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Mr. William Gray, Senior Planner
Land Use Review Division, City of Colorado Springs
30 S. Nevada, Suite 701
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Re: Prospect Village Zone Change, Conditional Use, Development Standards Adjustments, Development Plan, and Final Plat

Thank you for the coordination and discussion of the Zoning Map Amendment (Rezoning), Development Plan, Final Plat, Conditional-Use, and Development Standards Adjustment applications for the future Prospect Village. We are honored to represent our client, We Fortify for this much needed proposal for our community.

This Project Statement is for the following applications related to Prospect Village:

- ZONE-24-0017 Zoning Map Amendment (Rezoning)
- CUDP-24-0014 Conditional Use (Allow for a Tiny House Community)
- DVSA-25-01 (Previously ADRF-24-0048) Development Standards Adjustment (Defined Area for each Tiny House)
- DVSA-24-04 Development Standards Adjustment (Distance of Tiny Houses to Adjacent Residential District)
- DVSA-24-05 Development Standards Adjustment (Distance of Tiny Houses to R.O.W.)
- DVSA-24-11 Development Standards Adjustment (Distance Between Tiny Houses)
- DVSA-24-06 Development Standards Adjustment (Tiny Home Parking Standard)
- DEPN-24-0123 Development Plan
- SUBD-24-0104 Subdivision Final Plat

Project Description

The property included in the application is El Paso County Tax Schedule Numbers 6332216038 with a current address at 3103 N. Prospect Street, which has frontages along N. Prospect Street and N. Arcadia Street located north of Fillmore Street across the street from Flanagan Park.

Prospect Village, an affordable housing project, is planned to build upon the work of We Fortify with the development of Working Fusion. We Fortify exists to pivot young adults out of poverty into a state of economic and emotional stability and social connectedness.

One of the greatest challenges we're facing today is the societal impact of generational poverty intensified by a lack of living wage salaries and affordable housing. The inability for a young labor force to work, live, and contribute to society is creating human and economic ripple effects that will have profound consequences far into the future. **Our mission at We Fortify is to change this trajectory and create positive and compounding generational shifts – one person, one village, one community at a time.**

Today, we have an established community called Working Fusion at Mill Street, a pioneering housing initiative in Colorado Springs designed to break cycles of generational poverty and homelessness. Working Fusion has achieved many successes, including fostering a strong sense of community that has positively impacted the surrounding neighborhood. We look forward to extending this community spirit to the neighborhood near Flanagan Park through the creation of Prospect Village.

Prospect Village will build upon the successes and lessons learned from Working Fusion. One key insight from Working Fusion is the significance of front porches and the ways residents connect with one another. This feature has helped establish a special bond among the Working Fusion residents and the broader Mill Street community. We attribute much of this connection to the thoughtful design of spaces that encourage interaction. At Prospect Village, we will incorporate front porches adorning a central pedestrian way from Prospect to Arcadia, creating a welcoming pathway into the village.

The pedestrian way is planned to be accessed mid-property along Prospect Avenue, close to the current driveway. From here, a sidewalk will guide residents, visitors, and volunteers eastward to an area where the existing home will be transformed into a shared lawn and community building.

From the east, an off-street parking area is planned for residents who own cars, though less than half of our residents typically do. From this parking area, a wide sidewalk lined with homes on the south side will lead residents to the center of the property, where the community building is proposed.

The property also includes a garage, which we intend to partially remove and repurpose for storage, including bicycle storage for residents. Additionally, a non-functional fountain with boulders, brought in by previous owners and neighbors, stands on the property; we plan to restore this fountain to honor the neighborhood's past. The property also has multiple wells, one of which we hope to enhance and transform into a "wishing well," symbolizing hope for the future.

As outlined here, we have an inspiring vision for the property. With the help of volunteers, neighbors, and community support, we believe we will not only achieve this vision but perhaps exceed it in ways we can't yet imagine.

Please see the following pages for details on how Prospect Village will meet the City of Colorado Springs' criteria for each of the applications provided.

