590 Delmonico #202 264-0068	4-5-14
John Evans	<i>John Evans</i>	6590 Delmonico #201 685-3718	4-5-14
Gloria Morris	<i>Gloria Morris</i>	6580 Delmonico #203 528-5729	4-5-14
Koren Morris	<i>Koren Morris</i>	6580 Delmonico #205 528-5729	4-5-14
Karen Crowley	<i>Karen Crowley</i>	6580 Delmonico #204 593-8343	4-5-14
George Stolz	<i>George Stolz</i>	6530 Delmonico #301 225-5990	4-5-14

STUDENT HOUSING PROJECT - RESIDENTS' STATEMENT OF NON-APPROVAL

719-213-9972

Printed Name	Signature	Address / Phone	Date
Twila Clayton	<i>[Signature]</i>	6550 Delmonico	4-5-14
Jeanne Purcell	<i>[Signature]</i>	6540 Delmonico Dr #203 268-3472	4-5-14
Mike Crino	<i>[Signature]</i>	6530 Delmonico Dr #309 258-9811	4-5-14
Jennifer Lorden	<i>[Signature]</i>	6550 Delmonico #101 424-9954	4-6-14
RaeAnn Maxwell	<i>[Signature]</i>	6550 Delmonico #102 237-0507	4-6-14
Jerry Bianchi	<i>[Signature]</i>	6550 Delmonico #105 598-0712	4-6-14
David King	<i>[Signature]</i>	6560 Delmonico #101 599-7464	4-6-14
Mary Beth King	<i>[Signature]</i>	6560 Delmonico #101 599-7464	4-6-14
Bruce Sclavi	<i>[Signature]</i>	6580 Delmonico #101 357-8297	4-6-14
Laurie Sclavi	<i>[Signature]</i>	6580 Delmonico #101 351-8297	4-6-14
Susan Bailey	<i>[Signature]</i>	6590 Delmonico #103 200-6834	4-6-14
Karron Smith	<i>[Signature]</i>	6590 Del #105 268-6722	4-6-14
Agnes Stone	<i>[Signature]</i>	6520 Delmonico #203 598-9251	4-6-14
Jane Denton	<i>[Signature]</i>	6520 Delmonico #202 265-0083	4-6-14
			4-6-14

STUDENT HOUSING PROJECT – RESIDENTS’ STATEMENT OF NON-APPROVAL

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Printed Name	Signature	Address / Phone	Date
Carol A. Lubell	Carol A. Lubell	1975 Oak Hills Dr. 460-9450	4/3/14
Jerry Lubell	Jerry Lubell	1975 Oak Hills Dr. 460-9450	4/3/14
Mark Zharovsk	Mark Zharovsk	1620 Pinnacle Ridge Ln	4/4/14
Mary Ellen Schaad	Mary Ellen Schaad	1670 Pinnacle Ridge Lane	4/4/14
LACY ULLMANN	Lacy Ullmann	1665 Pinnacle Ridge Ln	4/4/14
Vivian R. Parle	Vivian R. Parle	1685 Summit Pt Ct.	4/4/14
Ronald R. Parle	Ronald R. Parle	1685 Summit Pt Ct	4/4/14
GARRY FURCHER	Garry Furcher	1775 PINNACLE RIDGE	4-4-14
Theresa McDavis	Theresa McDavis	2510 Oak Hills	4-4-14
Thomas Davis	Thomas Davis	2510 Oak Hills Dr.	4-4-14

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Printed Name	Signature	Address / Phone	Date
Francis Moore	Francis P. Moore	2520 OAK Hills Dr 80919 719-598-3245	4/4/14
Con Wiggan	[Signature]	2735 Oak Hills Dr 719-548-8725	4/4/14
Mary Schenk	Mary Schenk	610 Big Valley Dr 719-599-8248 E/S 80919	4/5/14
Debbie Dockwell	Debbie Dockwell	7015 Pebble Way 80919 599-7833	4/5/14
Barbara Wassar	Barbara J. Wassar	465 Buckeye Dr 80919 200-1033	4/5/14
Evelyn Ast	Evelyn Ast	1350 Montwood Dr 598-8743	4/5/14
Jan Eggleston	Jan Eggleston	7335 Buckeye Ct 80919 598-0633	4/5/14
T. L. Riddle	T. L. Riddle	1980 Oak Hills Ct Colorado Spgs 598-1191	4/5/14
Terri Reinhard	Terri Reinhard	1920 Oak Hills Dr 379 80919 598-21147	4/5/14
Gail Vadala	[Signature]	1735 Pinnacle Ridge 598-2496	4/5/14

Gail Vadala

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Printed Name	Signature	Address / Phone	Date
William L Galloway	<i>William L Galloway</i>	1856 Oak Hills Dr 719 598 0521	4-5-2014
ROBIN & SUE	<i>Robin & Sue</i>	1820 TRAPPERS Glen Ct 719 592 9588	4/5/2014
JOE CATALANO	<i>Joe Catalano</i>	1870 TRAPPERS Glen Ct	4-5-2014
FRANK BLUSTEN	<i>Frank Blusten</i>	1775 OAK HILLS DR	4/5/2014
Deona Blustein	<i>Deona Blustein</i>	1775 Oak Hills Dr	4/5/2014
JOHN SHAW	<i>John Shaw</i>	1735 OAK HILLS DR	4/5/2014
JOHANNIE TONIOLO	<i>Johannie Toniole</i>	1675 OAK HILLS DR.	4/5/2014
GLORIA TONIOLO	<i>Gloria Toniole</i>	1675 Oak Hills dr	4/5/2014
Jana Jo Watt	<i>Jana Jo Watt</i>	1622 Oak Hills Dr.	4/5/2014
Connie Edgers	<i>Connie Edgers</i>	1626 OAK HILLS DR	4/5/2014

CONNIE EDGERS

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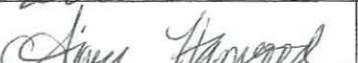
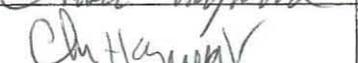
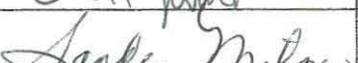
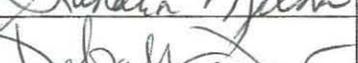
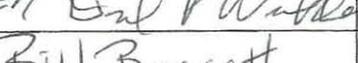
Printed Name	Signature	Address / Phone	Date
T. Gilman		1648 DAN HILLS	4/5/14
PATRICIA R Gilman		1640 OAK HILLS DR	4/5/14
Mike Scott		7275 Oak Valley Dr	4/5/14
Lorraine Scott		7275 Oak Valley Dr	4/5/14
RO Kasper		7150 Higher Road 599-0276	4/5/14
Latie Cleary		419 Ravensview Ct CS	4/7/14
Mary Lou Vaughn		6425 Delmonico Dr	Apr 7 2014
Pam Genuardo		1960 Chateau Pt. Ct.	4/16/14
BERNELLE DEMO		1990 Chateau Pt	4/18/14
Gail Trask		1995 Chateau Pt.	4/18/14

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Printed Name	Signature	Address / Phone	Date
Bill Trask		1995 Canyon Blvd	4-18-14
Mike Seaton		1935 Chateau Pt. Ct.	18 Apr 2014
Robert Powers		1985 Oak Hills Dr.	18 Apr 2014
Aimee Haywood		1640 Pinnacle Ridge Ln.	18 April 2014
Chris Haywood		" "	"
Sandra Milner		1650 Pinnacle Ridge ^W	19 April 2014
Debra Fornero		2195 Oak Hills Dr.	04-19-2014
Jesse Spaeth		1940 Monte Ct	4-19-2014
DAVID WINNER		1665 9 TONEY PT CT	4-21-14
Bill Bassett		1635 Stone Pt Ct	21 Apr 14

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Printed Name	Signature	Address / Phone	Date
ROYANNE SHOUSE		1620 Stony	4-21-2014
#5 UNITS		1680 Stony Pt Ct	4-21-2014
Margaret Hungerford		1650 Stony Point 80919	4/21/14
LARRY HUNGERFORD		1650 Stony Point 80918	4/21/14
Jodi H. Klepacki		1660 Stony Point Ct	4/21/14
ALEXANDRE MOGGER		1730 Oak Hills Dr	4/21/14
Brian Williams		1750 Oak Hills Dr	4/21/14
Carole Assenore		1625 Stony Pt Ct	4-21-14
Stacy Cox		1745 Oak Hills Dr.	4-21-14
Rhonda Weston		1715 Oak Hills Dr	4.21.14

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Gail Labosky	<i>Gail Labosky</i>	630 Big Valley Dr 598-9472	4/19/14
Joyce Horst	<i>Joyce Horst</i>	570 Big Valley Dr. 593-0761	4/19/14
Glenda Mason	<i>Glenda Mason</i>	262-9195 695 Carved Terrace	4/19/14
Richard Mason	<i>Richard Mason</i>	262-9195 695 CHAVED TERRACE	4/19/14
KENNY HODGES	<i>Kenny Hodges</i>	7302 STOVERATE C/S 80919 520-7375	4/19/14
DAENT GRAVES	<i>D. Brent Graves</i>	7306 STREGATE CT CS 80919 590-8622	4/19/14
Brooke Graves	<i>Brooke D. Graves</i>	7306 Stregate Ct. CSC 80919	4/29/14
James Gerner	<i>James Gerner</i>	720 Big Valley Dr. C/S 80919 466-9986	4/19/14
SHARL BALLEW	<i>Sharl Ballew</i>	555 BIG VALLEY DR	4/21/14
Sue Spruel	<i>S. Spruel</i>	810 Big Valley Dr. 80919	4/21/14

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KRZYSZTOF MYSZKOWSKI	<i>Krzysztof Myszkowski</i>	1010 BIG VALLEY DR CO SPRGS 80919 719.599.9538	03.30.2014
Diane Myszkowski	<i>Diane Myszkowski</i>	1010 BIG VALLEY DR, C/S, 80919 719-599-9538	03-30-2014
Suzanne Gardner	<i>Suzanne Gardner</i>	940 Big Valley Dr, C/S 80919 719-592-0671	4-9-2014
Rex Gardner	<i>Rex Gardner</i>	940 Big Valley Dr. c/s spgs 719-592-0671	4/9/14
Diane Bianchi-Bell	<i>Diane Bianchi-Bell</i>	875 Big Valley DR 719 599-3420	4/9/14
William Bell	<i>William Bell</i>	875 Big Valley Dr 719 599 3420	4/9/14
Carrie Jones	<i>Carrie Jones</i>	815 Big Valley Dr. Co. Springs Co. 80919	4/9/14
Bryce Morgan	<i>Bryce Morgan</i>	815 Big Valley DR Co. Springs Co 80919	4/9/14
JACK MCCORMICK	<i>Jack McCormick</i>	7225 Delmonico Dr. Co. Springs Co 80919	4/21/14
Geraldine A. Gieck	<i>Geraldine A. Gieck</i>	1015 Big Valley DR Colorado Springs Co 80919 594-6910	4-29-14

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Printed Name	Signature	Address / Phone	Date
RICHARD STERN	<i>Richard Stern</i>	1315 BIG VALLEY C/S 80919 719-593-2341	3/30/14
Zena Verros	<i>Zena M. Verros</i>	1310 Big Valley DR 719-278-7473 C/S 80919	3/30/14
Sarah Verros	<i>Sarah Verros</i>	1310 Big Valley Dr. C/S CO 80919 719 930 4131	3/30/14
Steven J. Verros	<i>Steven J. Verros</i>	1310 Big Valley Dr C/S Pys 719-210-2831 Co 80919	3/30/14
Megan Verros	<i>Megan Verros</i>	1310 Big Valley Dr CS/CO 80919 719 968 6040	3/31/14
Becky Ciletti	<i>Becky Ciletti</i>	1330 Big Valley Dr C/S CO 80919 719 599 076	4-4-14
FRED ARCHULETA	<i>Fred Archuleta</i>	1305 BIG VALLEY DR. C/S CO 80919 719-598-1562	4-6-14
UNA ARCHULETA	<i>Una Archuleta</i>	1305 Big Valley Dr CS CO 80919 598-1562	4-6-14
Michelle Archuleta	<i>Michelle Archuleta</i>	306 Saddle Mountain Rd C/S CO 80919 351 9671	4-6-14
CARY LOEWEN	<i>Cary H. Loewen</i>	7850 Delmonico Dr. C.S. CO 80919 599-1462	5/1-14

STUDENT HOUSING PROJECT – RESIDENTS’ STATEMENT OF NON-APPROVAL

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Printed Name	Signature	Address / Phone	Date
Christine Ketterhagen		7720 Delmonico DR CSO 719-594-0293	4-21-14
Michael Ketterhagen		7720 Delmonico Dr Spr. 719-594-0293	4/21/14
Mary Joanne Berner Knopp		910 Big Valley Dr.	4/30/14
STEPHEN KNOPP		910 BIG VALLEY DR 719-593-8433	4/30/14
Kathy Walsh		7855 Delmonico Dr.	5-1-14
DANIEL G. ANDERSON		7820 DELMONICO DR	5-1-14
Nancy Davis		920 Big Valley Dr	5/1/14
JUDY ANDERSON		930 BIG VALLEY DR	5/1/14
Robert Golden		1110 Big Valley Dr	5/3/14
Amy Newton		1160 Crown Haven Cir.	5/10/14

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Printed Name	Signature	Address / Phone	Date
TEENA WARDEN		1345 CARLSON DR 80919 719-528-6081	4/6/14
Charles Warden		1345 CARLSON DR COLORADO SPRINGS CO 80919 719-528-6081	4/6/14
Vernita M Hare		1350 CARLSON DR 80919 719-266-1505	5/4/14
JAMES GODFREY		1005 Big Valley Dr Colorado Springs, Co 80919	5/10/14
MARCEA HYTEN		1230 CROWN HAVEN CIR COLOR SPRGS, CO 80919	5/10/14
BLAINE HYTEN		1230 CROWN HAVEN CIR COLOR SPRGS, CO 80919	5/10/14
Rebecca Mejia		5974 Canyon Reserve Hts Co Springs, CO 80919	5/10/14
Erica Lam		1244 Crown Haven Cir	5/10/14
Jacobs Burger		1272 Crown Haven Cir. Colo Spgs, CO 80919	5/10/14
Bealis Burger		1272 CROWN HAVEN CIR CO SPRINGS CO 80919	5/10/14

