



CRAWFORD AVENUE MULTIFAMILY REZONE

April 2022

APPLICANT-OWNER/CONSULTANT INFORMATION:

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PLANNING

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SURVEYING

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REQUEST

The owner/applicant(s) requests approval of a map amendment (rezoning) of 1.16 AC from the CC (Community Commercial) zone with CAD-O (Commercial Airport Overlay District, ANAV (Aircraft Navigation Subzone) to the RM-30 (Residential Multifamily) CAD-O (Commercial Airport Overlay District, ANAV (Aircraft Navigation Subzone) zone.

The Applicant intends to develop 22 multifamily units on the site with a maximum density of 20 DU/AC in the proposed RM-30 zone. The planned community includes: two (2) story multifamily unit building, landscaping, and open spaces. Parking will be provided by uncovered surface parking. Final community and site plan details are currently being refined for site development plan submittal.

REVIEW CRITERIA & JUSTIFICATION

The Applicant requests approval of the rezoning based on findings of consistency and general conformance with the following map amendment (rezoning) review criteria. Master Plan conformity will be discussed in terms of general conformity with the Your El Paso Master Plan (Master Plan) and El Paso County Water Master Plan (WMP).

A. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

The proposed rezone is in general conformance with the EL Paso County Master Plan as discussed in detail below. This development pattern is consistent with the location and primary/supporting land uses of the Suburban Residential Placetype shown on the Placetypes Map in the Master Plan.

The overall area as defined by the existing Sketch Plan has been 98%+/- implemented today with minor changes (parcel by parcel) over the years. Multiple zone changes have been approved to refine land use densities and uses reflected today. But remain consistent with the overall spirit of the original Sketch Plan area. The current request re-introduces multifamily land uses originally contemplated within the plan area. The adjacent surrounding single-family has been established since 1994 and characterizes the neighborhood today. The subject site remains vacant and has been zoned office. The proposed change to multi-family will complement the residential environment and provide a transition to the office use located on the corner of Crawford Ave and Grinnell Street. Since 1986, the commercial frontage along Grinnell Street has been slowly reduced (multiple zone changes) for further residential neighborhood development, this includes the original 18.8 ac north of Crawford Ave. Today the “commercial” use has been reduced to and consist of 2.5ac office zone. The subject parcel today is 1.16 ac or half of the remaining non-residential use.

Your El Paso Master Plan: LAND USE

Key Areas – identifies those areas of the County that are defined by unique localized characteristics having influence on land use and development. The property is located within a military Installations and 2-Mile Notification Key Area.

Areas of Change – identifies areas of the County that are anticipated to remain the same, undergo minor changes, or develop in a manner different than they exist today. The project area is located within an – Minimal Change: Developed area on the Areas of Change Map. these areas are characterized as

- having an established character
- being largely built out with pockets of vacant/undeveloped land
- likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area

“Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”

The project proposes a more intense infill development (multifamily) that is located between existing commercial (financial institution) and single-family detached residential. the inclusion of the multifamily densities will not significantly impact the character of the area.

Placetypes – identifies the different development and land use characteristics for areas of the County that make up the various Placetypes, which serve as the base for long-range planning. The project area is located within a suburban residential placetype. Primary land uses include single-family detached residential. Supporting Land Uses in the Suburban Residential Placetype are Single-family Attached, Multifamily Residential, Parks/Open Space, Commercial Retail, Commercial Service, and Institutional uses”.

PLACETYPES	LAND USES																		
	Agriculture	Farm/Homestead	Estate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism Commercial	Entertainment and Arts	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	Utility
Rural	●	●	○																
Large-Lot	○			●				○	○										
Suburban				●	○	○		○	○										
Urban Residential				●	●	●	○	○	○			○							
Rural Center				●	○	○		●	●	●									●
Regional Center					○	●	○	●	●	●		●	○						○
Employment Center								○	○	○			●	●	●				
Regional Open Space																●	●		
Mountain Interface				○				○	○	○	○					●	●	○	
Military				○	○	●		○	○	○		○	●	●		●	○	○	
Utility																○			●

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use

Per the Plan, “Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area.”

Also, “Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are **Security, Widefield, Woodmen Hills,** and similar areas in Falcon.”

Primary Land Uses in the Suburban Residential Placetype are Single-Family Detached Residential uses (less than 1 unit/2.5 acres to 5 units/acre)

Your El Paso Land Use Goals

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

The proposed development is consistent with the established character of the area as a transitional land use between existing commercial and office land uses and detached residential densities.

The proposed rezone and multifamily infill development are a compatible land use to transition from commercial and office densities at the Grinnell/Crawford Ave intersection on the east to the surrounding detached residential (single-family) densities and land uses west, north, and south of the site.

Necessary urban services to meet the multifamily demands are available and currently serving adjacent and nearby residential, commercial, industrial land uses and densities. Specific services include water/wastewater, fire protection, emergency ambulatory/medical service (EMS), police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and associated infrastructure.