Sincerely,

John Olson, RLA, CNU-a, LEED AP
Principal, Urban Landscapes, LLC

Zoning Map Amendment (Rezoning) Application (ZONE-24-0017)

Current Zoning: R-5
Proposed Zoning: R-Flex High

The intention of the Zone Change request is to update the zoning to the applicable zoning district that allows Tiny Homes, albeit as a Conditional Use. The R-5 zone district one that is intended for a more conventional multi-family approach, such as a single structure that may have eighteen (18) units. Our approach is one that we believe is more contextual to the overall neighborhood, with eighteen (18) single-story tiny homes.

Tiny Homes were recently added as a city-designated land use with the 2023 adoption of the Unified Development Code (UDC), and therefore are allowed as a Conditional Use in specific zone districts. Because of what seems to be an oversight with the creation of the UDC, R-5 was an excluded zone district, while zone districts, including R-Flex High allow Tiny Homes at the same density.

The Development Plan (DEPN-24-0007) is submitted as the required Land Use Statement for the proposed Conditional Use.

The following are the approval criteria for a zone change (UDC 7.5.704.D), accompanied by our justification statements for each:

UDC 7.5.704.D (Approval Criteria)

An application for an amendment to the Zoning Map shall be subject to the following criteria for approval:

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).
Prospect Village is directly aligned with the goals, policies and strategies of the Colorado Springs Comprehensive Plan. The fundamental goal of the We Fortify Non-Profit Organization and this particular development is to provide assistance for our community's young adults and work toward a solution to many of our community's social challenges.

The following is a list of Goals from the Colorado Springs Comprehensive Plan where the Prospect Village application and the Colorado Springs Comprehensive Plan are directly aligned:

- A) Goal VN-2 *Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.*
- B) Goal UP-1 *Enrich the texture and livability of the city as a tapestry of unique, vibrant, and walkable places.*
- C) Goal UP-2 *Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.*
- D) Goal TE-4 *Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open*

spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.

- E) Goal SC-4 *Achieve a more environmentally sustainable utilities system for the city.*

The following is a list of Policies from the Colorado Springs Comprehensive Plan where the Prospect Village proposal and the Colorado Springs Comprehensive Plan are directly aligned:

- A) Policy VN-3.A *Preserve and enhance the physical elements that define a neighborhood's character.*
- B) Policy VN-3.D *Create strong neighborhood identity through inclusion and integration of arts and culture.*
- C) Policy UP-2.A *Support infill and land use investment throughout the mature and developed areas of the city.*
- D) Policy UP-5.B *Encourage cost-effective development that promotes the wise use of resources.*
- E) Policy TE-4.A *Prioritize development within the existing City boundaries and built environment (not in the periphery).*
- F) Policy SC-2.A *Systematically support and encourage the density and design needed to support this network beginning with Downtown, key corridors, activity centers, and trip generators.*
- G) Policy SC-4.A *Efficiently use the existing utility system capacity.*

The following is a list of the Strategies from the Colorado Springs Comprehensive Plan where the Prospect Village proposal and the Colorado Springs Comprehensive Plan are directly aligned. We have listed the strategy number only in most instances with exception to the most relevant bold strategy per Goal below:

Vibrant Neighborhoods (VN) Strategies:

VN-2.A-1 *In partnership with other organizations and agencies, continue to develop and support existing, expanded and new initiatives to address homelessness to include provision of additional shelter beds, permanent supportive housing, and programs to be coupled with increased enforcement of applicable laws including camping bans.*

VN-1.A-2, VN-1.A-4, **VN-2.A-1**, VN-2.A.5, VN-2.A.6, VN-3.A.2, and VN-3.E.3

Unique Places (UP) Strategies:

UP-2.A-4 *Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.*

UP-2.A-3, UP-2.A-4, UP-2.A-6, UP-4.A-1, UP-5.B-1, UP-5.B-3, and UP-5.B-4.

Thriving Economy (TE) Strategies:

TE-1.C-3 *Ensure an adequate supply of attainable housing the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.*

TE-1.C-3, TE-1.C-4, TE-1.D-4, TE-2.A-2, TE-4.A-1, TE-4.A-2, and TE-4.B-1.

Strong Connections (SC) Strategies:

SC-4.A-1 Support a combination of density , infill, redevelopment, and design to reduce the rate of addition of pipeline and conductor miles that need to be maintained by Colorado Springs Utilities (CSU) or other entities.

SC-1.A-8, SC-1.D-4, SC-2.A-2, SC-2.A-4, and SC-4.A-1.