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Printed Name	Signature	Address / Phone	Date
THADDEUS F. GEMBCZYLSKI		1065 BIG VALLEY DR COL SPRGS, CO. 80919	4/24/14
Donald J Gieck		1015 Big Valley Dr Colo Springs CO 80919	5/7/14
Marty Marlan		1286 Crown Haven Cir Colorado Springs CO 80919	5/10/14
Kris Helweg		6384 WINTER HAVEN DR. 80919	5/10/14
Richard Monday		408 W. Rockrimmon Blvd 1945 E. CO. 80919	5/10/14
Juanvil Monday		408 W Rockrimmon Blvd #E CS 80919	5/10/14

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Nancy J. Nuttelman	<i>Nancy J. Nuttelman</i>	1770 Oak Hills Dr CO SPGS 80919	May 5, 2014

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Printed Name	Signature	Address / Phone	Date
DAVID FRUH	<i>David Fruh</i>	20 Gold Coin 80919 719- 528 -338-8729	5/12/14
KENNETH FAIRBANKS	<i>Kenneth Fairbanks</i>	160 MIKADO DR E, CS, CO 528-6598	5/12/14
ORGA WOOD	<i>Orga Wood</i>	220- RAVEN HILLS RD 719-593-7948 80919	5/12/14
Jane Condit	<i>Jane Condit</i>	175 Raven Hills Rd 80119 719-277-7590	5/12/14
Wendell JOHNSON	<i>Wendell Johnson</i>	1356 MIKADO DR 593-0932	5/12/14
Lenard Rieth	<i>Lenard Rieth</i>	7045 Raven Hills Pl Colorado Springs, CO	5/12/14
Jeffrey Hanson	<i>Jeffrey Hanson</i>	20 Gold Coin Ct CS 809-623-6516	5/12/14
RICHARD ADAMS	<i>Richard Adams</i>	30 Mikado Dr. E	5/13/14
Sandy Browne	<i>Sandy Browne</i>	6980 Mikado Ln.	5/13/14
Kevin Kinzel	<i>Kevin Kinzel</i>	184 Mikado Dr. E.	5/13/14

Koehn, Alayna

From: Chip & Nicole Alger <algerm@comcast.net>
Sent: Tuesday, May 13, 2014 2:55 PM
To: Koehn, Alayna
Subject: Vote NO! - Planned Development at Rockrimmon and Delmonico

I strongly urge you to vote No on the proposed housing development in the Rockrimmon area. We are already being bombarded with high density housing on Delmonico near the USA Cycling center. This would greatly increase traffic in our area and at a major intersection for evacuation routes.

Save our community and the Wildland Urban Interface.

Nicole Alger
6340 Delmonico Drive
Colorado Springs, CO 80919

Student Housing Zoning Study: Report and Recommendations



**Saint Paul Planning Commission
May 2012**

Background and Geography

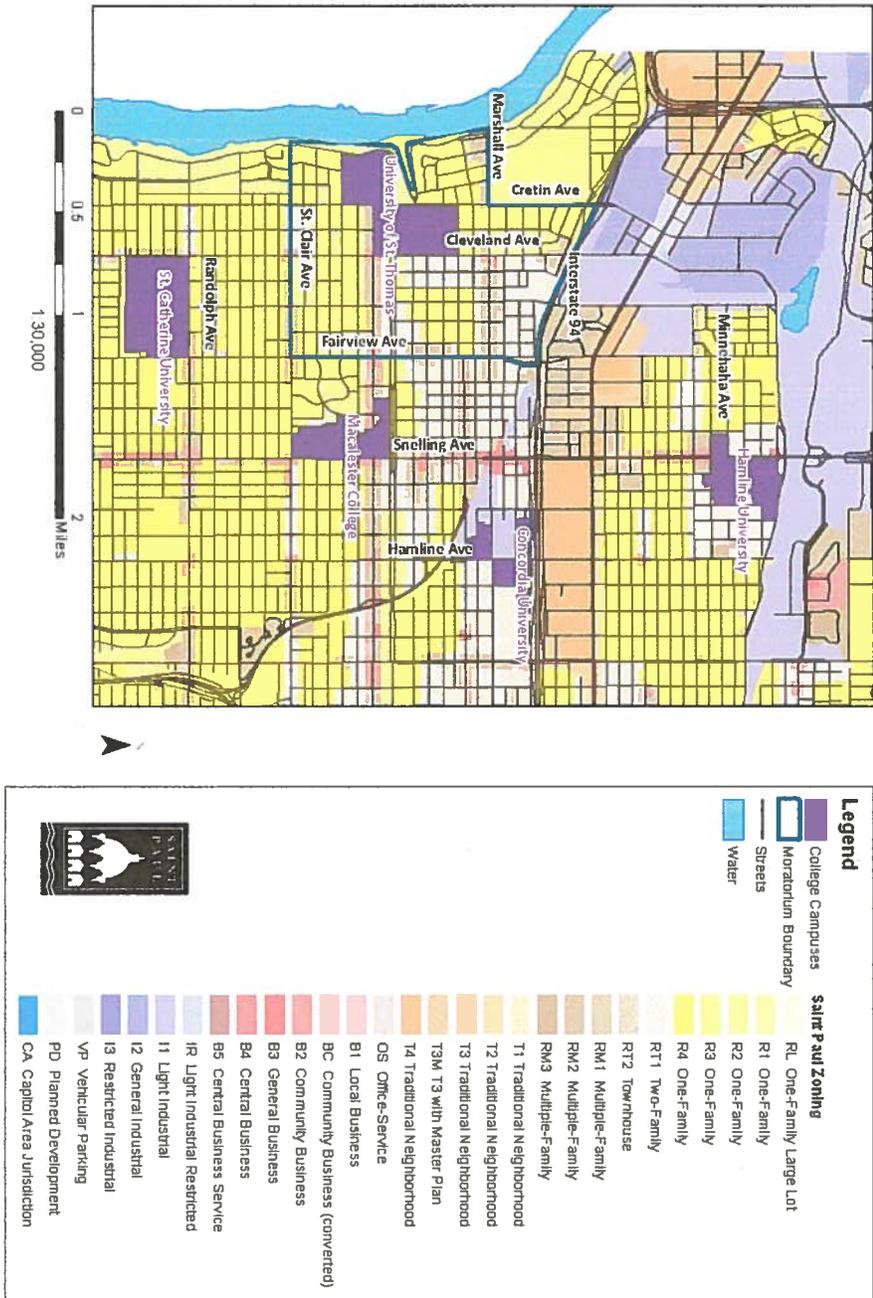
In August of 2011, the Saint Paul City Council enacted a one-year moratorium on the conversion of owner-occupied homes to rental in portions of the Highland Park, Macalester Groveland, and Merriam Park neighborhoods. Intended to temporarily prohibit the proliferation of new college/university student rental housing in neighborhoods of predominantly single-family and duplex housing, the moratorium applies in R1-RM2 zoning districts within an area bounded by Mississippi River Boulevard, Marshall Avenue, Interstate 94, Fairview Avenue, and St. Clair Avenue (see Figure 1). Accompanying the moratorium, the City Council requested that the Saint Paul Planning Commission study the issue and make recommendations regarding the regulation of student housing within the area of the moratorium.

Understanding the Issue

There are nine college or university campuses located within the City of Saint Paul. Five of these institutions—Hamline University, Concordia University, St. Catherine University, Macalester College, and the University of Saint Thomas (UST)—are located proximal to or within the moratorium area (see Figure 1). While these institutions all provide some degree of housing on campus, limited capacity of on-campus housing and the preference of some students for off-campus housing options result in demand for housing in the surrounding neighborhoods.

The conversion of housing to student occupancy, particularly the conversion of previously owner-occupied single-family and duplex housing, has substantially affected the character of the neighborhoods in and around the moratorium area and has had a negative impact on quality of life for many residents. Students tend to live at higher concentrations of adult residents as compared to rental housing as a whole. As a result, traffic and parking impacts tend to be greater than for rental housing in general. In addition, students as a population have a different lifestyle than the population as a whole, and in particular in comparison to families with young children. Students also are a transient population with respect to the neighborhoods they inhabit, and so have less connection to the long-term well-being of that neighborhood than more permanent residents may. As a result, noise can be an issue, and inattention to things like litter or property appearance can lead to negative associations with students and student housing for other residents. Finally, poor student behavior, exacerbated by alcohol use and abuse, can have a dramatic, negative impact on neighborhood livability. In general, these negative impacts associated with student housing are felt more acutely in lower-density neighborhoods, as the conversion of even a single unit measurably changes the make-up of the neighborhood.

Student Housing Zoning Study - Figure 1



But student housing is a complex issue, and goes well beyond conversion of owner-occupied homes to student rentals. While problematic, these conversions can be

understood as a natural market response to demand for housing. Students want to live close to classes and on-campus facilities, but on-campus housing may be limited or undesirable. In neighborhoods such as those within the moratorium area, demand exceeds what is available in existing rental stock, and opportunities for new multifamily construction are limited. Similarly, the impacts of student housing are, as noted above, tied to issues of behavior, housing maintenance and property upkeep, and transiency.

Complex, multi-faceted problems generally require complex, multi-pronged responses that can address all aspects of the problem. The City, school administrators, landlords and developers, the students themselves, and even neighborhood residents all play roles in the student housing system. As a consequence, all need to be involved in addressing neighborhood impacts of student housing.

In recognition of the broad and complex nature of student housing issues, the recommendations address both the issue of conversions contained within this report fall into two broad categories. In response to the request from the City Council, the report recommends an ordinance which creates an overlay zoning district to limit the density, and therefore impact, of student rental housing in low-density residential neighborhoods. In recognition of the fact that the trend of housing conversion to student rental is in response to continuing demand for student housing, and that a number of factors not addressed by the density ordinance contribute to the neighborhood impacts of student housing, the report also recommends a variety of other potential approaches to complement and broaden the impact of the density ordinance.

Data and Research Findings

DATA ON EXISTING STUDENT HOUSING

The exact number of students living in the areas of concern is not known. During Fall of 2010, 3,002 of 5,715 full-time undergraduate students at the UST Saint Paul campus lived off-campus. According to a report issued by the West Summit Neighborhood Advisory Committee (WSNAC), UST estimates the number of these students living within one mile of the UST campus number to be approximately 1,700, a number that has stayed relatively stable over the last 20 years despite an overall increase in undergraduate enrollment at the Saint Paul campus¹. Another 2,600 full time students from the other four nearby schools live off-campus, though not necessarily all in the surrounding neighborhoods.

City staff also analyzed several data sources, including informal records kept by UST of the locations of off-campus student housing, student housing locations identified by the

¹ West Summit Neighborhood Advisory Committee, *Off-Campus and On-Campus Student Housing Study*, 2011

Saint Paul Department of Safety and Inspections, Ramsey County parcel and land use data, and a study conducted by the UST Geography Department. UST records identified 426 dwelling units as student houses² within one mile of the UST campus. Excluding those students living in structures containing three or more units, this would put the number of students residing in single-family and duplex units? in this area at 1,704 (assuming maximum legal occupancy of four students per unit).

Ramsey County records show 348 separate addresses in this same area where three or more units are located. Comparison to UST data shows 154 separate addresses (with a total unit count of 1665) with a least one-student occupied unit. Assuming two students per unit and only one student-occupied unit per address, this would mean at least another 308 students within a one-mile radius of the UST campus. However, this number is likely much higher.

This analysis suggests at least 2,000 UST students living in the neighborhoods within 1 mile of the UST campus, with the potential for higher numbers. This number is markedly higher than the UST estimate from the WSNAC report of around 1,700. It does not include any students from the other four nearby institutions who may be residing in the neighborhood.

Other data sets also suggest an incomplete picture of student housing in the area of concern. Comparison of the locations of student rentals identified by UST with a data set of student rentals compiled by the Saint Paul Department of Safety and Inspections (DSI) found approximately substantial, but not complete, overlap. Within an area bounded by the Mississippi River, I-94, Snelling Avenue, and Randolph Avenue (the same area studied by the UST Department of Geography, as discussed below), UST identified 478 student rental units and DSI identified 158, with 122 units appearing on both lists. These lists include all student dwelling units, regardless of structure size, type, or ownership.

CONCENTRATION OF STUDENT HOUSING IN THE NEIGHBORHOOD

At issue is how the demand for student housing has been accommodated within the neighborhoods. Both anecdotal evidence and analysis of property records suggest that, despite large numbers of students already living in the neighborhood, there continues to be demand for new student rental units, particularly near the UST campus, where the housing stock is primarily single-family homes and duplexes. While exact numbers are not available, it is generally accepted that significant numbers of single-family homes and duplexes within this area? have been converted from owner-occupied to rental, many now housing college students. Visual analysis of the spatial distribution of known UST student housing location around the campus reinforces the notion that students place a premium on proximity to campus (**see Figure 2**).

² Units in single-family or duplex homes, regardless of ownership; assumes both units in duplexes are student rentals.

UST GEOGRAPHY DEPARTMENT STUDY

These conclusions are congruent with the findings of a study conducted by the UST Department of Geography.³ The study examined the conversion of single-family and duplex homes between homestead and non-homestead status, as a proxy for owner-occupied and rental statuses, respectively. The report found that between 2002 and 2009, homes were converted from homestead to non-homestead at a rate notably higher than the city-wide average, and the neighborhood had changed from 14% non-homestead in 2002 to 25% non-homestead in 2009, with almost all of that increase due to an increase in residential non-homestead properties. Using UST enrollment data, the study identified only approximately 1,000 UST students living in the study area at 438 non-homestead properties, accounting for less than half of all residential non-homestead properties. While this would suggest that either students of other nearby institutions or non-students play a major role in driving demand for rental housing in the area, it should also be noted that it is not mandatory for students to provide local address information to UST, nor is the data verified in any way.

