



September 12, 2019

PROJECT STATEMENT
Conditional Use and Final Plat
Townhomes at Jetwing

Request and General Description

J. Elliott Homes Inc. is the owner of a parcel of land located at the southeast corner of Jet Wing Drive and Colony Hills Circle. The property is approximately 171,441 square feet (3.936± acres) in area and is zoned PBC AO (Planned Business Center with Airport Overlay). Multi-family residential is a Conditional Use within the PBC zone. M.V.E., Inc., on behalf of the owner, requests Conditional Use approval to construct a multi-family residential development in the PBC (Planned Business Center) zone. A Conditional Use Application and supporting Development Plan, documents and materials have been submitted to facilitate the approval of the proposed development in accordance with the zoning code of the City of Colorado Springs. A Final Plat for the site is also requested with this application.

The site is located on the southeast side of Jet Wing Drive, east of Colony Hills Circle in the southeast portion of the City. The site is located within southwest 1/4 of Section 35, Township 14 South, Range 66 West of the 6th Principal Meridian in the City of Colorado Springs, El Paso County, Colorado. The El Paso County Assessor Schedule Number for the site is 6435300030. The site is roughly rectangular with the longer dimension oriented to the southwest - northeast direction. The existing property is currently vacant but well vegetated with native grasses, brush and trees.

Jet Wing Drive is adjacent to the site on the northwest side of the site, being an 80' wide public street right-of-way with existing asphalt pavement, concrete curb, gutter, sidewalk and underground utilities. Mission Trace At The Springs subdivision is located on the opposite side of Jet Wing Drive, which contains an existing commercial use zoned PBC. Ent Federal Credit Union Subdivision Filing No. 5, zoned PBC and containing an existing bank building, borders the site on the north side. The Peterson Field Drainage Floodway Channel is adjacent along most of the east and south sides. Existing utility and drainage easements traverse the south edge of the site and contain existing utility mains and portions of the drainage channel improvements. Deerfield Meadows Subdivision, zoned R1-6 AO (Single-Family Residential – 6000 sf with Airport Overlay) and containing existing residential development, is located on the opposite side of the channel. Lot 1, Colony Hills Subdivision, also zoned R1-6 is adjacent on the southwest corner of the site. Colony Hills Circle, an existing public street with existing asphalt pavement, concrete curb and gutter, sidewalks and underground utilities in a 60' right-of-way, is adjacent to the site along the west side. An unplatted parcel zone PBC is located on the opposite side of Colony Hills Drive. There are also multi-family residential apartment homes located on the south side of Jet Wing Drive at the Academy Boulevard intersection. This location in the is a

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FIGURE 2

mixture of different types of commercial development, single family and multi-family residential development.

Conditional Use

The proposed project is a multi-family residential Townhome development with 12 buildings having four (4) residential units each for a total unit count of 48. Each townhome residential unit will be located on it's own platted lot with the remaining area of the subdivision being a common ownership tract. The proposed density of the site is 12.2 DU/Ac. The proposed layout features a loop road with access to Jet Wing Drive and Colony Hills Circle. A portion of the loop road coincides with the existing utility easements on the south side of the site and provides the most efficient use of the property while minimizing paved surfaces. All units will be accessible by fire department equipment, as required, and fire lanes are designated on the Fire Access and Hydrant Plan which is included in the Development Plan. The required setbacks are observed on all exterior boundary lines. A dimensioned Site Plan included in the Development Plan. Landscaping will be an important part of the project and will play a significant role in adding to the residential appeal of the development. A Landscaping Plan is included in the Development Plan. The site will have ample landscaping, common open space and interior circulation sidewalks. The project will have city code compliant exterior site lighting on light poles for safety. A Site Photometric Plan is included in the Development Plan. Each unit will be two-story and have attached two-car garages. Architectural Building Elevations are included in the Development Plan. There is a total of 31 additional uncovered parking spaces, including 5 accessible parking spaces for residents and guests. An on-site Full Spectrum Sand Filter Basin will provide storm water quality treatment and storm detention for the site. All utility mains and services will be extended from the existing utility mains located in Jet Wing Drive and the existing utility easements located along the south boundary line. A Preliminary Grading Plan and Preliminary Utility Plan are included in the Development Plan. Most of the units on the site will be handicap accessible and there is to be accessible routes throughout the site. An ADA exhibit sheet is included in the Development Plan. A Homeowner's Association will own the common tract that surrounds the townhome lots and be responsible for maintenance of the landscaping, private interior roadways and the drainage improvements.

The proposed Conditional Use of multi-family residential is in harmony with surrounding land used and the neighborhood. Multi-family residential already exists west of the site, at the southeast corner of Jet Wing Drive and Academy Boulevard. Additionally, the multi-family nature of the project is a suitable transition from the commercial on the northwest side of Jet Wing and the bank to the north of the site to the single-family residential on the opposite side of the drainage channel to the south. With these characteristics in mind, the value and qualities of the existing neighborhood are not injured by the approval of the Conditional Use.

The Conditional Use, implemented as discussed above, is consistent with the intent and purpose of the City's Zoning Code to promote health, safety and general welfare. It will provide a needed

fresh residential units in the neighborhood and enhance commercial viability of south academy businesses in the area. The approval of the Conditional Use will allow the improvement and beneficial use of the property, which has long been vacant. The allowance of this Conditional Use will in no way detract from the public health, safety and general welfare of the surrounding properties and will add to the vitality of the local area. The proposed project acts to place occupied improvements in the area and discourage vagrancy, dumping and other misuses of the site which are detrimental to the quality and appearance of the surrounding neighborhood. The proposed Conditional Use, implemented as discussed above, is consistent with the intent of the City's Zoning Code and Comprehensive Plan.

Final Plat

The Final Plat of Townhomes at Jetwing is intended to establish 48 townhome lots surrounded by a common ownership tract. The common ownership tract (Tract A) will contain the private roadway, stormwater facilities, landscaping and easements with utility main lines. The plat contains the necessary new public utility easements and preserves the existing easements on the site. The Townhomes at Jetwing Homeowner's Association will provide maintenance and upkeep of the common areas and facilities of the site. Access is provided by private road entrances from Colony Hills Circle and Jet Wing Drive. The site will comply with the requirements of Conditional Use Development Plan and the Final Drainage Report submitted for the site. The payment of Drainage Fees will be required at the time of final plat recording.

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