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## **Project Statement**

December 4, 2023

City of Colorado Springs  
Planning and Development Department  
Attn: Chris Sullivan, Senior Planner  
30 S. Nevada Avenue, Suite 701  
Colorado Springs, CO 80903

Re: Summit View – Land Use Plan Project Statement

To the City of Colorado Springs Planning and Development Department,

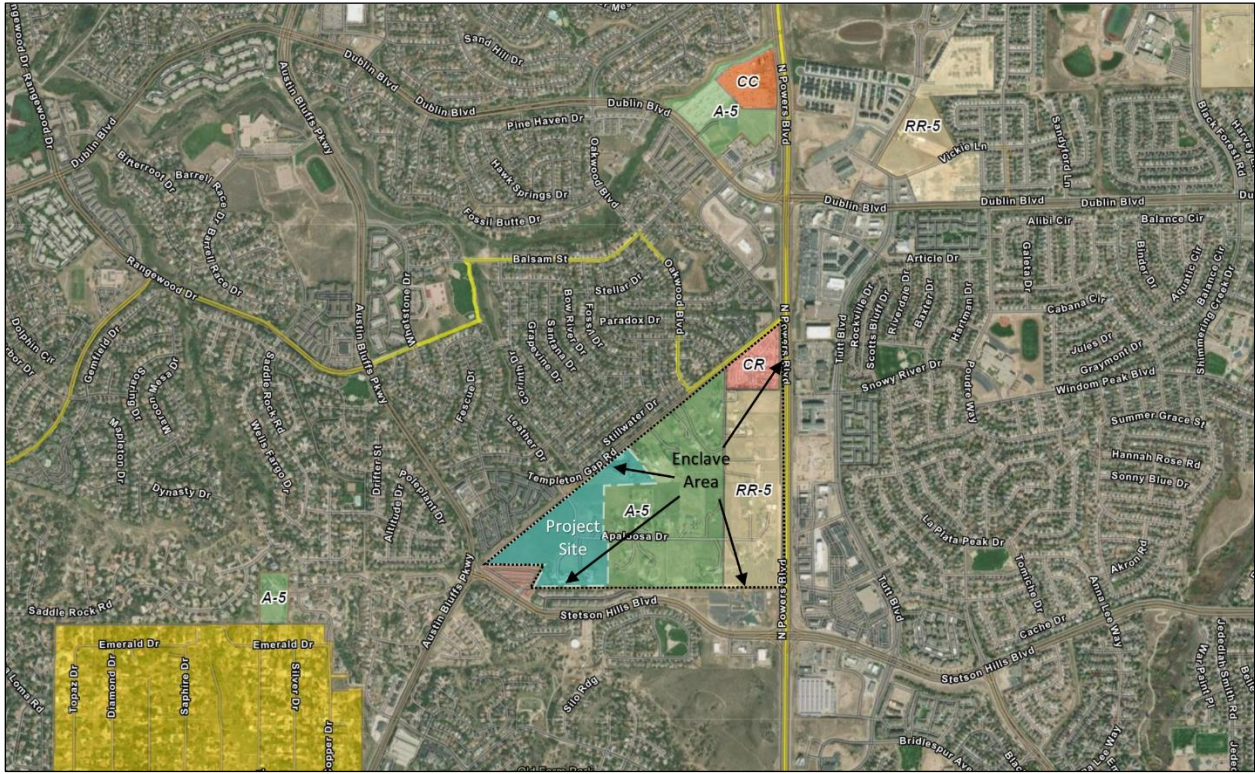
Please accept this document as the Project Statement for the Land Use Plan application pursuant to the Land Use Plan (New Master Plan) Application Submittal Checklist for the Summit View master-planned development.

### Project Overview

The Summit View Development is located northwest of the Powers Boulevard and Stetson Hills Boulevard intersection along the southeast side of Templeton Gap Road in El Paso County, Colorado. The six (6) properties included in the proposed land use plan, totaling approximately 32 acres, are part of an enclave of County land surrounded by properties that are already within the incorporated boundaries of the City of Colorado Springs (see Exhibit 1 below). Current use of the six (6) properties includes: three (3) rural single family residential homes (built in 1971, 1993, and 1995), a religious institution (built in 1977), and two (2) properties that are currently undeveloped. In addition to being less than one-half (1/2) mile northwest of the Stetson Hills Boulevard and Powers Boulevard intersection, the property is also only two-thirds (2/3) of a mile southwest of the recently developed Dublin Boulevard and Powers Boulevard intersection, and less than one-tenth (1/10) of a mile east of the Austin Bluffs Parkway and Stetson Hills Boulevard intersection.