Public services and utilities are, or will be, provided by the following

- Water & Wastewater Services: Security Water/Sanitation District
- Natural Gas: Colorado Springs Utilities
- Electric Service: City of Fountain Electric
- Fire Protection: Security Protection District
- Public Schools: Widefield School District #3
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff’s Department
- Special District Services: Fountain Mutual Metropolitan District
- Special District Services: Southeastern Colorado Water Conservancy
- Parks, Trails, Open Spaces: El Paso County, City of Colorado Springs, CMD

Utility and fire protection commitments and use specific service demands and delivery requirements will be provided at future subdivision phases for the multifamily project. The subsequent subdivision and site development plan submittal and review will include detailed reports and analysis of system or service deficiencies. Impacted service providers will outline respective infrastructure and/or operational needs to meet projected demands.

Infrastructure Capacity (Transportation and Access – Summarized from TIS)

Based on the TIS prepared by Kimley-Horn in support of the zone change, the Project is expected to generate approximately 218 weekday daily trips, with 30 of these trips occurring during the morning peak hour and 32 of these trips occurring during the afternoon peak hour. Based on the analysis presented in the report, it is believed that the Project will be successfully incorporated into the existing and future roadway network. Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in the following conclusions and recommendations:

- *Based on El Paso County standards, the northbound left turn length requirements at the Crawford Avenue and Grinnell Boulevard intersection are 335 feet plus a 200-foot taper. Since vehicle queues are only calculated with 50 feet of storage and to avoid reconstructing the existing raised median for only an additional 35 feet of length, it is recommended that the existing median for the northbound left turn lane at Crawford Avenue and Grinnell Boulevard intersection remain in the current condition. However, the northbound left turn lane at the Crawford Avenue and Grinnell Boulevard intersection should be restriped from approximately 150 feet to 300 feet of length.*
- *To meet El Paso County standards, it is recommended that the southbound right turn lane at the intersection of Crawford Avenue and Grinnell Boulevard be restriped to 335 feet with a 200-foot taper.*
- *Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of El Paso County and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.*
- *No westbound right turn lane into the Site is warranted at the Kittery/Crawford intersection based on projected 2045 total traffic volumes being 27 westbound right turns during the peak hour and the threshold being 50 vehicles per hour.*

Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

The property is outside of any annexation boundary or potential area of interest.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

the proposal introduces an alternate housing type and density as an infill use of a vacant parcel. the multifamily use is supportive of the primarily residential character of the area.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.

The developer will be responsible for payment of all utility connection and tap fees, bridge, drainage, park and school fees, road impact fees, and other costs associated with development of the property.

Your El Paso Housing Goals:

Core Principle 2: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

The housing type in the area is characterized by suburban residential (single-family detached) densities.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to the Constitution Corridor from Peterson Road to the west to the easternmost terminus of Constitution Avenue to the east at State Highway 24, along the Marksheffel Corridor from North Carefree to the north southerly to the intersection of Marksheffel Road and State Highway 94 to the south (see surrounding land use map exhibit/not vicinity map).

The proposed multifamily housing development will provide an additional 22 apartment units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing near conveniently located to major transportation thoroughfares (Powers Blvd, SH 85/87, & I-25) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region.

The proposed rezone and development of multi-family housing will provide additional housing choice meet the current regional demand for workforce, affordable, and attainable housing. The proposed rezone provides opportunity to create market rate affordable and attainable housing within a multifamily context. Rental/leasing prices will be market rate which are comparable to rent rates for similarly aged communities in El Paso County that provide comparable unit and community amenities. The proposed infill multifamily development provides a balancing and complementary land use mix that supports nearby commercial/retail uses and workforce housing demands.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way, location of community/resident amenities and recreation areas. External building design will enhance the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS

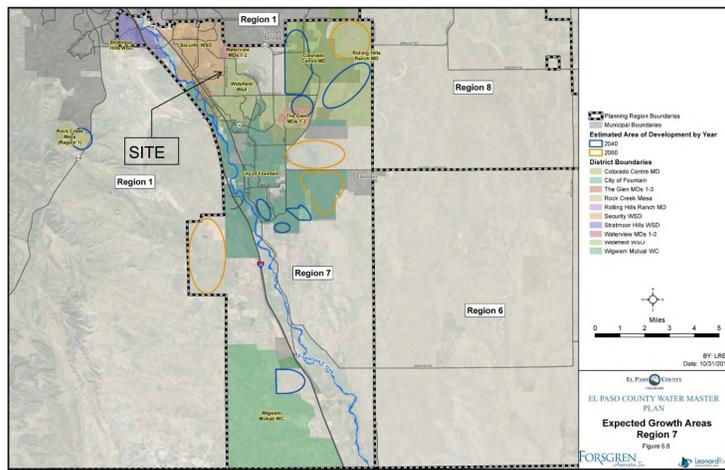
- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**

- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

The development area is located in REGION 7 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Security Water and Sanitation District Service Area. Region 7 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5.

