

April 29, 2022

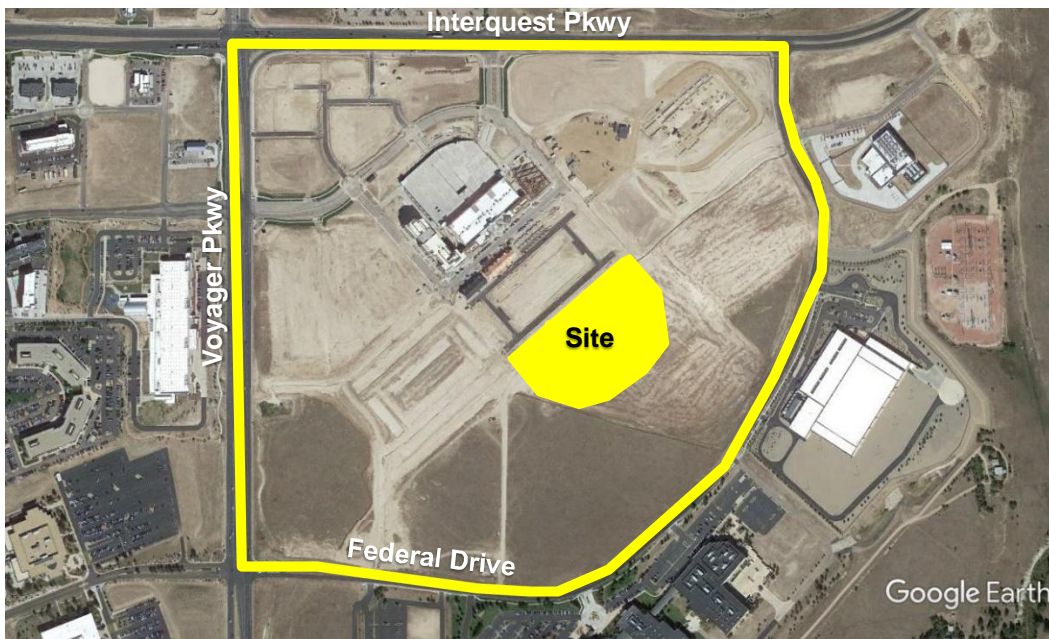
Ms. Katelynn Wintz
City of Colorado Springs Planning
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80901

RE: Tract E Victory Ridge Filing No. 9 (Victory Ridge Park) – Rezoning – Project Statement

On behalf of Westside Investment Partners, Inc., Galloway and Company, Inc. is submitting for your consideration of a rezoning application for Tract E, Victory Ridge Filing No. 9 (Victory Ridge Park) in Colorado Springs, Colorado. The Final Plat for Victory Ridge Filing No. 9 was recorded on June 24th, 2021 (Reception Number 221714774), and the park is shown on the Victory Ridge Concept Plan Amendment dated June 12th, 2020 (File Number CPC PUP 05-078-A5MJ20). The Victory Ridge Park Master Plan was approved by the City of Colorado Springs Parks, Recreation, and Cultural Services Board on November 17, 2021. The request is to rezone Tract E (7.98 acres) from PUD to PK.

LOCATION

Victory Ridge, formerly known as Colorado Crossing, lies southeast of the intersection of Interquest Parkway and Voyager Parkway, approximately 1 mile east of Exit 153 off Interstate 25. The central 35-acre portion of the Victory Ridge development is partially developed with a theater, other private buildings, parking garage, and access roads off Interquest Parkway and Voyager Parkway. The remaining 118 acres are currently vacant or in development as multifamily residential. The proposed site is located in the middle of the Victory Ridge development.



PROJECT DESCRIPTION

Tract E, Victory Ridge Filing No. 9 is an 7.98 acre parcel of land located near the center of the Victory Ridge development. Westside Investment Partners is proposing to rezone this site from PUD to PK to fulfill the requirements to have this serve as park dedication for users within Victory Ridge. The park will be owned and maintained by the Colorado Crossing Metropolitan District.

Project Justification

A. Rezoning

Westside Investment Partners is proposing to rezone Tract E from PUD to PK. The proposed park site Master Plan has been approved by the Parks Board on November 17, 2021, and design for the park is currently under review with the City.

B. Rezoning Review Criteria

The rezoning complies with the review criteria as set out by the City of Colorado Springs:

- 1. Will the project design be harmonious with the surrounding land uses and neighborhood?**
This parcel of land will be rezoned from PUD to PK, creating a neighborhood park within the residential portion of Victory and is compatible with the adjacent zoning and land uses.
- 2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools, and other public facilities?**
The proposed rezoning is consistent with and will complement the surrounding adjacent area. This site will not negatively impact the surrounding public facilities.
- 3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?**
There are small picnic shelters and an open-air amphitheater and stage within the proposed park. The rest of the site will be landscape/open space.
- 4. Will landscaping, berms, fences, and/or walls be provided to buffer site from undesirable views, noise, lighting, or other off-site negative influence and to buffer adjacent properties from the negative influences that may be created by the proposed development?**
The entire park will be landscaped and will not negatively impact the adjacent properties.
- 5. 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?**
The existing private access drives will control access for this area. No additional infrastructure will be required.
- 6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?**
The existing private access drives will control access for this area which will provide safe vehicular and pedestrian access to this portion of Victory Ridge.

- 7. 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?**
The existing access drives in Victory Ridge connect to Voyager Parkway and Federal Drive. Additional roadway networks will be designed as part of the future pad lots.
- 8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specified facilities?**
On street parking has been provided along Hidden Pool Drive adjacent to the proposed park site for this use. Additional parking is provided elsewhere in Victory Ridge and individual lots will provide additional parking areas. Pedestrian walkways will connect the proposed and future adjacent developments.
- 9. 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?**
Sidewalks and curb ramps have been provided along the private roadways for safe access around the site. Accessible parking will be provided as part of the individual lots when developed.
- 10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?**
Asphalt areas have been minimized as much as possible for this project. The park site will be landscaped.
- 11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?**
Pedestrian walkways have been included along the private roadways which connect to Public Right-of-Way and the existing pedestrian connections within Victory Ridge. Internal sidewalks and paths provide access around the park site.
- 12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?**
There are no natural features on the property. The site will be landscaped as a park.

Conclusion

The proposed rezone of Tract E, Victory Ridge Filing No. 9 to PK is harmonious and consistent with the surrounding land uses and neighborhood. The proposed rezoning complies with the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

Please contact me at 303-770-8884 with any questions or comments.

Sincerely,
GALLOWAY



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