The report also looked at property values, and found that property values increased, with non-homestead properties having a mean value of \$366,000 compared to \$312,000 for homesteaded properties. Based on these findings, the report's authors concluded that while there was a significant increase in student rentals, that the overall impact on the housing market was to drive investment and was a positive one. However, this conclusion does not account for overall housing market factors, the value premium placed on income earning rental properties as opposed to owner-occupied properties, nor impacts to quality of life that may impact potential property buyers' decisions.

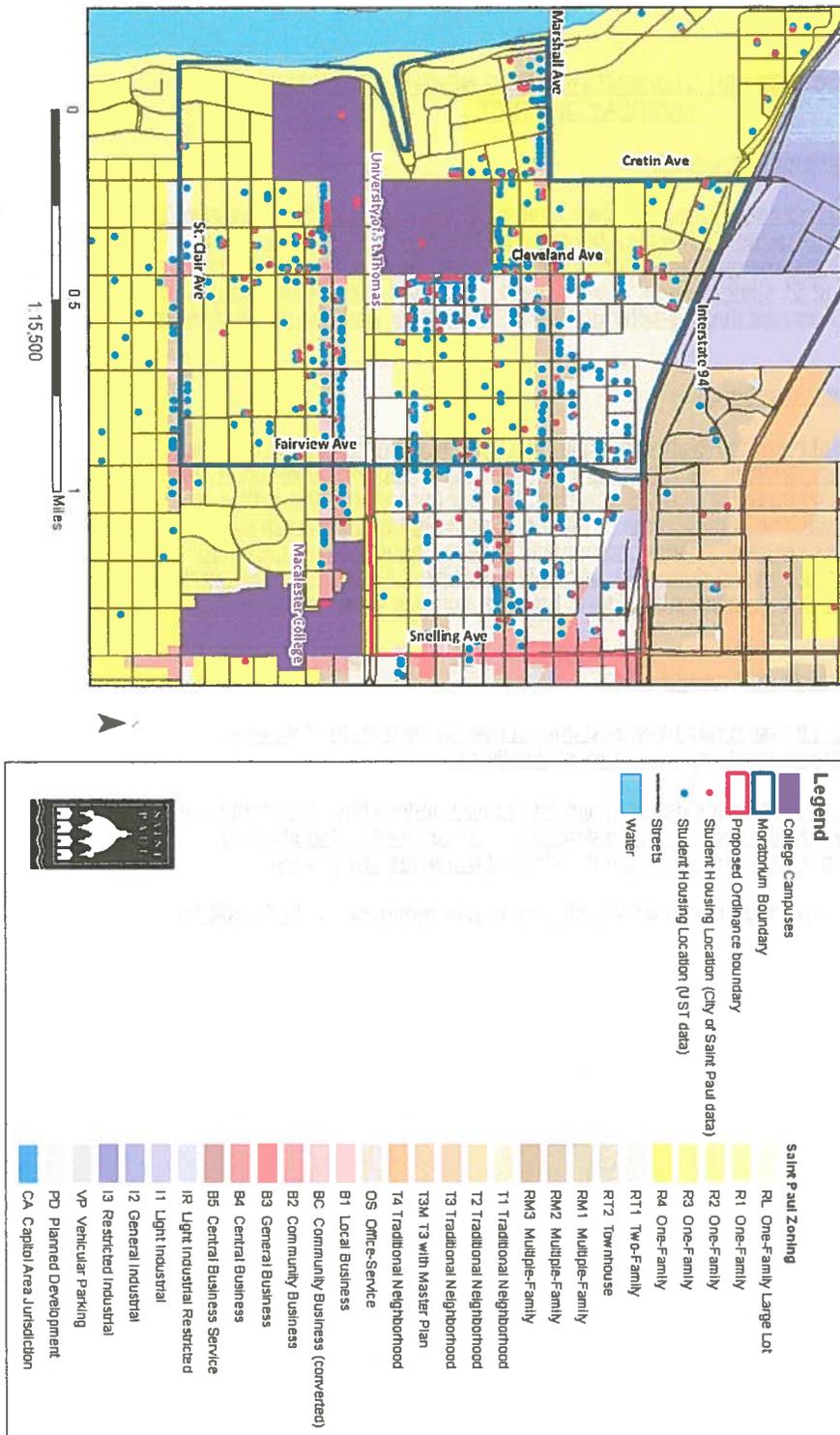
LOUIS SMITH STUDY

As a precursor to its own report and drawing on the data sets created by the UST Geography Department, the West Summit Neighborhood Advisory Committee (WSNAC) commissioned a study by Smith Partners⁴ to evaluate approaches for promoting livability and housing market stability in the neighborhoods around the UST campus. The Smith report concluded that conversion of owner-occupied housing to student rentals had occurred at levels that threatened to push the neighborhood into a self-reinforcing pattern of disinvestment and decline, a concept known as the "tipping point" theory.

³ *University of St Thomas Student Housing Study 2010-2011*; Catherine Hanson (adjunct faculty) and Justin Riley (student). Available upon request.

⁴ Cite Smith Study

Student Housing Zoning Study - Figure 2



While Saint Paul has an unusually high number of institutions of higher learning within its boundaries, it is by no means the only municipality to see impacts of student rentals on residential neighborhoods. In many cases, tipping point theory has been applied to explain how neighborhood change is driven by student housing. In 2005, the City of

Milwaukee, working with the University of Wisconsin-Milwaukee to address impacts of student housing on neighborhoods near the campus, identified one-third of properties in absentee ownership as the tipping point above which neighborhood disinvestment and decline occurs⁵. A Nottingham (UK) planning document from 2007 outlines policies for reducing and maintaining student households as 25% or less of households in districts within the city⁶, with a goal of preventing neighborhood “imbalance” (the document cites the same litany of effects on neighborhood livability described in the following section of this report). A 2002 survey conducted near the University of Georgia also found that neighborhood streets appeared the healthiest when student rentals were 25% or less of properties.

Other communities have identified differing limits on the percentage of student housing necessary to preserve community identity. Ohio University performed outreach activities in surrounding neighborhoods in Athens, OH, and identified a goal of a target maximum of 40% student rentals. By contrast, communities in Glasgow and Fife, Scotland, have identified a maximum student rental rate per block of just 5% in order to maintain community balance. The National HMO (Homes in Multiple Occupancy) Lobby in the UK, which includes student rental houses, has identified 10% of households as student households and students as 20% of total populations as targets for maintaining community balance⁷.

An appropriate balance of student housing as a percentage of households in a community varies depending on community or neighborhood characteristics. Much of the neighborhood in the area of the student housing moratorium is low-density residential, dominated by single-family homes. This environment is particularly sensitive to the changes in community character such that conversion of even few homes on one block from owner-occupied to student rental can be significant. The ‘tipping point’ in the neighborhoods in the moratorium area may be as low as 10-15%.

Impacts

Specific impacts of student housing may be a function of inadequate property maintenance, over-occupancy and adult residential densities greater than that of the surrounding neighborhood, and/or poor student behavior. These impacts are related to some inherent qualities of student housing: It tends to be almost exclusively rental with absentee ownership (i.e., owner not living in a unit on the premises), the students occupying the housing are generally transient with respect to the neighborhood where it is located, and it tends to be geographically concentrated in neighborhoods proximal to, or at least convenient to, college campuses. These impacts may be more acute

⁵ *A Strategy and Vision for the UWM Neighborhood*, City of Milwaukee, 2003 (pg. 38).

⁶ See: <http://www.nottinghamaction.org.uk/downloads/BBCSPD%20reissued%20March%202007.pdf>

⁷ See: <http://hmolobby.org.uk/39articles.pdf>

where student housing is concentrated and/or in lower-density residential neighborhoods.

Owners of student rental properties may not observe the same standards of property maintenance as residents of owner-occupied properties expect. This may be a function of lack of awareness of maintenance needs, or may reflect a desire on the part of property owners to minimize costs. It should be noted that the same potential issue exists with regard to rental properties as a whole.

Over-occupancy and density of adult housing may also be a problem, particularly in lower density residential neighborhoods. Where over-occupancy is not an issue, the nature of occupancy may be. A household composed of two adults and two minors has a different (lesser) impact on its neighborhood, particularly in terms of traffic generation and parking demand, than does a household composed of four adults. Again, it should be noted that the same holds true for both student housing and rental housing as a whole. However, it should also be noted that student housing is almost always composed of all-adult households, in contrast to the renting households as a whole. The effects of over-occupancy and increased adult housing density are likely to be more keenly felt, as a function of the number of student housing units, in lower-density residential neighborhoods.

Finally, student behavior is often an issue. Young adults living away from parents for the first time sometimes exhibit behaviors—such as playing loud music or talking loudly at late hours—that are a nuisance to surrounding residents. Such poor behavior is often magnified and augmented by alcohol consumption, leading to behaviors such as public urination and vomiting, or property destruction. Even where such flagrantly poor behavior is not an issue, the transient nature of student residents—they generally live off-campus in a community for no more than 3-4 years and often in a given unit for no more than one year—may be an issue. For example, most home or business owners will pick up trash left on the sidewalk in front of their property; the incentive to do so may not exist for a student renter who has no long term stake in the health of a neighborhood.

Responding to the Problem: Recommendations

While there are a wide-range of potential ways to address the neighborhood impacts associated with student housing, there are a relatively limited number of actions the City can take unilaterally, that is by virtue of its authority to regulate land use and enforce regulations regarding public health and safety. Moreover, the request from the City Council was specific to controlling proliferation of student housing in established neighborhoods composed of primarily single-family and duplex structures.

However, research conducted by staff to the Planning Commission suggests that mitigating the impacts of student housing requires a comprehensive solution.

Restricting conversion of single-family and duplex homes can prevent concentration of student housing in certain neighborhoods, but it will not reduce the demand for student housing that is driving those conversions, nor will it address student behavior. But an ordinance change can be paired with other efforts to both regulate new student housing and recognize demand, while also mitigating the impacts of existing student housing. A comprehensive approach will not only employ a city's land-use and public health and safety authority, but also engage educational institutions, students and their parents, landlords, and even other neighborhood residents in creating solutions.

In response, this report offers dual recommendations. First, in response to the request from the City Council, an ordinance is recommended to create an overlay district, within which the density of student rental housing would be limited. Second, the consideration of a number of additional approaches and tools, to be used in conjunction with the overlay ordinance to address the broader issues associated with student housing, is recommended.

ORDINANCE RECOMMENDATION

The August 2011 request from the Saint Paul City Council was for the Planning Commission to explore options for limiting proliferation of student dwellings in R1-RM2 districts within the moratorium area. The Planning Commission explored a number of options for regulating student housing, including looking at ordinances used in other communities (see FURTHER RECOMMENDATIONS below). In drafting the recommended ordinance (see Attachment A), it was also considered how a new ordinance would best fit within the existing Saint Paul zoning code, as well as the existing inspection, regulatory, and enforcement context.

In summary, the Planning Commission is recommending a new Student Housing Neighborhood Impact Overlay District that would define and require a 150 ft. distance requirement between student dwellings. The Commission is recommending an enactment of the overlay district and in an area generally bounded by Mississippi River Boulevard, Marshall Avenue, Cretin Avenue, Interstate 94, Snelling Avenue, Summit Avenue, Fairview Avenue, and Saint Clair Avenue. This is slightly larger than the current moratorium area. Student dwellings are defined as a one- or two-family dwelling requiring a fire certificate of occupancy in which at least one unit is occupied by three (3) or more students. Existing student dwellings that do not meet this distance requirement are grandfathered in and become legally non-conforming.

The boundary for the recommended overlay ordinance can be seen in Figure 2, and the text of the ordinance can be found in Attachment A.

FURTHER RECOMMENDATIONS

The study yielded a wide-range of potential tools and approaches for addressing the impacts associated with student housing, from which the Planning Commission has identified a number of priority actions. While some of these recommendations involve

things typically beyond the scope of the Planning Commission, and a number require cooperation of entities other than the City of Saint Paul, the Planning Commission believes the identified strategies provide options for pursuing a more comprehensive approach to student housing, which would in turn enhance the effectiveness of the recommended density ordinance.

Priority actions identified by the Planning Commission include:

- Explore a requirement for residential colleges and universities to require first and second year students to live on campus. Freshmen and sophomores have been found to be associated with a higher rate of behavior-related neighborhood disturbances. Many schools require on-campus residency for first-year students, and provide residential supervision for all underclassmen living on campus.
- Conduct a small area planning process in the moratorium area, including a 40-acre study, to examine current zoning vis-à-vis the Comprehensive Plan and identify opportunities appropriate for zoning for multifamily housing.
- Create an historic conservation district that would put in place tools and regulations to encourage the preservation of the moratorium areas generally high-quality, historic housing stock

In addition to priority actions, the following is a list of various approaches that other cities have taken to help mitigate the proliferation of single-unit and duplex conversions and more generally address the issue of student housing in neighborhoods surrounding universities. This larger list represents both potential alternatives to the recommended ordinance as well as tools and approaches that could be implemented along with the ordinance in a more comprehensive approach.

City Zoning Approaches:

- Restrict student housing (occupancy limits, conditional reviews, distance separation requirements, zoning district restrictions); this approach has been used throughout the country. The challenge is to craft ordinances that are effective, legally defensible, and not overly-broad. Also, this approach generally will not impact existing student housing.
 - In 2005, a Greensburg PA city ordinance required that student homes not be within 500 feet of another student home. Homes in the downtown district are exempt from this requirement. The Greensburg PA ordinance also includes: occupancy limits, definition of a 'student', and landlord registration requirements.
 - Duluth (MN) reviews all new rental housing within 1.5 miles of the University
 - Newark (DE); Rooming houses must be 10 lot-widths apart?
 - The definition of a student home in Newark, DE does not include "RM zoning-permitted boarding houses or rooming houses; nor shall they include the taking of non-student, non-transient

boarders or roomers in any residence district; nor shall they include single-family detached, semi-detached, or row dwellings within the following subdivisions or fronting on the following streets.”