The property is adjacent to higher density attached single family residential developments to the northwest and south. The site is also adjacent to a self-storage facility to

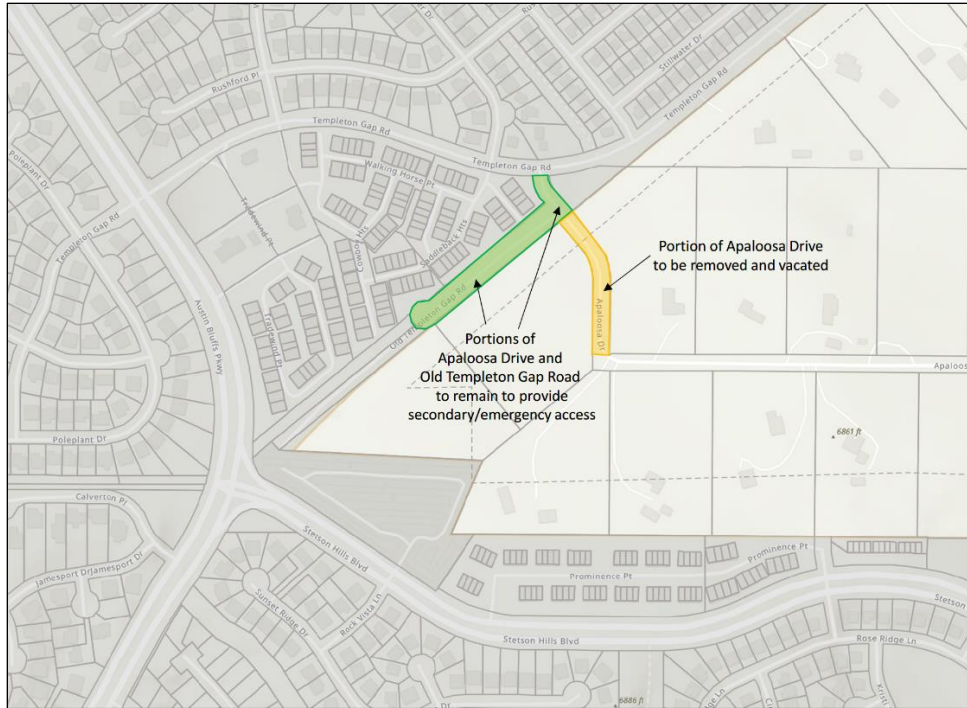
the south and rural residential lots zoned A-5 (Agricultural) within unincorporated El Paso County to the east.



**Exhibit 1. Map of the Summit View Development area (Project Site) and overall El Paso County Enclave**

The land included within the proposed Summit View Development predominately slopes from the southeast towards the Old Templeton Gap Road alignment to the west and the current Templeton Gap Road alignment to the north/northwest. The site is generally comprised of open areas of native vegetation with isolated areas having landscape improvements associated with the existing religious institution and rural residential single-family homes.

Proposed access to the site is via a planned extension of Corinth Drive where it intersects with Templeton Gap Road. A portion of the current access into the site via Apaloosa Drive is planned to be removed and the right-of-way vacated with platting and development of the project. An emergency access serving the attached single-family development adjacent to the northwest currently exists within a short section of the existing Apaloosa Drive right-of-way where it connects with Templeton Gap Road and a portion of the Old Templeton Gap Road alignment (see Exhibit 2 below). This emergency access is proposed to remain and is also planned to provide secondary access to the proposed development.



**Exhibit 2. Map of Emergency Access and Planned Vacation of a Portion of Apaloosa Drive**

The property is located in the upper reaches of the Cottonwood Creek drainage basin, which ultimately drains into Monument Creek near the Woodmen Road and Interstate 25 interchange. Most of the basin has been developed and improved with drainage features within the Creek. Onsite stormwater management will be required and the required connections to existing City stormwater infrastructure will occur with development of the property.