Renowned Culture (RC) Strategies:

RC-5.A-3 Support plans for facilities that proactively and holistically address the mental health needs of our community, and that are reasonably and appropriately integrated with surrounding land uses.

RC-2.B-1, RC-3.E-1, RC-4.C-1, and RC-5.A-3.

Majestic Landscapes (ML) Strategies:

ML-2.C-7 Encourage new development and redevelopment to occur near existing parks and open spaces to increase their access to and use by the public.

ML-2.C-7, ML-4.B-4 and ML-5.B-1.

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
 The zone change for the property will allow the property to better meet the goals of the comprehensive plan for Colorado Springs. Today, the zoning for the property is R-5 and in theory, should accommodate Tiny Homes. However, because the code allows for Tiny Homes in less dense classifications, it would seem logical that this was simply an oversight with the code rewrite.

 The new R-Flex High zone classification will meet the same intentions for the property and allow for Tiny Homes with the same density.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).
 The setting for Prospect Village is residential in scale similar to the proposed development. The application proposes eighteen (18) single-level tiny homes instead of a large 50-foot tall structure accommodating the same number of units – which would be allowed with the current R-5 Zoning of the property. The property is adjacent to a neighborhood park (Flanagan Park) and two blocks from Fillmore Street where transit is available. These were very important considerations for the future residents as many will not have access to an automobile and will rely heavily on our City’s transit.
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height, density, and multimodal traffic impacts of the proposed rezoning area compatible with surrounding development or can be made compatible with surrounding development through approval conditions. In terms of density, height, scale and traffic impacts, the proposed development would meet the intentions of R-5 zoning (as it is today). However, R-5 zoning does not specifically allow for Tiny Homes, therefore we are proposing a zone change to allow for this building typology.

5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.
Contrary to a typical development in R-5, the development is proposed as a series of single-level homes with an emphasis on the outdoor spaces between. We believe that the planned development will fit into the neighborhood in a much more cohesive manner than what is allowed today.
6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).
This application includes a Land Use Statement, Development Plan and Final Plat for greater predictability of what is being proposed.
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
Not Applicable.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
Not Applicable.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, the promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
Not Applicable.

10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).
- We are requesting non-use variances to the Tiny Home land use within R-Flex-High, which are compatible to the other Tiny Home Community in Colorado Springs, Working Fusion at Mill Street – A community also by We Fortify.

Conditional Use Application (CUDP-24-0014)

Tiny House Communities are not permitted by right in any of the zone districts and are considered to be a “Conditional Use” in the following zoning classifications: R-Flex Low, R-Flex Med., R-Flex High, MX-N, and MX-T. While there is a concurrent zone change application to R-Flex High, a Conditional Use is necessary for the property.

The following are the criteria for granting a Conditional Use for the property:

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards)
 - a. The Use-Specific Standards for a Tiny House Community have been substantially met with some necessary Development Standards Adjustments (provided later in this document).
2. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and
 - a. Yes, the Tiny Home Community is compatible, arguably more compatible, with the area than would be otherwise allowed within the R-5 zone classification. The building heights are a single-story in this development. In addition, great attention has been given to the design and incorporation of community spaces than what would otherwise typically be provided with a conventional multi-family development.
3. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.
 - a. Yes, this is an infill project where all services are otherwise underutilized. The site was particularly chosen providing its access to commercial businesses, transit, bicycle infrastructure, and Flanagan Park.

Development Standards Adjustments

Tiny Homes have their own criteria regardless of the zone classification in which they fall. The following development standards adjustments are included for the Tiny Home Community Standards. We have based the request for the adjustments upon the existing Tiny Home Community constructed by We Fortify (Working Fusion at Mill Creek, located south of Downtown Colorado Springs). This community contains the same number of tiny homes as Prospect Village (18), however it is on less land.