- West Chester (PA): Rooming Houses must be 400 ft. apart and are a special exception.
- Altoona (PA): student house is a special exception, with a 4x lot width separation.
- Charlottesville (VA); 3 unrelated persons allowed in University overlay districts, 4 unrelated person allowed elsewhere.
- Poughkeepsie (NY): limits 3 unrelated persons per student household, 4 for all other households.
- Restrict the definition of a family
 - Needs to be non-discriminatory, broad enough to include unmarried and/or same sex partners. Exemptions can be written into ordinance.
- Reduce the number of unrelated persons allowed
 - Macomb (IL), East Lansing (MI), Salisbury (MD), Lawrence (KS), Lincoln (NE), Bloomington (IN)
- Accommodate higher-density student housing where appropriate; this approach has been used effectively in Milwaukee (WI), Austin (TX), and to some extent in Minneapolis. There are limited opportunity sites in Saint Paul in the area of concern.
 - Designate areas for higher density student housing near? transit (Austin TX, Milwaukee WI)

City Permitting Approaches:

- Require landlords to take responsibility. A city, by virtue of its police powers, can also play a role in encouraging or requiring landlords to help mitigate impacts.
 - Gainesville (FL) employs a point system which can lead to revocation of the rental license for problem properties. Adopting such a system would require a rental licensing program, which Saint Paul does not currently have.
 - Bethlehem, PA requires both tenants and landlords to sign supplemental agreements regarding conduct and property upkeep.
- Public posting (e.g., on city website) of information on legal number of occupants or which properties are licensed

City Enforcement Approaches:

- Reduce impacts of student housing through stepped-up enforcement of:
 - housing and fire safety codes,
 - reducing nuisance crimes,
 - nuisance ordinances

- pre-existing occupancy rules (Saint Paul allows no more than four unrelated adults)
- This approach is resource intensive, and will not alone solve problems. Level of enforcement, inspections, fees may vary. These tools may address a range of issues, but generally do not address the question of density of student housing as long as occupancy rules are followed.

City-Imposed Requirements for Universities:

- City-imposed campus housing requirements might also be a solution. Staff research did not turn up any examples of this approach elsewhere. However, Saint Paul already regulates aspects of college/university development and operation through conditional use permits; subject to legal review by the CAO, the City could potentially require a college or university to provide a prescribed amount of housing on campus as a reasonable condition of a conditional use permit.
- Require/provide more on-campus housing, special programs to encourage ownership, buyback programs.

Schools-Based Approach:

- Educating students regarding acceptable behavior and the impacts of poor behavior should be part of any solution. Parents, student organizations, and neighbors can also play a role.
- Impose penalties for poor behavior. UST in particular has such a mechanism in place, but its effectiveness has been questioned by some.
- Require first and second year students to live on-campus, provide alternative (to dormitories) choices for on-campus housing, or simply provide more on-campus housing relative to student population.
- “Turn back” houses and duplexes that have been converted to student rentals. As part of the 2004 conditional use permit which authorized the expansion of the University of St. Thomas (UST) campus, UST was required to buy, rehab, and sell with deed restrictions requiring owner-occupancy 30 student rental houses; approximately 18 houses have been turned back to date. An alternative approach would be for a school to provide financial incentives to faculty and staff (or others) to purchase and occupy homes in the neighborhoods adjacent to the campus.

Landlord Based Approach:

- Require better tenant behavior. Lease terms which allow eviction of problem tenants are one potential tool. Use of such a tool can be encouraged by schools (through promotion or endorsement of landlords meeting certain standards), neighborhood organizations, or even student groups. This would be an alternative to a City-imposed approach.

Parents of students, neighbors, and student groups:

- Encourage and model better behavior and community engagement. Examples of potential strategies include educational programs, informal outreach between neighbors and students, and student service projects (for example, a UST student-group recently led a neighborhood trash pickup). These strategies would generally be pursued in cooperation with schools.

Attachment A

CONFIDENTIAL

ARTICLE VII. 67.700. SH STUDENT HOUSING NEIGHBORHOOD IMPACT
OVERLAY DISTRICT

Sec. 67.701. Establishment; intent.

The SH student housing neighborhood impact overlay district is established as shown on the official zoning map, generally the area bounded by Mississippi River Boulevard, Marshall Avenue, Cretin Avenue, and Interstate 94, Snelling Avenue, Summit Avenue, Fairview Avenue, and St. Clair Avenue, to ameliorate the impact of dedicated student housing within and preserve the character of predominantly one- and two-family dwelling neighborhoods.

Sec. 67.702. Student dwellings.

Within the SH student housing neighborhood impact overlay district, a student dwelling is a one- or two-family dwelling requiring a fire certificate of occupancy in which at least one unit is occupied by three (3) or more students. For the purposes of this article, a student is an individual who is enrolled in or has been accepted to an undergraduate degree program at a university, college, community college, technical college, trade school or similar and is enrolled during the upcoming or current session, or was enrolled in the previous term, or is on a scheduled term break or summer break from the institution.

Sec. 67.703. Standards and conditions.

Within the SH student housing neighborhood impact overlay district, the following standards and conditions shall apply for student dwellings:

- (a) A student dwelling shall be located a minimum of one hundred fifty (150) feet from any other student dwelling located on a different lot, measured as the shortest distance between the two lots on which the student dwellings are located.
- (b) Parking shall be provided in accordance with the requirements of article 63.200 for new structures.

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: May 15, 2014

ITEM: 8.A-8.G

STAFF: Lonna Thelen

FILE NO.: CPC MPA 07-00308-A5MJ14, CPC ZC 14-00031, CPC ZC 14-00032, CPC ZC 14-00033, CPC ZC 1400034, CPC CP 14-00035, AR DP 14-00116

PROJECT: Sentinel Ridge Phase I and Mainstreet

STAFF PRESENTATION

Ms. Lonna Thelen presented PowerPoint slides (Exhibit A). There was an error in the table of contents and the staff report. All zone changes need to be amended to remove the hillside overlay.

Ms. Kathleen Krager, Transportation Manager, stated traffic will be nothing but improved in this area, especially with the improved level of service relocating Centennial.

APPLICANT PRESENTATION

1. Ms. Susan Wood-Ellis presented slides (Exhibit B) and proposed changes to staff's recommended significant modifications listed in the agenda as follows:

Significant plan modifications (master plan):

~~Show the 2.5-acre intermittent stream area as open space~~

Show the two additional green areas totaling 3.5 acres (as depicted on the applicant's Additional Open Space Map) as Open Space.

Significant plan modifications (concept plan):

~~1. Show the 2.5-acre intermittent stream area as open space~~

1. Show the two additional green areas totaling 3.5 acres (as depicted on the applicant's Additional Open Space Map) as Open Space.

2. Mr. Dirk Gosda advanced the pdf slides (Exhibit B)

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

3. Mr. Eric Morff representing Mainstreet continued the presentation slides within Exhibit B.
4. Mr. Rob Caminiti, senior pastor at Evangelical Free Church, related the services the church provides.
5. Mr. Don Wilkin, Chairman of First Evangelical Free Church, requested approval.
6. Mr. Kent Rockwell, Rockwell Consulting, related the final utility plan for this site.

Commissioner Gonzalez addressed the developer's request for a major change in open space in which the public has not had a chance to review.

The Planning Commission unanimously decided to proceed with the hearing despite the applicant's proposed change to the master plan and concept plan modifications.

CITIZENS IN FAVOR

1. Mr. Terry Johns, School District 11, clarified that the district is not opposed to traffic near Holmes Middle School. The church has approached School District 11 requesting use of the district's adjacent strip of land for access that lines up with Friendship Lane. With that option, School District 11 requested use of the church's parking lot during the school's special events. School District 11 is not endorsing or opposing this proposal.
2. Mr. Rich Serby, representing 69 properties within the Friendship Mesa Crescent Association, was concerned with safety of school students. He requested the site restricted to religious use only for the proposed church site to reduce traffic. He supported the proposal.
3. Mr. George Maentz welcome the church use, but disagreed with the proposed zoning. Eliminating the commercial uses still allows 13 uses that could have a negative impact to the existing neighborhood. He suggested the sidewalk built on the north side of Fillmore and Mesa to provide safer pedestrian access for students.
4. Mr. Mark Mahler, nearby resident, requested limiting conditions of record for religious use only.
5. Mr. Steven Eivins, Mesa Road resident, was neutral and questioned who has responsibility of the open spaces, and suggested a roundabout to slow traffic. He distributed a letter submitted by Michael and Gretchen Graham (Exhibit C).

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

CITIZENS IN OPPOSITION

Mr. Frederick Keller, resident of Mesa View Court, encouraged the Planning Commission to postpone their decision based upon the last-minute changes proposed by the applicant.

APPLICANT REBUTTAL

Ms. Wood-Ellis stated that they sent notice to neighborhood meeting attendees of the plan to move the utilities. There is no change to the plan, but their request is in response to a City staff recommendation. The only sheets that are revised are the utility plan pages. The church has indicated they will not develop the site for another 10 years and the access issues may be irrelevant should the plan expire in six years. Each use indicated on the concept plan will need to submit individual development plans for their use; thus, at that time would access issues be addressed. The Mainstreet facility is ready to move forward with the development plan. The church's site is reserved with the zone change and requested conditions of record. Should the church choose not to develop, the proposed zone and conditions could allow the site to be converted to another low intensity use, such as a bank.

Commissioner Sparks requested Ms. Krager comment on a neighbor's suggested roundabout along Friendship Lane. Ms. Krager stated there is not enough right-of-way for a roundabout, and it would be expensive to purchase the needed land from all four corners.

Moved by Commissioner Markewich to postpone Items 8.A-8.G. Motion died for lack of a second.

DECISION OF THE PLANNING COMMISSION

Commissioner Markewich felt it was not fair for all stakeholders and the Planning Commission to hear a major change to the plan at the last minute. He based his opinion upon that principle for his suggested postponement.

Commissioner Shonkwiler felt this is a way to "fix" the plan before it goes before City Council.

Commissioner Ham felt the same as Commissioner Markewich at first, but the issues were clarified that the applicant was just responding to City staff's requested changes in their review letter and modification contained in the agenda. He requested a condition that the development plan return to the Planning Commission should another use other than the church decided to develop on that site.

Commissioner Donley stated he'd prefer limiting the site to religious services rather than providing an opportunity to deny a use the Planning Commission doesn't like at a later date.

Commissioner Gonzalez felt comfortable with the changes because the change doesn't affect density or access.

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Commissioner Sparks stated CSU is becoming more diligent to flush out utility issues and utility corridors that affect development plans. That is the reason for the change in the utility plan pages. She doesn't mind adding this level of detail in this plan set and suggested moving forward.

Commissioner Walkowski felt today's process is a compromise and was a positive one. He was in favor of limiting the church site to religious services only.

Commissioner Donley found the project met the Comprehensive Plan and the review criteria.

Commissioner Gonzalez also found that the project met the review criteria.

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.A-File No. CPC MPA 07-00308-A5MJ14**, the master plan amendment for the Sentinel Ridge Phase I Plan, based upon the finding that the amendment complies with the review criteria in City Code Section 7.5.408, subject to compliance with the following significant, technical and/or informational plan modifications:

Significant plan modifications:

~~Show the 2.5-acre intermittent stream area as open space.~~

Show the two additional green areas totaling 3.5 acres (as depicted on the applicant's Additional Open Space Map) as Open Space.

Technical and Informational Modifications to the Master Plan Amendment:

1. Change the file number from CPC MPA 07-00308-A4MJ14 to CPC MPA 07-00308-A5MJ14.
2. Remove the word "proposed" from the labels public/institution use on the drawing.
3. Show the trail alignment more clearly from Grand Vista Circle to the Mesa Valley Open Space in the private open space area. Include a note that states "Final trail alignment to be determined at time of development plan. Trail alignments will be granted by a public trail easement."

Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.B-File No. CPC ZC 14-00031**, the 21.8-acre zone change for the Sentinel Ridge Phase I Plan from PUD/SS (Planned Unit Development with Streamside Overlay) to R1-6/SS (Single-family Residential with Streamside Overlay), based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603. Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.C-File No. CPC ZC 14-00032**, the 7.6-acre zone change for the Sentinel Ridge Phase I Plan from PUD/SS (Planned Unit Development with Streamside Overlay) to OC (Office Complex), based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603. The ordinance shall include a condition of record prohibiting the following uses:

- 1) Auto rentals
- 2) Restaurants
- 3) Business office support
- 4) Business park
- 5) Food sales
- 6) Hotel
- 7) Mini-warehouse
- 8) Mixed commercial/residential
- 9) Personal consumer services
- 10) Pharmacy
- 11) Neighborhood serving retail
- 12) Education institutions
- 13) Hospital

Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.D-File No. CPC ZC 14-00033**, the 8.3-acre zone change for the Sentinel Ridge Phase I Plan from PUD/SS (Planned Unit Development with Streamside Overlay) to OC (Office Complex), based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603. The ordinance shall include a condition of record ~~prohibiting~~ **restricting** the following ~~allowed uses~~ to **religious institutions only**:-

- ~~1) Auto rentals~~
- ~~2) Restaurants~~
- ~~3) Business office support~~
- ~~4) Business park~~
- ~~5) Food sales~~
- ~~6) Hotel~~
- ~~7) Mini warehouse~~

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

- ~~8) Mixed commercial/residential~~
- ~~9) Personal consumer services~~
- ~~10) Pharmacy~~
- ~~11) Neighborhood serving retail~~
- ~~12) Education institutions~~
- ~~13) Hospital~~

Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.E-File No. CPC ZC 14-00034**, the 7.7-acre zone change for the Sentinel Ridge Phase I Plan from PUD/SS (Planned Unit Development with Streamside Overlay) to R-5 (Multi-Family Residential), based upon the findings that the zone change complies with the review criteria in City Code Section 7.5.603. Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.F-File No. CPC CP 14-00035**, the concept plan for the Sentinel Ridge Phase I Plan, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E, subject to compliance with the following significant, technical and/or informational plan modifications:

Significant plan modifications:

- ~~1. Show the 2.5 acre intermittent stream area as open space.~~ **Show the two additional green areas totaling 3.5 acres (as depicted on the applicant's Additional Open Space Map) as Open Space**
2. Include the conditions of record prohibiting uses for the two OC zone districts.

Technical and Informational Modifications to the Concept Plan:

1. Add the wording "Ordinance No. ____" next to each zone change. The ordinance number will be filled in after council decision.
2. Label each multi-family building as multi-family on the drawing.
3. Remove the word "proposed" in front of the labels for the new uses on the drawings.
4. Show the trail alignment more clearly from Grand Vista Circle to the Mesa Valley Open Space in the private open space area. Include a note that states "Final trail alignment to be determined at time of development plan. Trail alignments will be granted by a public trail easement."
5. Show the public water main extension co-located with the wastewater main across the R-1-6000 parcel.
6. Identify the utility corridor through the stream area which is necessary for future wastewater service to the church parcel.