The owner of the property, which is Templeton Gap Development, LLC, is proposing to develop both attached and detached single-family residential dwellings as well as single-family attached residential dwellings on the property. More specifically, the proposed development plan is anticipated to feature the following:

- 20 single-family residential detached lots in a traditional residential subdivision layout in the northernmost portion of the property adjacent to Templeton Gap Road
- 56 single-family residential detached lots on short private cul-de-sacs in a quad-lot layout along the northwestern and eastern areas of the project as well as in the north-central portion of the property.
- 177 single-family attached townhome units internal to the overall development and along the south property line.
- 6 acres of open space
- 0.5 miles of internal trails
- 0.5 miles added to the Homestead Trail

The property owner is also requesting approval of associated rezoning and development plan applications and a petition for annexation into the City of Colorado Springs.

### **Neighborhood Meeting**

The Developer hosted a neighborhood meeting on April 24, 2024. The meeting was well attended with the majority of the attendees coming from the adjacent Saddleback Townhome community, Stetson Ridge Townhome community, and the unincorporated rural Templeton Heights subdivision. Several of the attendees had been misinformed as to the intended product type and had concerns that an apartment complex was being proposed as opposed to the single-family and single-family attached product that is proposed. There was also misinformation regarding forced annexation of other surrounding parcels as well as construction of roadways through other property owners' lots.

The property owners of the rural residential lots expressed concerns regarding there not being an adequate buffer from the proposed development to their lots. The development plan has been adjusted to include a 60 foot wide, 0.6 acre open space area to provide additional buffer from the proposed development to the rural lots. A solid privacy fence is also proposed along the perimeter of the development.

The property owners of the townhome lots expressed concerns regarding the compatibility of the previously proposed two-family residential units to the townhome structures. The proposed product type for the single-family attached units is now a townhome product of similar size and height to those immediately adjacent.

## **COMPLIANCE WITH LAND USE PLAN CRITERIA**

Please see below for an analysis of compliance of the Summit View Land Use Plan with the City of Colorado Springs Unified Development Code (UDC), specifically the Land Use Plan Criteria as outlined in Section 7.5.514.C.3 of the UDC.

### **a. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council**

The City of Colorado Springs comprehensive plan, Plan COS (2019), is the primary document used to guide land development decisions particularly with respect to land use plans. Consistency with the Plan is paramount when considering a variety of land use applications, including land use plan applications. Please note that elements of the City's comprehensive plan have been included and addressed throughout this Project Statement to allow for more appropriate application of the Plan to topical

considerations (e.g., transportation, use-to-use compatibility, etc.). Those discussions are also included by reference into this section, as appropriate.

## CHAPTER 2: VIBRANT NEIGHBORHOODS

Chapter 2 of PlanCOS emphasizes the importance of strong neighborhoods and recognizes that the “strength of a neighborhood’s identity, values, and positive attributes extend beyond traditional residential areas and can benefit the overall character of the city.” One of the goals is to “recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. New development and/or redevelopment should incorporate elements of the existing neighborhoods.” (p. 27)

The Summit View development site is not depicted on the Vibrant Neighborhoods Framework map on p. 32 of the Plan due to it being within a County enclave; however, the enclave is immediately adjacent to areas depicted as being with the “Established Traditional Neighborhoods” typology to the south, west, and northwest across Stetson Hills Boulevard and Templeton Gap Road and the “Newer Developing Neighborhoods” typology to the east across Powers Boulevard. The recommendations for Established Neighborhoods include:

- Integrate Traffic Calming Measures
- Enhance Existing Parks
- Improve Sidewalks and Bike Lanes
- Connect to Off-street Trail System

The recommendations for the new Emerging Neighborhoods include:

- Enhance Off-street Trail System Interior to the Neighborhood and Provide
- Connections to Major Trail Systems
- Create Additional Pedestrian / Trail Connections
- Incorporate Higher Density and Mix of Housing Types on Remaining Parcels
- Utilize Drainageways and Small Spaces for Neighborhood Amenities