Tiny Home Community Defined Area for Tiny Home (DVSA-25-01)

UDC Section	7.3.301.D.1.b.1
Requirement	1,000 Sq. Ft. per Home
Proposed	693 Sq. Ft. per Home

Criteria for approval of Administrative Adjustment:

1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;
 - a. The provision of 1,000 square feet “lot” per home is excessive and counter-productive to the intention of providing community space for the homes. The appeal of a tiny home community is to provide community. This is our intention and therefore we have provided less individual space per unit and greater community space as a whole. This intention parallels the application for reduced distance between homes (DVSA-24-11).
2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;
 - a. We can only speculate that the intention of this requirement was to subdivide the tiny houses into individual lots, or to provide larger tiny houses than what are envisioned. A goal of a Tiny House Community to provide community space. There is a requirement to provide at least 10% of green space, or 3,407 square feet. The proposed plan far exceeds the 10% requirement where we are providing 10,852 square feet of Community Space (in addition to an additional 1,738 square feet of Community Building and Storage space).
3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and
 - a. By providing more usable common space, the surrounding communities will benefit from more beautiful common space, similar to that at Working Fusion at Mill Street.
4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the benefits listed in UDC Section 7.5.525.E.4
 - a. The same density could be provided without this Development Standards Adjustment, however less community space would be provided in lieu of wasted space between and behind homes. The intention is to provide beautiful common spaces that are lovable and not wasted space between homes that is commonly forgotten in other developments. The benefits with the

alternative design provide greater benefits to the general public and the users, customers, or residents of the proposed development.

Tiny Home Community Setbacks and Separation (DVSA-24-04)

UDC Section Requirement	7.3.301.D.3.a Ten (10) feet separation from adjacent residential or Mixed-Use zone district
Proposed	Five (5) feet separation from adjacent residential or Mixed-Use zone district

Criteria for approval of Administrative Adjustment:

1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;
 - a. In most instances of other homes throughout the neighborhood, a five-foot setback is common. The Tiny Homes will be smaller in scale than the adjacent single-family homes. Ten-foot setbacks are excessive and would result in wasted space. We have met the requirement along the northern property line.
2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;
 - a. The intention of the standard is to provide distances that are complementary to the neighborhood. The neighborhood distances between single-family homes are commonly ten (10) feet or less in some instances.
3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and
 - a. The distances to adjacent properties of five-feet matches that of the existing neighborhood. In addition, the landscape plan illustrates buffer trees and buffering fences between the proposed tiny homes and existing properties. A typical home would have side windows 10-feet or less from the adjacent home. We have carefully positioned the homes to limit windows along the property lines when possible.
4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the benefits listed in UDC Section 7.5.525.E.4
 - a. The same density could be provided without this Administrative Adjustment, however less community space would be provided in lieu of wasted space between and behind homes. The intention is to provide beautiful common spaces that are lovable and not wasted space between homes that is commonly forgotten in other developments. The benefits with the alternative design provide greater benefits to the general public and the users, customers, or residents of the proposed development.

Tiny Home Community Setbacks and Separation (DVSA-24-05)

UDC Section	7.3.301.D.3.a
Requirement	Twenty (20) feet separation from any public right-of-way
Proposed	Ten (10) feet separation from any public right-of-way

Criteria for approval of Administrative Adjustment:

1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;
 - a. The Tiny Houses are located to be twenty (20) feet or greater from the existing adjacent right-of-way of Prospect Street. However, with the dedication of ten (10) feet of right-of-way for both Prospect Street and Arcadia Street, this distance is reduced to ten (10) feet. Homes directly across the street from the site are located ten (10) feet from the right-of-way of Prospect Street.
2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;
 - a. As referenced above, the intent was for the homes to be twenty (20) feet from the right-of-way. Because of the required dedication of ten (10) feet of right-of-way, the distance decreased by 50%. The intention of the requirement is to be complementary to other homes in the vicinity. The homes directly across the street from Prospect Village are ten (10) feet from the right-of-way.
3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and
 - a. The ten (10) feet distance from the homes to the adjacent right-of-way directly aligns with the setback across the street.
4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the benefits listed in UDC Section 7.5.525.E.4
 - a. Without the Administrative Adjustment, the same number of units could be met, but in a less desirable manner and without keeping the existing fountain which we are attempting to preserve and enhance as a feature for the community. The benefits with the alternative design provide greater benefits to the general public and the users, customers, or residents of the proposed development.