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item 8.G-File No. AR DP 14-00116**, the development plan for the Sentinel Ridge Phase I Plan, based upon the finding that the development plan complies with the review criteria in City Code Section 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Development Plan:

1. Include the ordinance number for the zone change after final council decision.
2. Label the elevations of the trash enclosure North, South, East and West.
3. Include the sidewalk connection to the main entrance of the building from the street. Stairs can be included in the connection.
4. Include the reception number for the public improvement easement.
5. The guardrail and public sidewalk are merging together; please fix the issue and resubmit. If the guardrail will be relocated please add the following note: "The contractor will need to contact Traffic Engineering to assist with guardrail relocation". If the guardrail is to be relocated a separate plan will need to be provided.
6. Please contact Traffic Engineering prior to plans being approved for the public improvement easement for the sidewalk.
7. Please state the proposed platted subdivision name on Sheet 1 (Lot 1 Mainstreet Health and Wellness Suites Subdivision).
8. Please provide 6' wide public sidewalk, whether attached or detached.
9. Please ensure that the proposed storm sewer and outfall structures in the stormwater quality pond are shown as designed per the drainage report on the grading plan.
10. The easterly boundary adjacent to the pending R-1 requires trees at 1/20', 50% evergreen and a 15' horizontal buffer area. Additionally, a screen fence is required on the inside edge of the landscaping so that the adjoining property is benefitted by the landscaping and it is not hidden by the screen (see City Code Sections 7.4.323 C., E.1., F. 1 & 2, G.). As proposed, there is an almost 10' retaining wall with a 6' fence on top of that.
11. The water main needs to be located parallel to wastewater main just east of the site. All on-site water mains must be labeled private. Coordinate this with the concept plan alignments.

Motion carried 6-1 (Commissioner Markewich opposed and Commissioners Henninger and Phillips excused).

May 15, 2014
Date of Decision



Planning Commission Chair

Sentinel Ridge Phase I and Mainstreet

File Nos. CPC MPA 07-00308-A5MJ14

CPC ZC 14-00031

CPC ZC 14-00032

CPC ZC 14-00033

CPC ZC 14-00034

CPC CP 14-00035

AR DP 14-00116

May 15, 2014

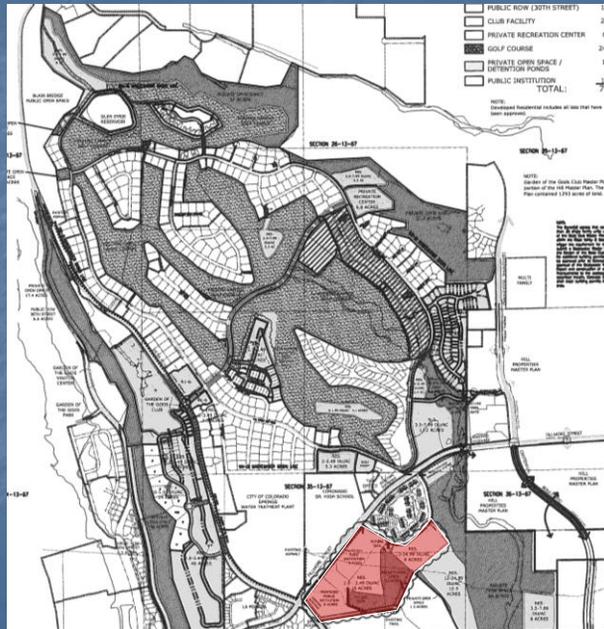
Lonna Thelen



Sentinel Ridge

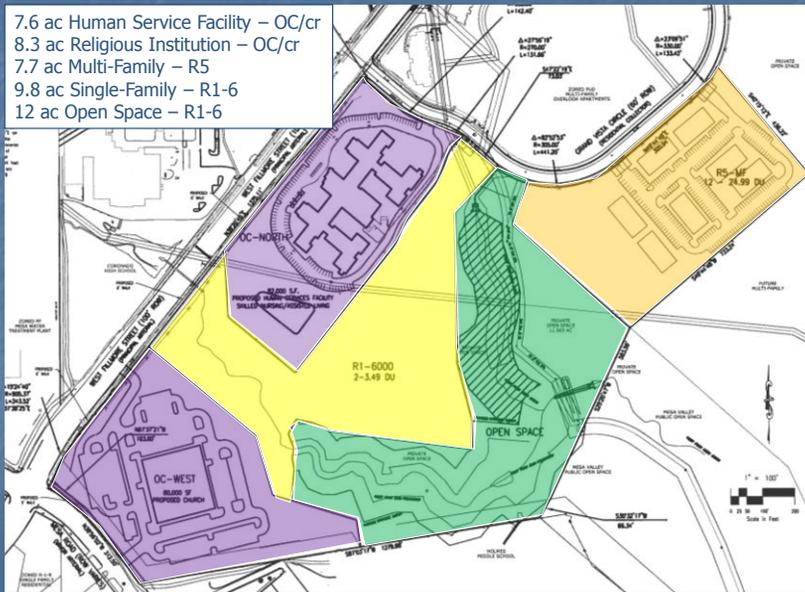
- History
 - The property is currently zoned PUD/SS for single-family 2-3.49 du/ac
 - The site was approved for 88 single-family lots in 2009.
- Applications
 - Master Plan Amendment
 - Rezoning to OC, R1-6000, and R-5
 - Concept Plan
 - Development plan for Mainstreet
- Neighborhood Meeting
 - A neighborhood meeting was held on March 31, 2014, 75 people were in attendance.

Master Plan

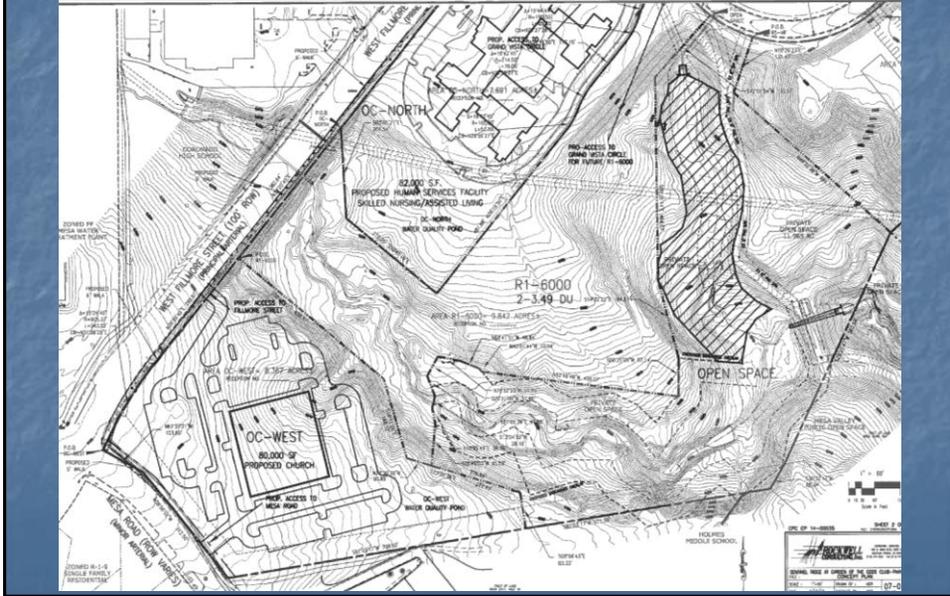


Concept Plan

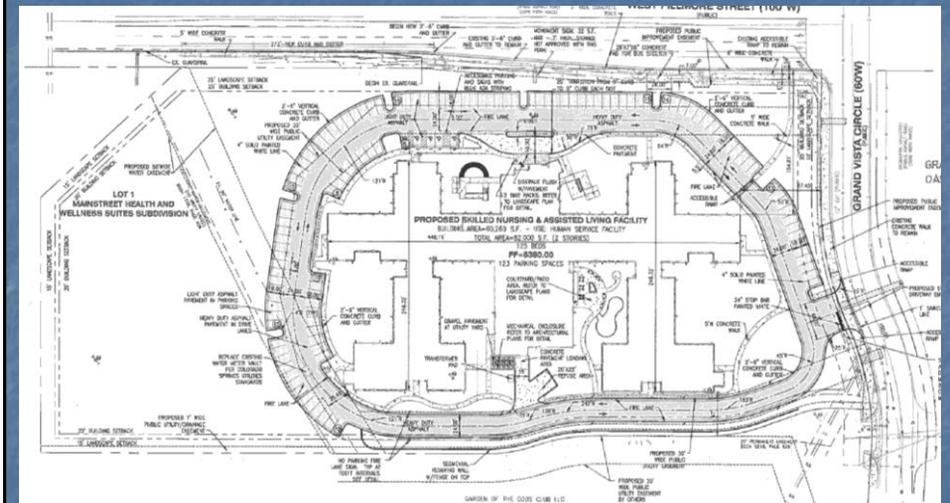
- 7.6 ac Human Service Facility – OC/cr
- 8.3 ac Religious Institution – OC/cr
- 7.7 ac Multi-Family – R5
- 9.8 ac Single-Family – R1-6
- 12 ac Open Space – R1-6



Concept Plan



Development Plan



Issues of Concern

- Conditions of Record
- Intermittent Stream
- Traffic

Conditions of Record

- The OC zone district for the church and for the human service facility will have the same conditions of record.
- The conditions of record prohibit the following uses:
 - Auto rentals
 - Business office support
 - Business park
 - Food sales
 - Hotel
 - Mini-warehouse
 - Mixed commercial/residential
 - Personal consumer services
 - Pharmacy
 - Neighborhood serving retail
 - Restaurants
 - Education institutions
 - Hospital

Open Space



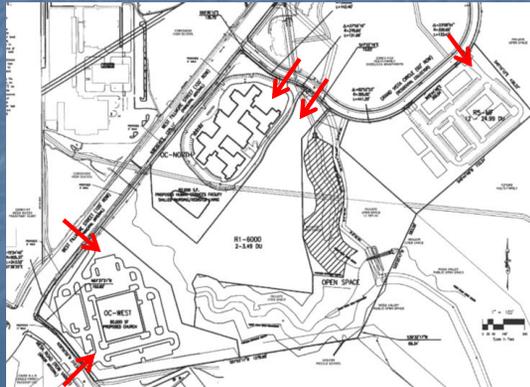
Open Space

- Previous plan included 19.6 acres of open space, the current plan shows 12 acres of open space.
- Open space – a tract of land that is kept in its natural state in perpetuity in order to preserve a natural feature.
- Staff proposed to preserve the 2.5 acre parcel between the human service facility and church as open space in addition to the 12 acres of open space shown on the plan.
- New items of concern since the staff report was written:
 - CSU waste water crossing
 - Sidewalk along Fillmore.



Traffic

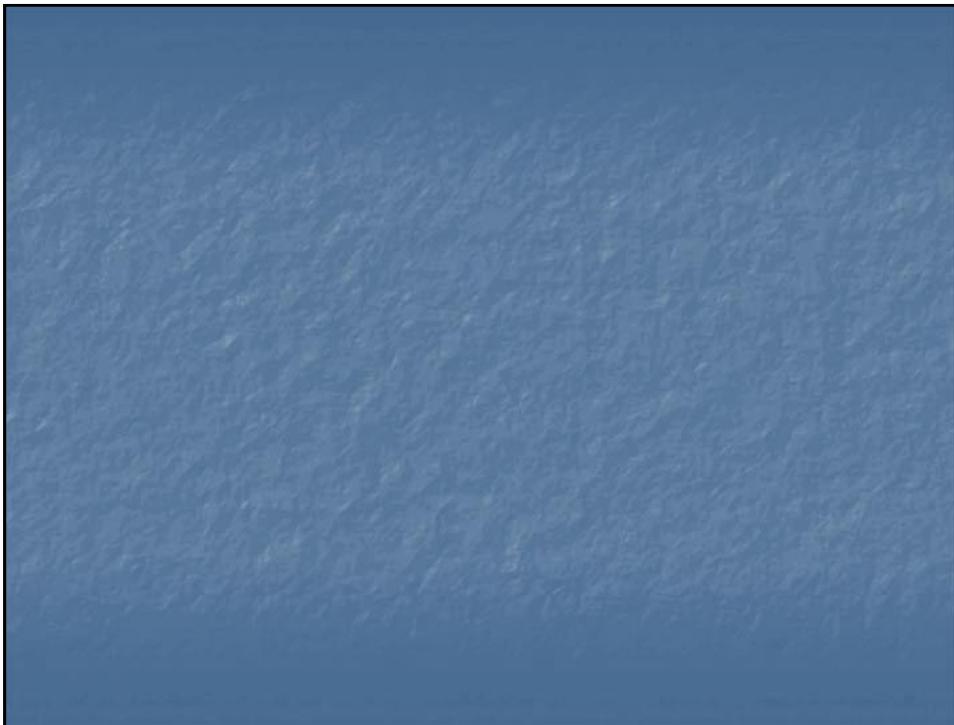
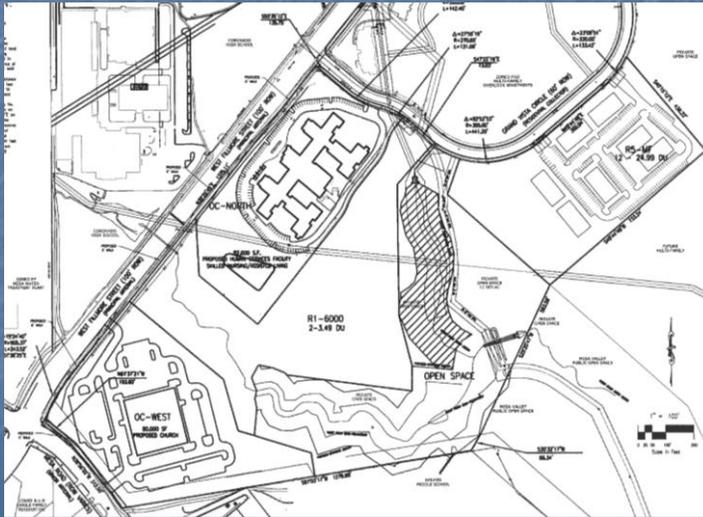
- The proposal for the site allows access onto Mesa, Fillmore, and Grand Vista Circle.
- Church traffic generation adjacent to the neighborhood would offset the school traffic from the adjacent schools.



