

12 December 2015

Ms. Rachel Teixeira
City of Colorado Springs
Development Review and Zoning
City Administration Bldg. 301
30 S. Nevada Ave.
Colorado Springs, CO 80903

Re: Magnolia Apartment Complex

Dear Ms. Teixeira:

On behalf of Challenger Homes, Land Patterns, Inc is requesting a Development Plan and Waiver of Replat approval for the Magnolia Apartment Complex. The following is a Project Statement outlining our request for the approval.

Description: This Development Plan is for the Magnolia Apartment complex, which sits on an approximately 2.756 site in the Cragmoor area, zoned R5 and proposing to utilize Multi-family standards. The area is located at the Southeast intersection of Magnolia St and Hancock Ave. It is bound by Westmoreland Road on the south and the Crestmoor Park subdivision to the west.

The proposed general use will be 54 units (142 bedrooms) primarily for student housing. The site will be parked 1 space per bedroom. The proposed density will be 19.59 DU/AC.

Justification:

1. Will the project design be harmonious with the surrounding land uses and neighborhood? *Yes. This project follows the existing masterplan and is in compliance with the current R5 zoning.*
2. Will the proposed land uses be compatible with the surrounding neighborhood? *Yes. The proposed land use of multi-family homes is in concert with R5 zoning criteria.*
3. Will the proposed development overburden the capacities of existing street, utilities, parks, schools and other public facilities? *No. The proposed density falls within the approved allowable density levels for R5 zoning*
4. Will the structures be located to minimize the impact of their use and bulk to the adjacent properties? *Yes.*
5. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development? *Yes.*
6. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption? *Yes. This project follows the standards of the Colorado Springs Policies, Standards and Guidelines for the public ROW layout and street design.*
7. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? *Yes. This project follows the standards of the Colorado Springs Policies, Standards and Guidelines for street ROW and pavement mat criteria.*

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8. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic? *All streets are existing*
9. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? *Yes. All proposed units will be parked per bedroom.*
10. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design? *Yes, sidewalk ramp crossings and driveway ramps will be built to City standards.*
11. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? *Yes. Asphalt has been broken up by landscape planting areas.*
12. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? *Yes.*
13. Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles? *Yes.*
14. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? *Not applicable to this site.*
15. Are these significant natural features incorporated into the project design? *Not applicable to this site.*

Issue List:

A geotechnical report dated 7/15/15 addresses the potential geological hazards of this site and has been submitted as a part of the Development Plan package.

For these reasons we respectfully request approval of the Development Plan and Waiver of Replat approval for the Magnolia Apartment Complex. Should you require additional information do not hesitate to contact me at 719-578-8689.

Respectfully submitted

Land Patterns, Inc.


David T. Morrison, MLA, RLA
President