Separation between Tiny Houses (DVSA-24-11)

UDC Section Requirement	7.3.301.D.3.b Minimum of ten (10) feet between Tiny Houses, measured by the shortest distance between the two (2) Tiny Houses
Proposed	Minimum of six (6) feet between Tiny Houses, measured by the shortest distance between the two (2) Tiny Houses

Criteria for approval of Administrative Adjustment:

1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;
 - a. The ten (10) foot distance between Tiny Houses is a good rule of thumb, however unnecessary for even conventional single-family home separation. Many single-family homes today throughout our city are located within six (6) feet of each other. The original requirement of ten-feet decreased costs necessary for fire-rating walls and materials in construction of the homes.
2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;
 - a. The intention is to guarantee the homes still be detached. The separation is a matter of cost for the project, however we believe that the six-foot area provides additional area for the community building, reconstructed fountain and community amenities.
3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and
 - a. There is no impact to the surrounding properties with the granting Administrative Adjustment. By not granting the adjustment, the development will have less usable common space.
4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the benefits listed in UDC Section 7.5.525.E.4
 - a. The property could still provide the same number of dwelling units, however there would be a loss of community space and potentially the community building. The benefits with the alternative design provide greater benefits to the general public and the users, customers, or residents of the proposed development.

Parking Requirements for Tiny Houses (DVSA-24-06)

UDC Section	7.3.301.D.8
Requirement	One (1) Parking Space per Tiny House
Proposed	One half (1/2) Parking Spaces per Tiny House with Adjacent On-Street Parking

Criteria for approval of Administrative Adjustment:

1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;
 - a. Per the code requirements of the UDC 7.3.301.D.8, there is a statement that says *“Each Tiny House Community site shall contain one (1) parking space per designated Tiny House dwelling site unless the Manager determines that some or all of such spaces are not necessary due to the intended use or operation of the Tiny House Community or restrictions on resident motor vehicle ownership contained in recorded covenants on the Tiny House Community Property.”* This code language was based upon the existing Tiny House Community, Working Fusion at Mill Street. We have found that because of the economic situation of our residents, less than half of our residents own automobiles. For Prospect Village, we have provided a mix of off-street and on-street parking spaces due to less frontage than was available at Working Fusion where all of the parking provided is on-street parking.
 - b. While we could make requests for Parking Reductions including five (5) percent for a bike route (Prospect Street); five (5) percent for Green Infrastructure; and Affordable Housing reductions, we have instead applied for a Development Standards Adjustment with the case study of Working Fusion in mind. At Working Fusion, due to the population in which We Fortify serves, we have data that shows that under half of our residents own automobiles. Therefore, we have requested this Development Standards Adjustment for the unique scenario of the residents in which it is intended to serve.
2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;
 - a. The intention is to ensure that parking does not overspill and impact the adjacent residential community. At this time, the six parking spaces (plus an additional two motorcycle spaces that are not included in the count) and an additional six on-street parking spaces would provide five more spaces than are necessary for our site as it is today (nine are necessary for the Village). We believe that the intention is beyond being met with the proposed plan and what we have observed in our other similar village.
3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and
 - a. There is no impact to the surrounding properties with the granting Administrative Adjustment. As stated on the prior item,

we believe that we have five (5) more parking spaces than what will be needed.

4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination of the benefits listed in UDC Section 7.5.525.E.4
 - a. The property could still provide the same number of dwelling units, however there would be a loss of community space and potentially community building. The benefits with the alternative design provide greater benefits to the general public and the users, customers, or residents of the proposed development.

Development Plan (DEPN-24-0007)

The Development Plan criteria, along with a response to how the project achieves the criteria is as follows:

- a. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4;
- b. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);
 - Yes, with exceptions to adjustments requested
- c. The details of the 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;
 - Yes, the planned Tiny House Community is harmonious, arguably more than the potential uses in the existing R-5 Zone District;
- d. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;
 - We do not anticipate off-site impacts.
- e. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;
 - The Development Plan complies with Plan COS. Additional plans are not available for this area, however when a time comes for such neighborhood plans, We Fortify would like to participate with the City in such plans.
- f. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;
 - Yes, with exceptions to adjustments requested.
- g. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations;
 - Yes, the development is in compliance.
- h. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping

and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);

- **Yes, with exceptions to adjustments requested**
- i. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);
 - **Not applicable**
- j. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;
 - **Not applicable**
- k. 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; and
 - **Yes, the property previously was on septic. It is planned to be on the CSU utilities for all services when developed.**
- l. 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 Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.
 - **Understood. This development dedicates 10-feet of right-of-way on both the eastern and western frontages.**