Sentinel Ridge Recommendation

Staff recommends approval of the master plan amendment, zone changes, concept plan, and development plan, with technical modifications.

Sentinel Ridge Questions?



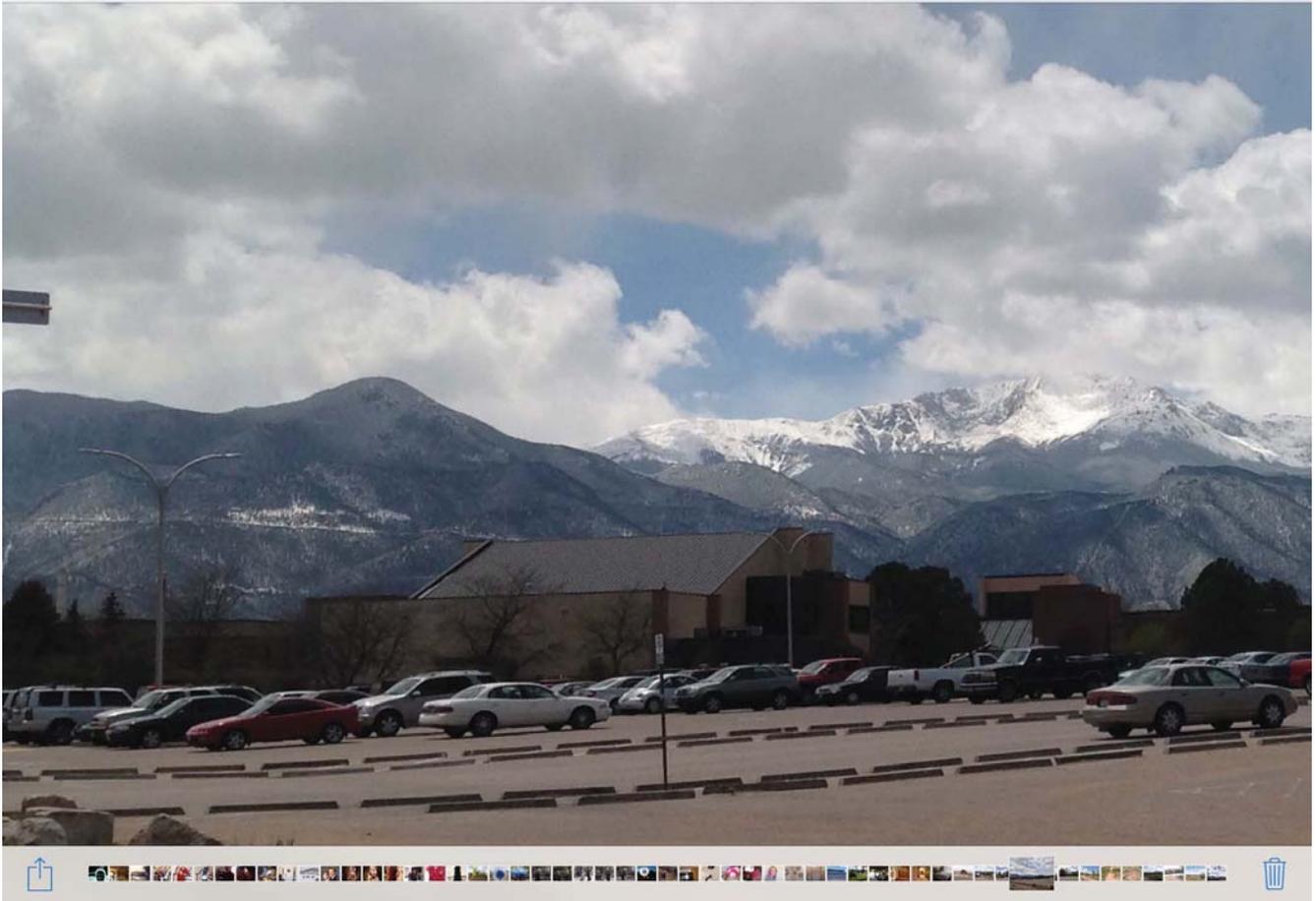
- Previous approval – 88 single-family
- Current proposal –
 - Single-family – 20 – 34 units
 - 9.8 acres with a density of 2-3.49 du/ac
 - Multi-family – 92 – 192 units
 - 7.7 acres with a density of 12-24.99 du/ac
 - Human Service Facility – 125 beds
 - Church