The proposed land use plan and associated rezoning for the Summit View development are intended to create a pedestrian-friendly environment featuring integrated trails and public gathering areas which appropriately parallels the description of Traditional Neighborhoods on p. 28 of PlanCOS, which states “These neighborhoods have a high value in preserving and enhancing walkability features including their gridded street patterns, wide sidewalks, and sometimes limited building setbacks from the street.” The following is a list of recommendations for this typology that will be incorporated into the Summit View development:

- Ally access with garages at back of lot
- Encourage house to build close to street
- Accommodate a variety of lot configurations and building orientation
- Maintain a variety of lot sizes
- Widen and connect sidewalks

In addition, the proposed land use plan follows the guidance of the Emerging Neighborhoods Typology by providing for a variety of housing types, including single family detached homes on traditional subdivision lots, more dense but still single family detached homes on smaller lots, and even a significant number of single-family attached homes which are more reflective of the medium density recommendations included within the typology. The recommendations of the typology are fully exercised within the proposed land use plan with the inclusion of strategically aligned pedestrian corridors and neighborhood amenities, including a community center to be located near the entrance of the development from Templeton Gap Road.

The following goals, policies, and strategies from Chapter 2 support the application:

- 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.
- Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.
- Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.
- Policy VN-3.B: Support unique and innovative community design elements and features such as urban farms and gardens, co-op housing, live/work spaces, or neighborhood gathering places.
- Strategy VN-3.B-3: Encourage walkable civic, retail, and community gathering places as design elements within neighborhood centers.

Three different product types are planned within the Summit View development, which will likely target three different price points in the market. The varying product types will also serve to provide housing to residents in different stages of life, including but not limited to entry level homeowners, young families, and retirees. The development will also feature walking trails and a common clubhouse facility to include amenities such as a community swimming pool, pavilion, playground, and indoor gathering space.

### CHAPTER 3: UNIQUE PLACES

PlanCOS provides very important guidance specific to places and spaces just like the proposed Summit View development. The Plan highlights the importance of creating these unique places by stating “As our city and region continue to grow in area and population, it will be all the more important to keep and create unique and special places throughout our community. Together these places create the fabric for a well-functioning city.” (p. 44)

### Be a City of Places

The first goal in this chapter is Goal UP-1, which reads “Enrich the texture and livability of the city as a tapestry of unique, vibrant, and walkable places.” The Summit View development will help accomplish this goal by repurposing existing underdeveloped and underutilized rural residential lots, creating a variety of new housing options adjacent to one of the City’s main travel corridors (Powers Boulevard) while still preserving land for much needed community gathering space. The design and layout of the development will promote livability and ensuring connectedness into and throughout the site by strategically locating numerous pedestrian corridors and pocket parks. Although the Summit View development is compatible with the surrounding residential and commercial developments, will still serve to provide enriched texture in the immediate area and for the City as a whole by introducing a variety of physical residential forms and community amenities.

The policy and strategies under this goal that support the Summit View rezoning and land use plan applications include the following:

**Policy UP-1.A: Emphasize placemaking throughout the city with design and programming that supports a distinctive identity and experience.**

- Strategy UP-1.A-1: Incorporate distinctive placemaking as an element of public and private development plans including privately initiated master plans, concept plans, and Planned Unit Development zoning.
- Strategy UP-1.A-2: Evaluate new and redeveloping land use related to enhancement and support of existing, transitioning, and new activity centers.
- Strategy UP-1.A-5: Design urban activity centers to encourage walkability.

### Embrace Creative Infill, Adaption, and Land Use Change

Goal UP-2 from this section of Chapter 3 encourages the City to “Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.” A significant shift in the local residential market has been occurring in recent years as a result of ever-increasing housing costs and general living costs. The number of developments receiving approvals to construct higher density residential projects continues to grow. Infill projects, like Summit View, offer an opportunity to live and work in close proximity within a well-established suburban environment and almost immediately adjacent to a main travel and employment corridor (Powers Boulevard). There are numerous places of employment and commercial establishments located within biking and walking distance of the Summit View development, including Penrose-St. Francis Hospital and dozens of commercial establishments near the Dublin Boulevard and Powers Boulevard intersection as well as the Woodmen Road and Powers Boulevard interchange.

