



June 17, 2021

LETTER OF INTENT: SPACE VILLAGE APARTMENTS VARIANCE OF USE

Property/Owner Information:

OWNER: Elite Property Group, LLC
Address: 6895 Space Village Drive
Colorado Springs, CO 80936
Parcel ID #: 54170-000-019
Zoning: CC (Commercial Community) District
Acreage: 0.628 acres

provide name, email, and phone number for both the applicant and property owner

add address of property

please reference the project number for the variance here

REQUEST:

Approval of a site development plan to provide formal documentation of uses approved by the variance permit to authorize a multifamily use in the CC zone. The Development Plan identifies compliance with the development standards of the Code and conditions of approval to permit the continued reuse of a multifamily residential housing within an existing motel structure together with the historic parking ratio in the CC zoning district. The structure contains a total of 22 units: 12 one – room (studio) units, & 10 two-room (efficiency) units. Each unit has a small kitchen and individual bathroom.

The site development plan includes parking, vehicular circulation, open space, fencing, screening, and landscaping details associated with the site and use. Additional detailed site development plan review is required to demonstrate compliance with all applicable development standards of the Land Development Code under an administrative process. The existing infrastructure and levels of public service which have served the property is in use and adequate to support the multifamily residential use of the existing hotel/motel structure.

if you are requesting an alternative landscaping plan, please state as such and provide reasoning for needing one.

LANDSCAPING:

Landscaping areas have been identified to provide the required 15% open space requirements. 8,377 SF open space has been provided where 4,144 SF is required. Additional landscaping for screening and buffering will be provided at the site development plan for compliance review against the landscape code and any additional landscaping related as a condition of approval.

PARKING CONSIDERATIONS – ALTERNATE PARKING RATIO/COMPLIANCE REQUEST:

The applicant proposes an alternate use of the historic hotel parking ratio of 1 space per unit instead of the multifamily parking ratios. Application of this ratio requires 22 resident spaces, seven (7) guest spaces, and two (2) ADA compliant spaces. The plan maintains the

previous parking ratios with the addition of a third ADA compliant parking space as depicted on the site plan.

As a multifamily use, parking ratios require 1.5 spaces per single bedroom units and 1.7 for two-bedroom units. The motel structure contains 12 single (1) bedroom units and 10 two (2) bedroom units. According to the multifamily parking ratios, 18 spaces are required for the 12 single-bedroom units, and 17 spaces are required for the 10 two-bedroom units. One (1) space per three (3) units is required for guest parking for a total of 7 guest spaces ($22\text{units}/3= 7.33$ spaces, rounded down to 7 spaces). ADA requires 2 compliant spaces where 26 to 50 standard spaces are required.

- A total 44 spaces are required to meet multifamily parking ratio requirements to include:
- 35 resident spaces
- 7 guest spaces
- 2 ADA compliant spaces (to include a van accessible space)

specifically reference
"Alternative Parking Plan"

The applicant wishes to use the existing historic hotel parking ratio of 1 space per unit instead of the multifamily parking ratios. The applicant requests approval of an alternate parking ratio to multifamily parking requirements (parking) to authorize 33 parking spaces (22 resident, 8 guest, & 3 ADA spaces to include a van accessible space), where 44 spaces are required (see parking category totals above) based on an equitable consideration of the conditions affecting the property, finding that the burdens of strict compliance with the zoning requirement(s) significantly exceed the benefits of such compliance for the specific piece of property.

The property is irregularly shaped. The property width tapers from 118.00 feet at the Space Village Drive frontage to a width of 53.77 at the property rear. The site was designed to maximum spatial capacities in support of the existing structure, compliance with setback requirements, and parking & vehicular maneuverability for the previous authorized use.

The applicant requests PCD Director approval to use the existing historic hotel parking ratio of 1 space per unit instead of the multifamily parking ratios. The original development plan approval included a parking ratio for motels/hotels of one (1) space per lodging unit. A total of 22 spaces were provided for patrons, with additional spaces for non-patron guests and ADA parking.

The site has operated as a multifamily use with hotel parking ratios for several decades. Despite the reduced number of parking the site has maintained its viability as a multifamily housing option. According to the applicant, parking or the availability of adequate parking for residents has not been an issue since acquiring and operating the site in 2013.