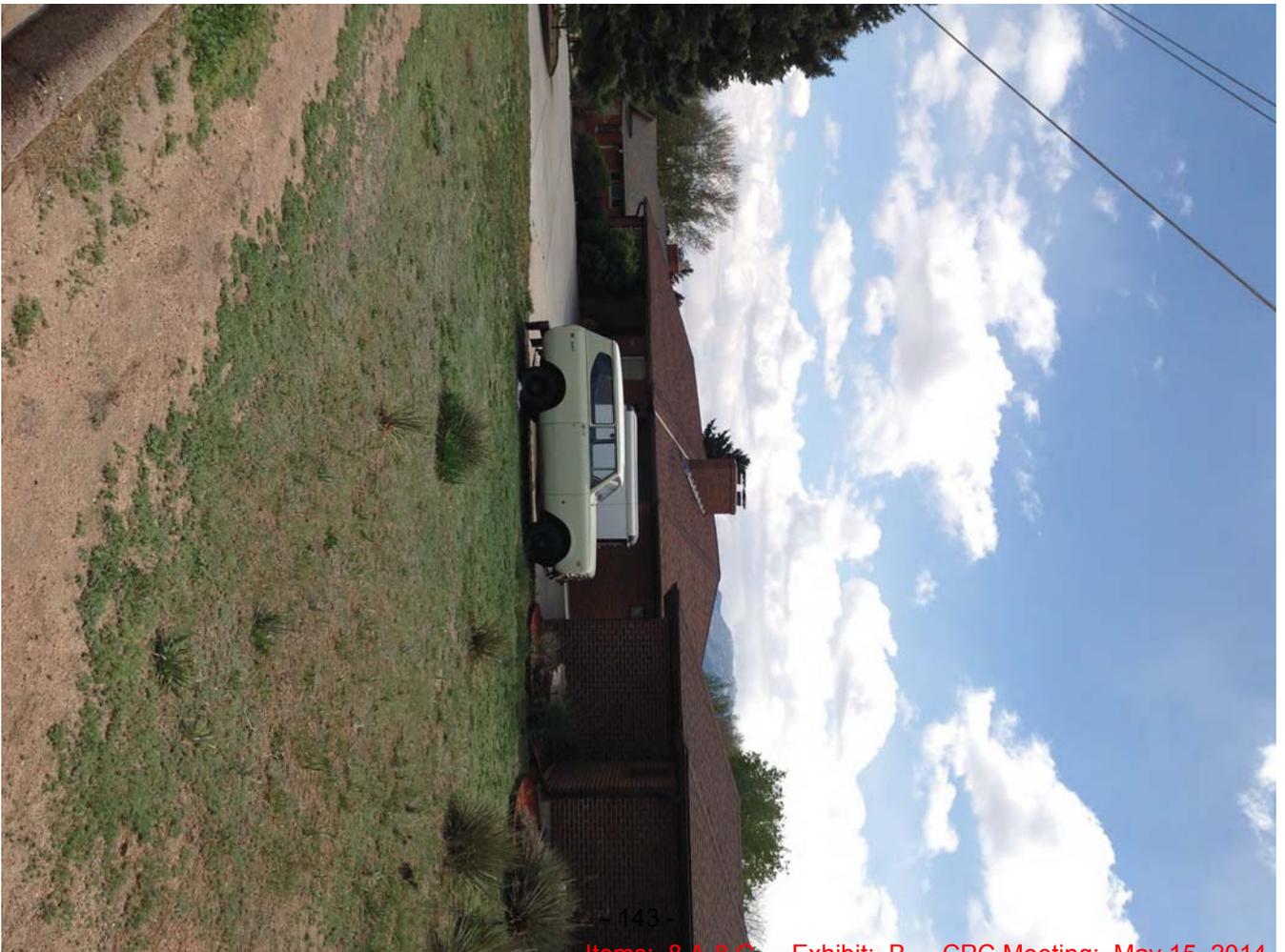








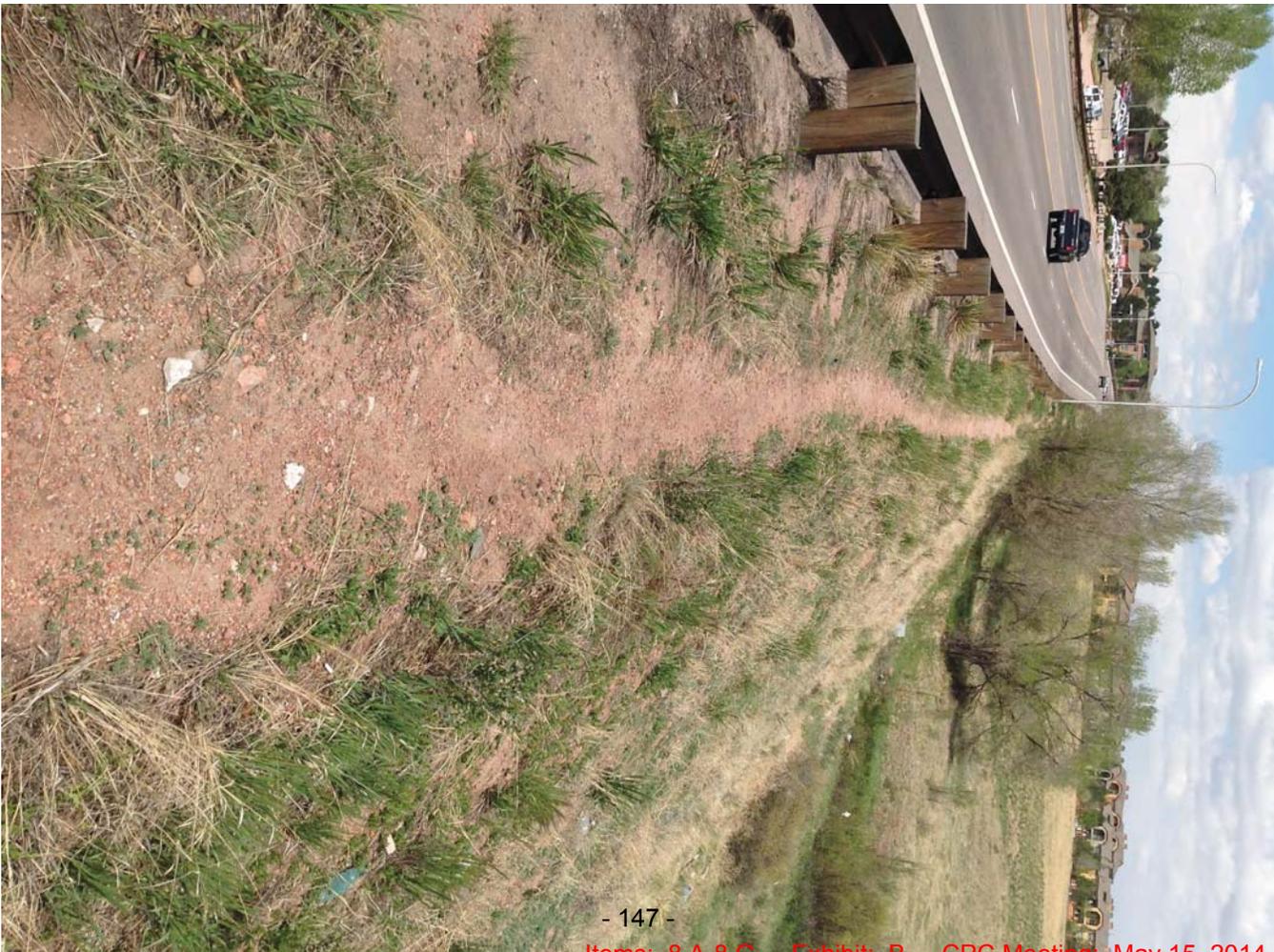




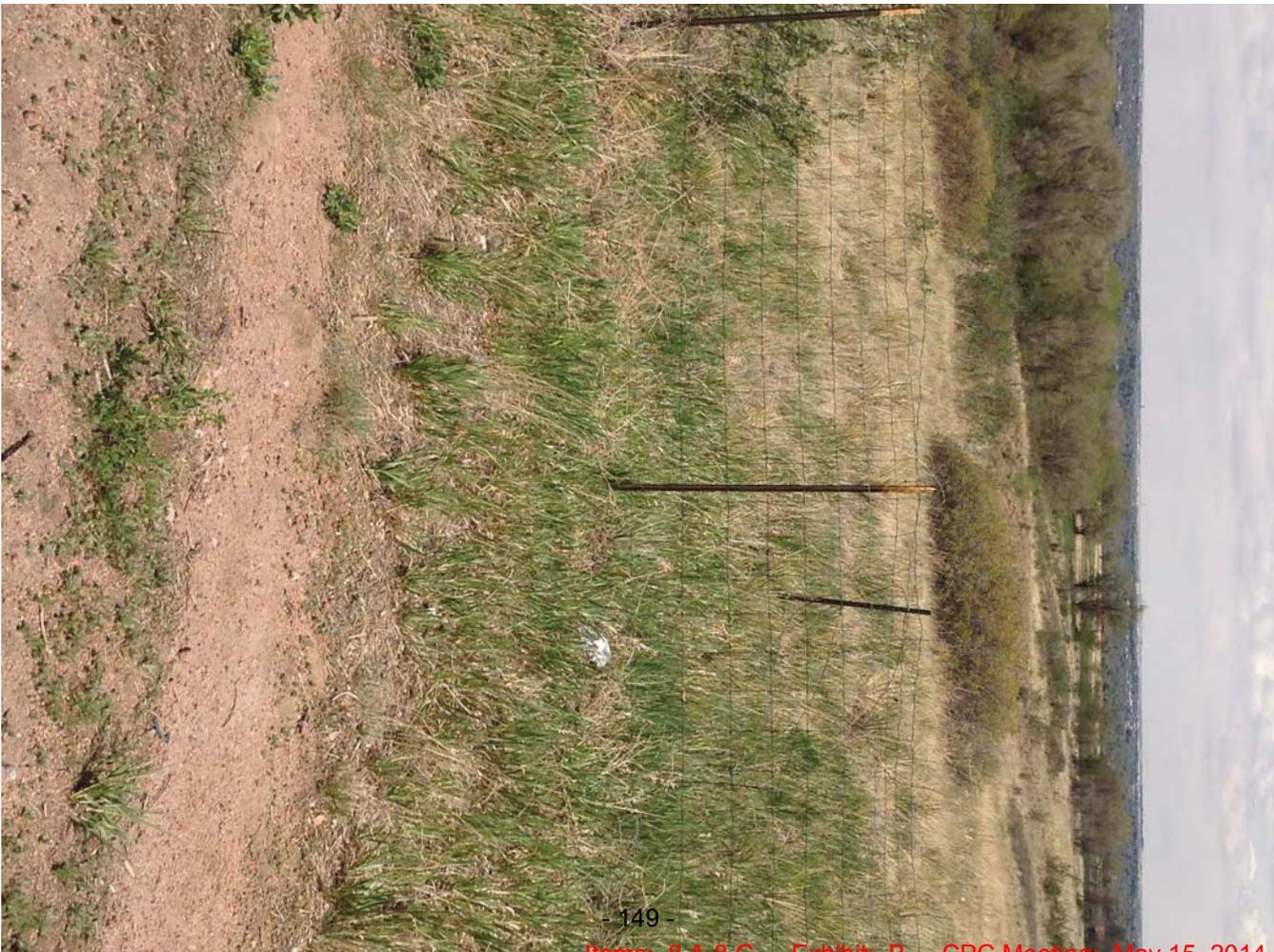














OC (Office Complex) Zone Definition per City Code

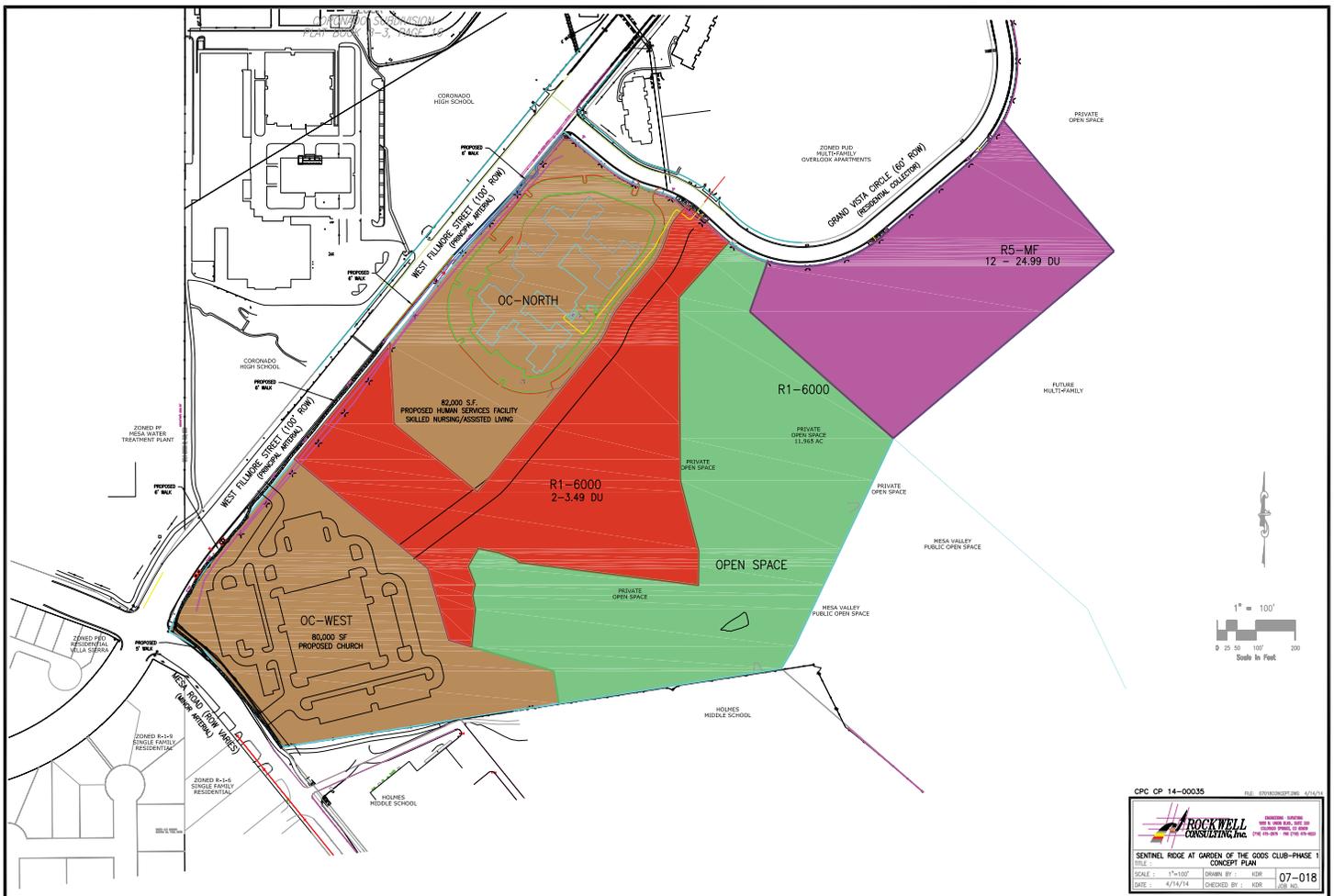
Section 7.3.202: OC - Office complex: This zone district accommodates various types of office uses performing administrative, professional and personal services. These are typically small office buildings developed in a cluster with an internal traffic system or one larger office building with considerable landscaping. This type of development can serve as a transitional use between more intensive uses of land such as major thoroughfares and/or commercial districts and the less intensive uses of land such as low density residential.

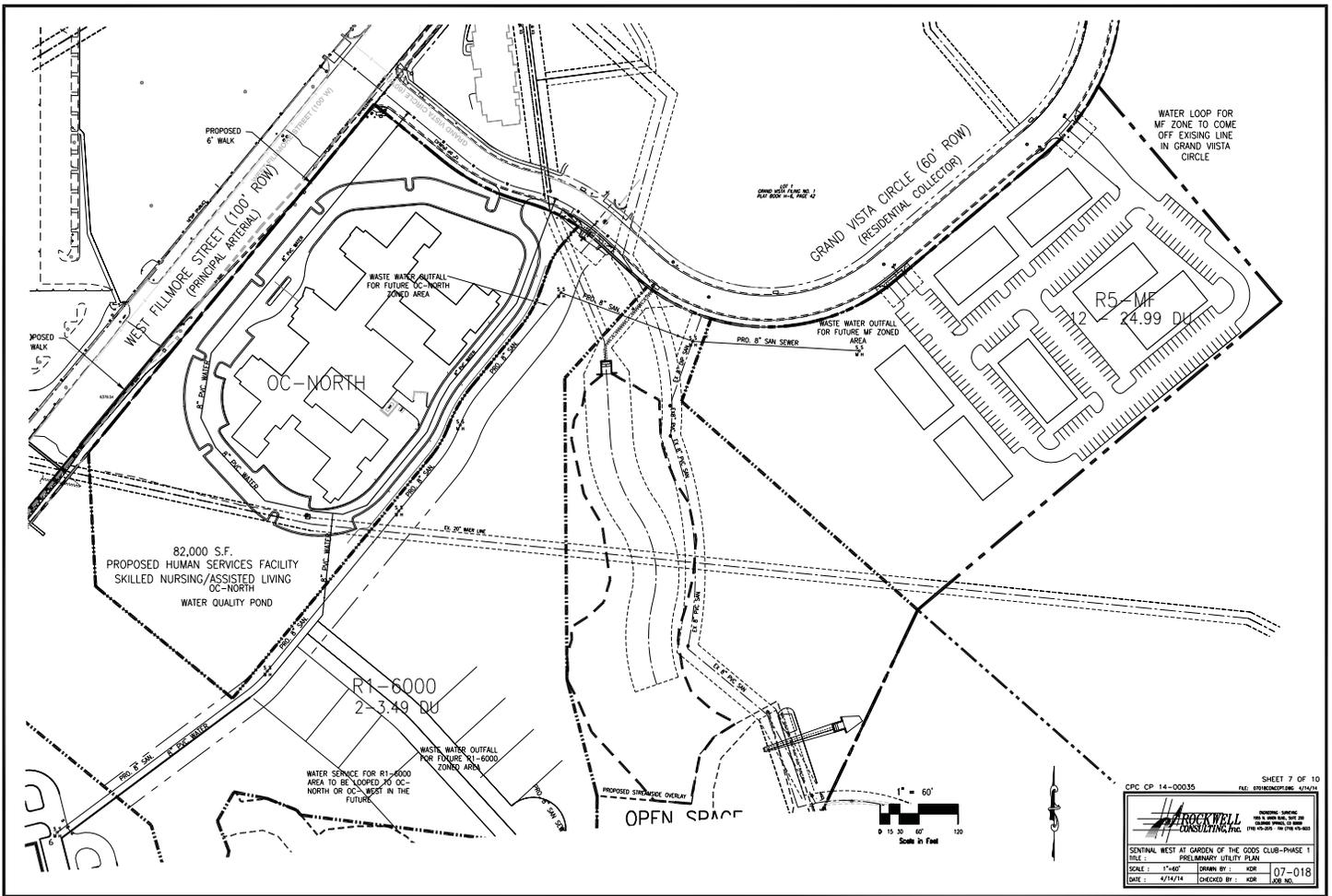
Prohibited Uses Despite OC Zone:

- 1) Auto rentals (i.e., all automobile-related uses)
- 2) Restaurants (i.e., drive through, fast food, sit down, all)
- 3) Business office support
- 4) Business park
- 5) Food sales (convenience mart, grocery store, specialty store)
- 6) Hotel
- 7) Mini warehouse
- 8) Mixed commercial/residential
- 9) Personal consumer services (i.e., all retail is prohibited)
- 10) Pharmacy
- 11) Neighborhood serving retail (i.e., all retail is prohibited)
- 12) Education institutions
- 13) Hospital

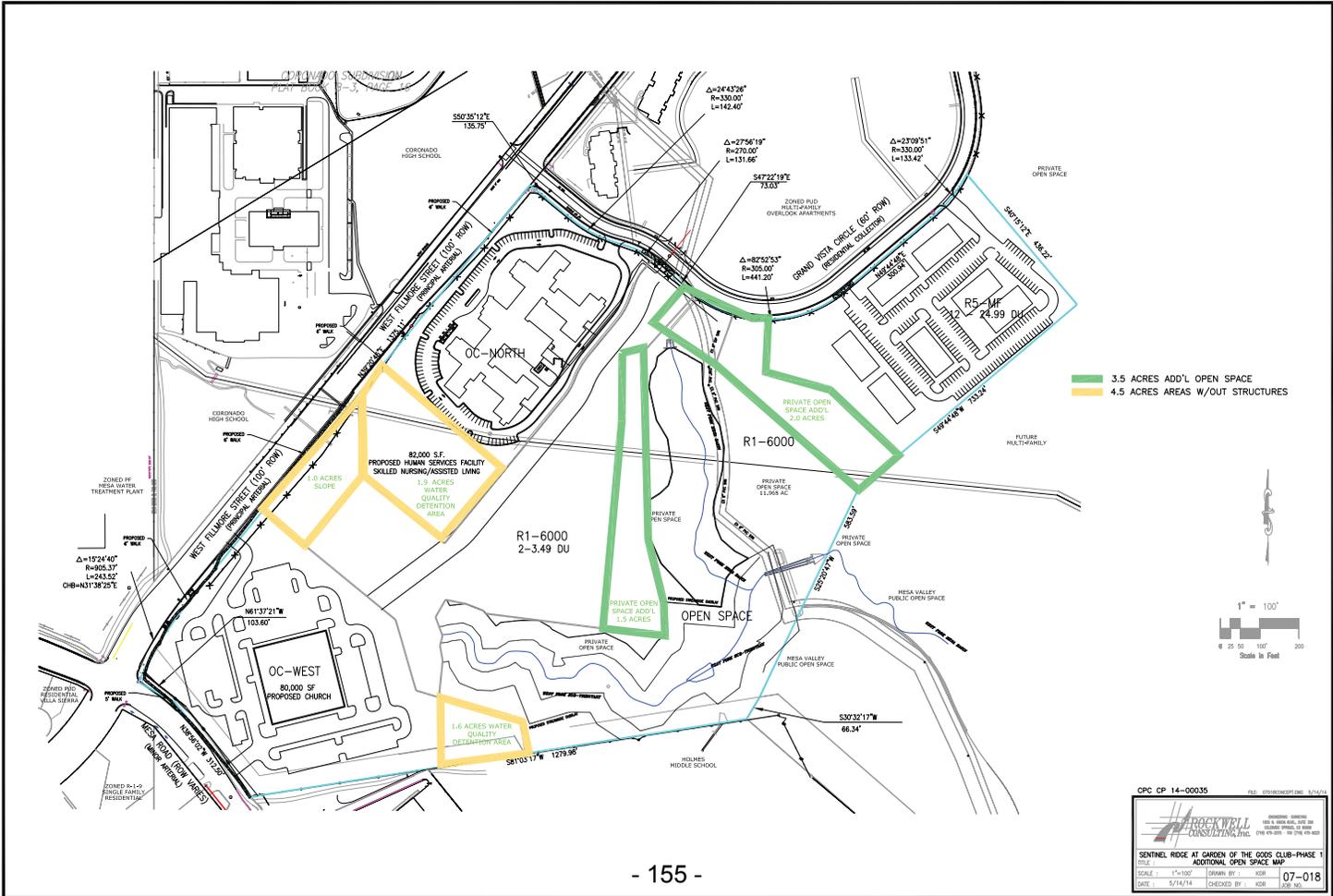
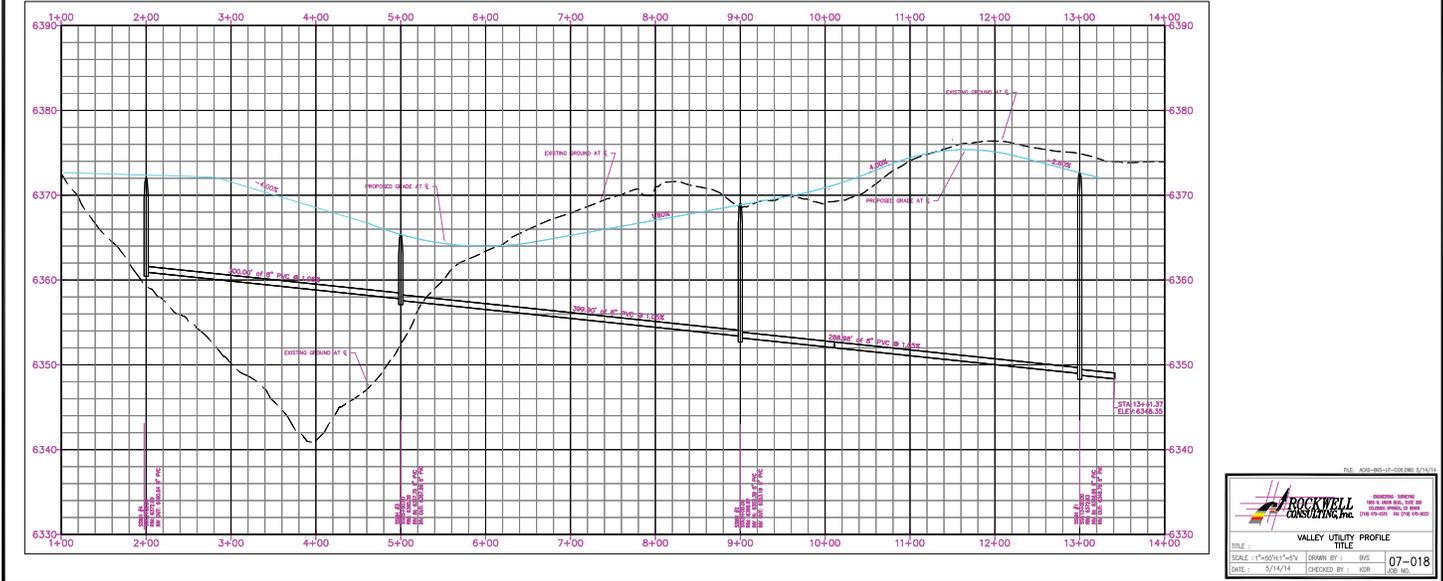
What is left and allowable in OC Zone:

