

## **Mark Dabling Cottages**

# **Project Statement**

### **PROJECT DESCRIPTION**

The project proposes to change the existing zoning of PIP-2 for the 12.78 acre site to R-5 zone. This change of zoning would allow a medium density, low profile residential development/ for these vacant infill lots. The project attempts to provide a community friendly attainable housing option for this popular section of Colorado Springs.

### **JUSTIFICATION**

The proposed use for multi-family (attached, one-level, duplex, single family) is both in high demand in the northern Colorado Springs area, and is consistent with the multi family and single family uses to the west of the property. The attached single-family use is not detrimental to the public interest, as this infill lot with its industrial zoning has remained vacant for years.

The proposed use will be complimentary to the nearby college, offices, and commercial entities. The proposed use and zoning simply extend the existing uses to the west over the railroad tracks so the proposed new R-5 zoning should be consistent with the goals and policies of the city's comprehensive plan. While industrial bldg. trends have changed and seem to be an uncomfortable fit for this property, it is a perfect site for pedestrian friendly attainable housing. A noise mitigation study shall be undertaken to ensure a comfortable environment through the final details of the DP Plan.

We know of no conflict with any master planning of this infill area.

### **ISSUES ADDRESSED**

The project team is submitting this zone change application with a proposed concept plan to better clarify the scope and general use anticipated for the site and its final development. The concept plan attempts to allow flexibility of final development based on community input, physical property constraints and public needs for unique, attainable housing options.

Subsequently, the project team looks to integrate public comments and fully present their vision for this residential community via a neighborhood meeting.

It is anticipated that upon general approval of the zone change, a major DP will be submitted immediately following initial comments of the zoning change and concept plan packages.

A geo-hazard report is part of this submittal. Standard notes and notices are part of submittal data. Soil composition, while potentially problematic for large commercial structural, is very conductive to the small slab on grade, residential structures proposed here in.

Traffic analysis per the city's traffic data is also included. Trip generation data shall accompany the concept plan, with full analysis submitted at the preliminary DP stage. Special attention shall also be provided analyzing the difference in traffic impact of this residential use. The eventual industrial use of the property. Concern for the impact on the adjacent intersection of Mark Dublin and Corporate Center Drive will be carefully studied.

Preliminary drainage analysis shall accompany this submittal per planner request. Final drainage study shall accompany the DP.

The project team is happy to present the project to neighbors as a whole to better clarify the wonderful neighborhood they envision with this new zoning and use.