As indicated in the drainage report, traffic memo, and staff report for the variance of use application; it has always been relayed that the sidewalk is required. Please see additional comment below.

TRAFFIC AND ACCESS

Public access to the site is from Space Village Avenue via existing shared access easements with adjoining properties which provide additional access to Space village Avenue and Peterson Road. Although located within unincorporated El Paso County, the property is not adjacent to county-controlled rights of way. Space Village Ave is a State controlled access road and Peterson Drive is controlled by city of Colorado Springs.

A traffic memo prepared by Drexel, Barrell & Co. dated, July 2, 2020 has been submitted in support of the use variance. The finds that the “proposed change in use for this site, vehicular traffic will be more than adequately accommodated by the existing access locations and Space Village Avenue”. Additional detailed review of traffic, drainage, and other plans and reports will be reviewed at the site development plan process and completion of the final plat for the property.

PCD Staff informally requested that, if feasible, sidewalk improvements be installed along the ±118-foot property frontage along Space Village Avenue, if practical, to extend pedestrian facilities that terminate at the western property frontage. There is a ±5-foot grade differential of the parking elevation and the Space Village Avenue ROW. Sidewalk placement would occur within a 10-foot street tree berm with slopes ranging from approximately 30-50%. A right turn/decel lane for the Colorado Military Academy access begins approximately 50-feet east of the project access. Relocating the curb and gutter into the ROW to accommodate sidewalk improvements would conflict with the existing turn/decel lane into the adjacent property. Existing slope/grade, mature street tree placement within the berm, and existing road cross section are prohibitive of sidewalk placement in this location.

DRAINAGE:

No new drainage or stormwater improvements are proposed. A drainage report was prepared in support of the development. No adverse impacts were identified, and no additional drainage improvements are planned.

PROPOSED INFRASTRUCTURE AND UTILITIES

Water and wastewater municipal services for the development will continue to be provided by Cherokee Metropolitan District. The District has committed to continue to provide service at historic levels. A finding of sufficiency is expected (PCD File No. SF-21-25)

Utility and public services will be provided by the following:

- 1. Water: Cherokee Metropolitan District
- 2. Wastewater: Cherokee Metropolitan District
- 3. Gas: Colorado Springs Utilities
- 4. Electric: Colorado Springs Utilities
- 5. Fire: City of Falcon Fire Department

EPC is not inclined to delete the required sidewalk along Space Village Avenue. Please propose a design for the sidewalk along Space Village Ave for our review. We are open to working with you if that sidewalk should impact the existing and/or proposed landscaping within your site along Space Village.

Please revise this section of the letter of intent accordingly.

6. Police Protection: El Paso County Sheriff

WATER MASTER PLAN COMPLIANCE:

The property and use have been served by Cherokee water since 1985. The district issued a “Recommitment Letter #01”, dated February 3, 2020 as a formal Letter of Recommitment from the CMD to provide municipal water and sewer services to the site in order to comply with County subdivision submittal requirements. According to the Letter, “Cherokee Metro District staff, along with the developer, have determined that 2.3 AF/yr, the highest water use in the preceding 5 years, will be sufficient for this development. There is no irrigation planned on the property.”

The development area is located in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. The District issued a “recommitment letter” of service since the property is currently served by Cherokee.

Required analysis, reports, and documentation of service commitments, including available water supply information have been provided with the variance and final plat applications in support of the objectives, goals and policies of the El Paso County Water Master Plan. Relevant policies include:

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Cherokee Metropolitan District is adequate to meet the needs of the development.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.

Water (and wastewater) service is currently provided by Cherokee Metropolitan District. Adequate water resources in terms of quality, quantity, and sustainability are available to serve the continued multifamily use of the property.

EI PASO COUNTY MASTER PLAN:

Findings that the use is in conformance with the Master Plan were made with the variance of use approval. Associated findings are anticipated with the final plat approval (PCD File No. SF-21-25). The property is located within a transition area as depicted on the Your El Paso County Areas of Change Map. The current master plan characterizes. Per the Transition area description, development in this type of area is “*expected to be intense enough to transition the existing development setting to an entirely new type of development*”. In this instance, an old highway motel has been converted into a multifamily housing development as an infill land use.