1. Residential Uses (19 varieties, including single family, townhouse, duplex, multi-family)
2. Office uses (only 4 varieties, which are financial services, medical office, general office and call center)
3. A Bed and Breakfast Inn
4. A Communications Services building
5. Funeral Services (but not providing crematory services)
6. Religious Institution
7. Transit Shelter in support of transportation services





Items: 8.A-8.G - Exhibit: B - CPC Meeting: May 15, 2014





MS COLORADO SPRINGS - EXTERIOR RENDERING

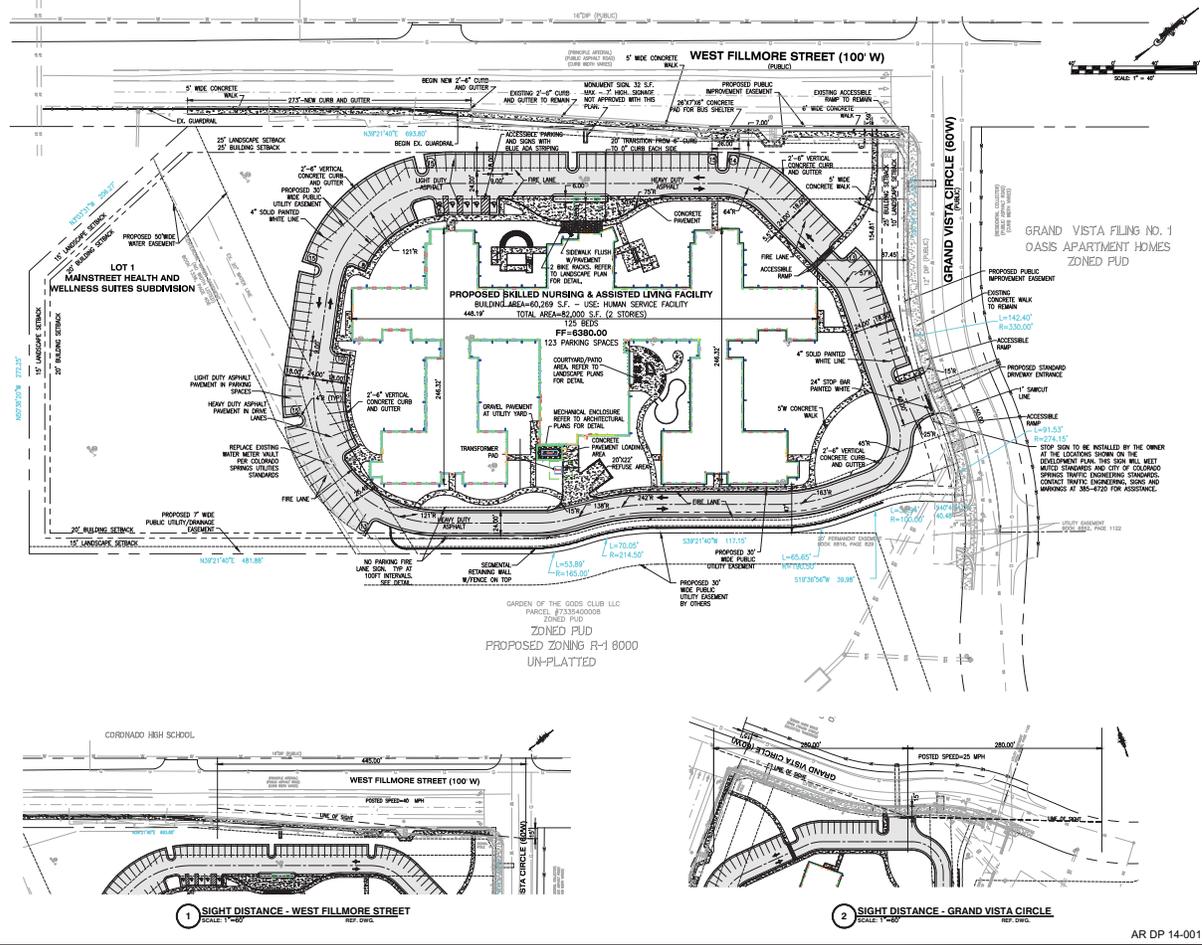
05.15.2014



MAINSTREET'S BUSINESS

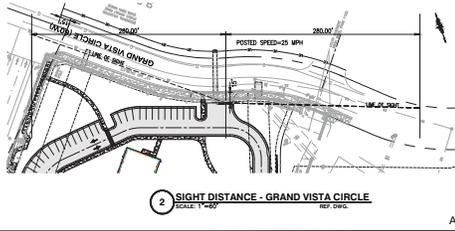
- Short-term rehabilitation facility
- typically post-surgery/post-hospitalization
- average stay is 20 days
- example: double knee surgery 9 days or less
- 125 bed 2-story facility

GRAND VISTA FLING NO. 1 CLASS APARTMENT HOMES ZONED PUD	
DEVELOPMENT PLAN	
PREPARED BY CDM	CHECKED BY CDM
DRAWN BY CDM	DATE 03/17/2014
PROJECT NO. 13-0069	SHEET NO. 2 OF 11



UN-PLATTED
 ZONED PUD
 PROPOSED ZONING R-1 8000
 GARDEN OF THE GOODS CLUB LLC
 PARCEL # 1732400000
 ZONED PUD

CORNADO HIGH SCHOOL
 WEST FILLMORE STREET (100' W)
 POSTED SPEED=35 MPH
 1 SIGHT DISTANCE - WEST FILLMORE STREET
 SCALE 1"=40'



MAINSTREET'S ECONOMIC IMPACT ON LOCAL ECONOMY

- 200 primary and secondary jobs during construction
- 110 to 132 direct jobs at facility plus 30 indirect jobs
- \$3.8 million in payroll annually
- \$9.3 million operations budget in first year
- \$105 million total economic impact to local economy over 10 year period

MAINSTREET'S EMPLOYMENT

- Director of Nursing
- Director of Rehabilitation
- Nurses
- Rehabilitation Specialists/Physical Therapists
- Marketing Professionals
- Administrative Staff
- Culinary Staff
- Maintenance and Facilities Operations Staff
- Nurses' Aides

Michael and Gretchen Graham
2550 Mesa Road
Colorado Springs, CO 80904

May 15, 2014

Planning Commission
City of Colorado Springs

Dear Planning Commissioners,

We want you not to rezone the Sentinel Ridge property directly across from our home from single family to OC. We have been told at an earlier meeting that the church does not plan to build for 5 years. Since we experienced in 2009 that the Sunrise Company asked to rezone the same land and once it was rezoned never built what they promised including the intersection across from Friendship Lane, then experience tells us that they probably will not follow through with the promises made this time. We prefer that the zoning remain single family until the church is ready to build.

Changing the zoning now opens a pandora's box to all kinds of complications that may not involve the church. Even if the church intends to build in five years circumstances may change and we will not receive what is promised. We might get some other sort of OC use that would not be as favorable to us as the church.

We do not want a driveway right across the street from our house and the Mr. and Mrs. Steve Eivens house. Cars speed south along Mesa Road to make it through the stop light at Fillmore Street. When they do this they cannot see the street ahead of them or the driveways in front of our houses until it is too late to stop safely because the street curves just south of the stop light. To put another driveway so close to Fillmore Street is unsafe.

The ideal solution which the Sunrise Company agreed to five years ago was to make their driveway meet at the intersection of Mesa Road and Friendship Lane. And to move the school crosswalk stoplight to that intersection. If it is allowed to have this proposed driveway there will be three traffic crossings in the area of one block just to the south of Fillmore Street and Mesa Road intersection. This area is heavily used by school children and other pedestrians.

Sincerely,


Michael and Gretchen Graham

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: May 15, 2014

ITEM: 9.A-9.D

STAFF: Rick O'Connor

FILE NO.: CPC MP 07-00061-A2MN13, CPC CP 02-00245-A1MN13, CPC PUZ 13-00124, CPC PUD 13-00125

PROJECT: Bison Ridge at Kettle Creek Filing No. 4

STAFF PRESENTATION

Mr. Rick O'Connor briefly reviewed the proposed plans.

Commissioner Walkowski inquired if School District 20 still opposes this site. Mr. O'Connor stated the only comments received from the District indicates their opposition. This developer still has school credits to apply for this property.

APPLICANT PRESENTATION

Mr. John Maynard preferred that these lots join the existing Kettle Creek homeowners association (HOA). He met with Mr. Smith of School District 20, and Mr. Smith stated that their letter on page 251 of the agenda was their standard comment to alert the community that at some point there will be a bond issue needing to pay for additional schools.

Commissioner Gonzalez inquired of park land dedication. Mr. Maynard stated one proposed park (Larry Ochs Park) is located on Chapel Ridge Drive, but is not on the City Park's Dept. CIP list. Thus, a group is actively looking for funding to develop it.

CITIZENS IN FAVOR

1. Mr. Mike Cather, secretary of Kettle Creek HOA, stated the project was not platted into their HOA, and they cannot include this without a significant inclusion process. A separate HOA is proposed. He suggested that the architectural and color schemes be compatible with their neighborhood and the existing HOA provisions. He was in support of the proposed project.

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

2. Mr. Mike Linn resides in Bison Ridge and supported the change from commercial to residential.

CITIZENS IN OPPOSITION

None

APPLICANT REBUTTAL

None

DECISION OF PLANNING COMMISSION

Commissioner Shonkwiler was in favor of the project and would like to see more of conversion of commercial uses into higher-density residential.

Commissioner Ham found the project was in compliance with the review criteria and infill objectives. He supported changing the previously-approved commercial uses to residential as a more compatible use.

Commissioner Markewich concurred.

Commissioner Donley would've preferred higher density, but supported the proposal.

Commissioners Gonzalez and Walkowski concurred with finding that the proposals met the review criteria.

Moved by Commissioner Ham, seconded by Commissioner Shonkwiler, to approve **Item 9.A-File No. CPC MP 07-00061-A2MN13**, the amendment to the Briargate Master Plan, based upon the finding that the master plan complies with the master plan review criteria in City Code Section 7.5.408. Motion carried 7-0 (Commissioners Henninger and Phillips excused).

Moved by Commissioner Ham, seconded by Commissioner Shonkwiler, to **approve Item 9.B-File No. CPC CP 02-00245-A1MN13**, the Bison Ridge at Kettle Creek Filing No. 4 Concept Plan, based upon the finding that the plan complies with the concept plan review criteria in City Code Section 7.5.501 E. Motion carried 7-0 (Commissioners Henninger and Phillips excused).

Moved by Commissioner Ham, seconded by Commissioner Shonkwiler, to approve **Item 9.C-File No. CPC PUZ 13-00124**, the Bison Ridge at Kettle Creek Filing No. 4 PUD rezoning (single family residential detached, 35-foot maximum height, 4.4 dwelling units per acre), based upon the finding that the rezoning complies with the three review criteria in City Code Section 7.5.603.E. Motion carried 7-0 (Commissioners Henninger and Phillips excused).

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

Moved by Commissioner Ham, seconded by Commissioner Shonkwiler, to approve **Item 9.D-File No. CPC PUD 13-00125**, the Bison Ridge at Kettle Creek Filing No. 4, based upon the finding that the development plan complies with the development plan review criteria in City Code Section 7.5.502.E. and with the PUD development plan review criteria in City Code Section 7.3.606. Motion carried 7-0 (Commissioners Henninger and Phillips excused).

May 15, 2014
Date of Decision



Planning Commission Chair