

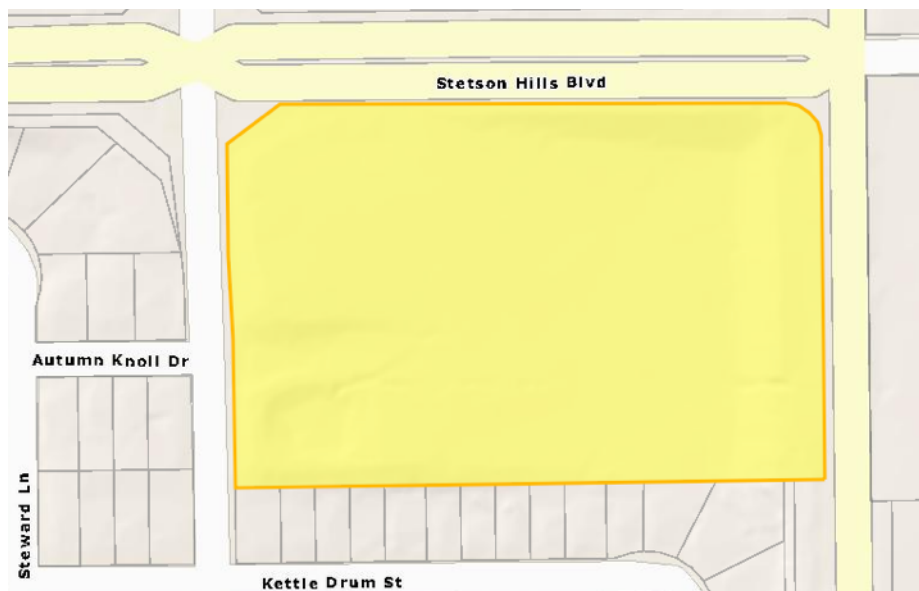
## EASTSIDE LANDING PROJECT/CONCEPT STATEMENT

NOVEMBER 20, 2017

### Description

This application proposes a multi-family development in the PBC-AO zone district, with 26 buildings containing 100 units. The project is designed to provide more diverse housing needs in the immediate area by improving the site in accordance with the City's comprehensive plan goals.

*Project Location Map ~ Project Site in Yellow*



### Conditional Use Permit

This application proposes a Conditional Use Permit (CUP) that would allow a multi-family development. With the neighborhood opposition to the first proposed development that included a commercial component, this multi-family proposal will provide a compatible use to the adjoining parcels. The benefits of this CUP for the surrounding neighborhood will be discussed later in this letter.

### Project Intent and Justification

This project will provide an additional housing option that is currently not available in the immediate surrounding neighborhoods. The parcel is bounded on three sides by existing residential development (surrounding zones are PUD to the north, R1-6 to the west and south, and RR-5 to the east). Single family homes (as tri-plexes and four-plexus will be harmonious to the surrounding land uses and neighborhoods.

The existing privacy fence along the south property line, in conjunction with the proposed tall screening trees will provide a buffer for the adjacent neighbors.



Rockwood Homes is a well-established developer who has been in business in Colorado Springs since 1993. Their experience includes land development and multi-family home projects between 40-180 units. They are strongly committed to quality building in Colorado Springs.

The proposed project should be approved because it is an allowed use in the PCB-AO zone with a Conditional Use Permit. 100 units spread over 10.24 acres gives a density of 10.24 units per acre. We are not asking for any variances and have met all city requirements.

**Pre-Application Issues**

The following issues (with proposed solutions in parenthesis) were identified at Eastview Landing's pre-application meeting with City staff:

- CUP (meet or exceed R-5 development standards)
- Final Plat (to subdivide lot into townhomes)
- Drainage Report (provided)
- Park and School Fees (to be paid at building permit stage)
- Open Space (provide 200 s.f. per bedroom)

**Project Benefits**

The CUP proposed within this application have several clear, mutually beneficial advantages over the current, existing PDC zoning. The current undeveloped parcel will benefit the surrounding neighbors with a compatible adjacent use while providing an alternative housing option for this area of the city. The open space provided is almost 2.5 times the required amount.

The City and neighbors will benefit from this proposal by the additional housing provided, private roads being maintained by the HOA, right-in right-out access only on Stetson Hills Blvd., ensuring continued traffic flow on this principal arterial road and neighborhood streets.

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November 20, 2017  
Date