REGION 7 (FOUNTAIN AREA)

Region 7 could experience the largest demand growth in the County by 2060. Areas projected to develop by 2040 are located south of Fountain on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25. Directly west of Fountain, areas north and south of Squirrel Creek Road are expected to grow by 2060. One large development is expected south of Fountain by 2060, along the west side of I-25. Another is expected in the northeast corner of Region 7, along both sides of Bradley Road. See Figure 5.6 for the Region 7 growth map (BELOW).



The project area is located outside of the areas identified for growth in the 2040 and 2060 horizons.

District water supplies are from the Pueblo Reservoir and, according to the District, meets all federal and state regulatory standards. Existing groundwater wells (25) have been shut down due to water quality concerns (PFC's) in 2016. Currently, the district transports water from the Pueblo Reservoir via the Fountain Valley Authority and Southern Delivery System infrastructure systems.

Additional evaluation of water supplies will be provided with upcoming final plat applications.

Findings of water sufficiency will be made during the final plat submittal, review, and approval process. Early discussions with the District indicate that adequate water supplies are available to meet the demands of the project. A complete final analysis of projected water demand and to-date District supplies are pending completion of the Development Review process between the District and developer.

A Water Resources Report with supplemental District information will be provided with upcoming final plat application and will provide detailed information regarding multifamily demand and supplies, commitments, facilities, acquisitions, and capital improvements. Coordination is ongoing with the District to establish final water demands to serve the development in terms of number of units, fixture counts, and irrigation and fire suppression needs.

B. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;

The application has met all County submittal and procedural requirements for a rezone as either outlined or authorized by the referenced statutes.

C. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

The proposed zone district is compatible with existing and permitted land uses and zoning districts in all directions. The proposed multifamily uses and densities are compatible with the existing and approved residential, commercial, and industrial land use patterns and densities along the Grinnell Avenue corridor in both northerly and southerly directions.

Surrounding land uses and zoning include the following:

NORTH: Single-family Detached housing

EAST: Commercial (Credit Union)

SOUTH: Single-family Detached housing; Medical/office

WEST: Single-family Detached housing

Roadways, utilities, drainage, etc. will be constructed in the most optimal and efficient manner as necessary to facilitate development construction and sequencing. Utilities for the multifamily community will be coordinated with the associated districts and providers as required. A minimum 15-foot landscape buffer and setback will be provided against roadway, residential, and commercial uses.

Additional information related to this site and the requested zone change: The subzones CAD-O and ANAV Multifamily residential is allowed. Per the El Paso County, Land development code, Appendix B, Chapter 7, Article 1, 4.3.1(F) the request referred to the

Airport Advisory Commission , the airport staff recommends no objection with the following conditions

1. ~~Afication Easement~~: Proof of Avigation Easement filing noted on rezoning plan (Recorded September 27, 1985 in Book 5067 at Page 379); no further action is required.
2. Airport Acknowledgement: Upon accepting residency ~~with xx~~within the property, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that ~~the propertyxx~~ lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft ant the Airport.
3. FAA Form 7460-1 Airspace Evaluation: If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the federal aviation administration (FAA) and provide the results to the airport before the commencement of construction activities.

D. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the County Code.

The site is located adjacent to existing utility infrastructure and service lines. No major utility improvements or upgrades are anticipated to adequately serve the site.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

Suitability of the site for development in terms of geology, service availability, environmental impacts, major land use impacts, aviation overlay impacts, and military adjacency considerations and mitigation of associated impacts will be documented with subsequent subdivision plat and site development plan applications.

The subdivision analysis of the site suitability will also include availability of public services such as: access & transportation, stormwater, fire protection, utilities, water/sewer services, schools, parks and open spaces (via dedications as well as on site amenities where applicable). These and other issues will be addressed in additional detail in response to subdivision, site development and performance criteria, any conditions of approval imposed by the BOCC.

Development will conform to with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front 25-feet feet
 - Side/Rear: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
 - Non-Arterial: 10 feet (1 tree/30 feet of Grinnell Ave frontage)
- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:
 - 15-feet along frontages adjacent to single-family residential uses
 - 15-feet along residential boundary where compatibility is a concern (southern property boundary)
 - 1 tree/25-feet of common property line
 - A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
 - A minimum of 15% of the lot or parcel shall be landscaped.
 - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

All future rezoning, subdivision, and/or development applications will be subject to the restrictions and limitations of the Commercial Airport District Overlay. The subsequent final plat will clarify zone district boundaries with respect to ROW dedications and improvements, stormwater and water quality facilities, utilities, pedestrian amenities and landscape buffers and setbacks.