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December 22, 2023

Re: Flying Horse No 21 Filing No. 5 Capri – Conditional Use Development Plan Submittal - Project Statement

Pulpit Rock Investments, LLC is requesting a Conditional Use Development Plan approval for the 5.154 acres of land generally located northeast of the North Gate Boulevard and Roller Coaster Road intersection in Colorado Springs, CO. The following project statement includes justification for the proposed Development Plan. For the Conditional Use approval criteria the following is required:

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

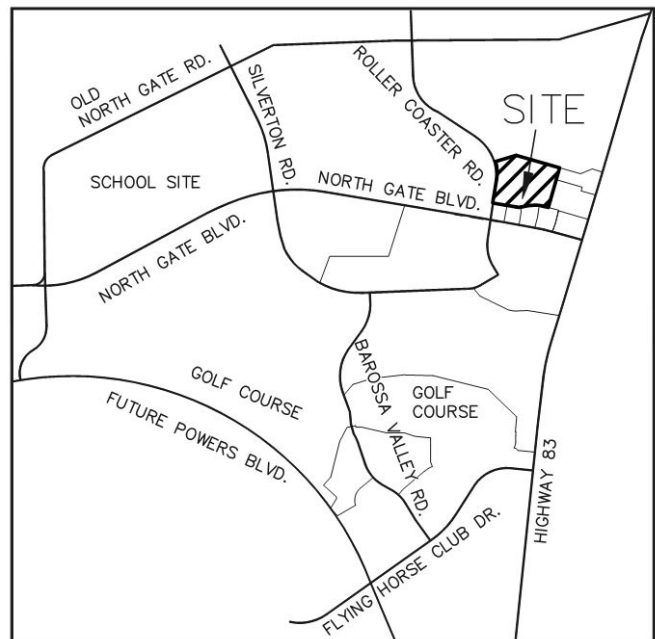
C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

These items as well as other City criteria are shown in italic and underlined in this document. The applicant’s responses are shown in bold text.

1. A clear description of the proposed development.

Response: The property is located at the northeast of the North Gate Boulevard and Roller Coaster Road intersection.

The Conditional use Development Plan proposes two-family residential use. Access to the site will be via the existing private access drive on the south and in the northwest corner of the property on Roller Coaster Drive. There 7 total lots that contain 30 two-family dwelling buildings (60 units). Proposed density is 11.6 du/ac. The plan provides 150 parking spaces and 111 spaces are required.



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2. A Justification based on the review criteria addressing why the proposed project should be approved:

Response:

This project should be approved for the following reasons:

a) Residential use (two-family) is an appropriate proposed use in context of the surrounding area

- Two-family residential is a logical transition of use between the commercial use on the south, single family detach homes to the north, open space (park) on the west and non-residential use (self-storage) on the east
- Existing zoning (PBC) allows commercial uses, however this proposal of two-family homes is a better land use next to the single family homes to the north
- The proposed use is ideal next to the single-family homes to the north and is an improvement over the existing PBC zoning.



- b) Need for multi-family housing in this area - There is a need for more housing in this area of the City and two-family residences are highly desired in area where significant employment/jobs exist around the region.**
- c) Setbacks and landscape buffers provide separation and buffering to the surrounding uses**
- d) The master plan for this area is considered implemented and this use is appropriate based on the region's existing and proposed land uses.**

3. An Issue List stating how each of the pre-application issues, as communicated to the applicant/owner by the reviewing planner, has been addressed in the approved development plan.

Response:

Pre-application issues have been communicated and resolved.

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DEVELOPMENT PLAN REVIEW CRITERIA

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding, neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.

Response: Yes. The proposed residential use is very appropriate for this area and this site. The two-family units are a logical and good land use transition between the existing commercial uses on the south, commercial (self-storage) on the east, single-family homes on the north and an existing park on the west.

2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.

Response: Yes. The master plan for this area is considered implemented and this use compliments the existing uses in the region.

3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.

Response: Yes. Setbacks and landscape buffers are appropriate for this site.

4. The project grading, drainage, flood protection, storm water quality and storm water mitigation comply with the City's drainage criteria manual and the drainage report prepared for the project on file with the City Engineering Department.

Response: Yes.

5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.

Response: Yes. Parking requirements are actually exceeded with 111 spaces being required and 150 spaces are provided.

6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.

Response: Yes.

7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the landscape design manual.

Response: Yes. The proposed landscape meets the intent and requirements of Code.

8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

Response: Yes. There are no sensitive or hazardous natural features on this site.

9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.

Response: Yes.

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10. The number, location, dimension and design of driveways to the site substantially comply with the City's traffic criteria manual. To the extent practicable, the project shares driveways and connect to drive aisles of adjoining developments.

Response: Yes.

11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.

Response: Yes. Existing utilities are adjacent to the site with minimal extension of utilities to service this property.

12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's traffic criteria manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.

Response: Yes.

13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.

Response: Yes. Landscape buffers and setbacks are appropriate for this site and offset or mitigate light, odor and noise.

CONDITIONAL USE REVIEW CRITERIA:

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

Response: Values and qualities should not be substantially injured as the proposal places residential uses (two-family) next to the single family homes north of the site. Existing zoning allows commercial uses so this proposed conditional use of two-family homes is a better use for the area.

B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

Response: Yes.

C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

Response: Yes and as noted the master plan for this area is considered implemented.



D E V E L O P M E N T

Per the reasons and justification provide above we respectfully request approval of the Development Plan and Conditional Use for the site.

Respectfully submitted,

A handwritten signature in black ink that reads 'Phil Stuepfert'.

Phil Stuepfert
Principal/Sr. Project Manager
HR GREEN DEVELOPMENT, LLC