The policies and strategies under this goal that support the Summit View rezoning and land use plan applications include the following:

**Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.**

- Strategy UP-2.A-1: Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solution.
- Strategy 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.

The Summit View project is well poised to be a catalyst project for the infill and redevelopment of other enclave areas, particularly along the Austin Bluffs Parkway and Powers Boulevard corridors. The property is currently an underutilized rural residential property. Redeveloping the property with diverse housing products is in direct support of the Strategies listed above.

#### Focus on Corridors and Centers

GOAL UP-4 of this section of Chapter 3 urges the City to “Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.” In support of efforts to achieve this goal are included the following applicable policies and strategies:

**Policy UP-4.A: Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.**

- Strategy UP-4.A-3: In conjunction with committed transit improvements, create and adopt new transit-oriented development and mixed use-supportive base zoning or overlays to support the continued development and redevelopment of key corridors and centers.

The R-Flex zone district was created per strategy UP-4.A-3 above and was specifically contemplated for use along redeveloping corridors, such as the area along north Powers Boulevard where the Summit View development is located.

#### Create Sustainable and Resilient Places

The most pertinent goal and policy from this section of PlanCOS is Goal UP-5 and Policy UP-5.A. Goal UP-5 states to “Develop and support unique places and centers as models of resilience and sustainability” and Policy UP-5.A suggests measures for implementing the goal by encouraging the City to “Actively evaluate plans for existing, new, and redeveloping urban places and corridors from the perspective of fiscal and environmental sustainability.”

The Summit View development is planned as an active and unique addition to the existing surrounding suburban residential development and adjacent Powers corridor. The mix of housing types can help better serve a variety of future residence and ensure long-term resiliency better than a homogenous development with an equivalent number of dwelling units. Significant attention has been paid while laying out the associated development plan to create inviting pedestrian-supportive public spaces and



corridors. Multi-modal access to the site can be accomplished via three vehicular access points and connections to existing pedestrian and bicycle pathways. The plan for development is proposed to feature low impact stormwater management facilities and protect and showcase a large portion of the existing vegetation on the property that make it the site a visually attractive gem in the community.

## CHAPTER 4: THRIVING ECONOMY

This Chapter of PlanCOS identifies the property as being a within Typology No. 4, Life and Style, which is likely based on the presence of Powers Boulevard, multiple small businesses, and the existing suburban residential neighborhood surrounding. The Summit View development is considered under Typology 4 as highlighted by the following components:

- Encourage activated vibrant spaces
- Focus on pedestrian friendly design
- Locate supporting housing nearby
- Capitalize and increase access to nearby homes
- Design and plan tree-lines walkable streets

The stated goal of this Typology is “The goal of this typology is to meet the daily needs of residents and businesses with high quality, varied, and easily accessible options.”

The Summit View development proposed to repurpose the underutilized rural residential land into a thriving community with a mix of housing types and densities. The planned parks and open spaces, along with the public spaces, are a perfect fit into this Typology and are being proposed for a site that can readily offer a new neighborhood gathering spot.

Goal TE-1 of PlanCOS is to “Build on our quality of place and existing competitive advantages.” There are a number of policies and strategies under this goal that support the Summit View rezoning and land use plan applications, including the following:

### **Policy TE-1.C: Leverage the city’s livability as a workforce and economic driver.**

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

### **Policy TE-4.A: Prioritize development within the existing City boundaries and built environment (not in the periphery).**

- Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3.
- Strategy TE-4.A-3: Support greenfield development that includes mixed-use, higher-density clusters, and quality design.

## CHAPTER 5: STRONG CONNECTIONS

The “connections” detailed in this chapter extend well beyond traditional discussions revolving around the automobile. This chapter emphasizes the importance of considering all connected infrastructure, including utilities, stormwater facilities, multi-modal transportation corridors, and infrastructure needed to advance smart technologies and communications. Although the Strong Connections Framework map on p. 94 of the Plan does not specifically identify a smart corridor or multi-modal corridor along Templeton Gap, it does identify Powers Boulevard as being a Smart Corridor. The planned development of the Summit View site will incorporate connections to the bike corridors and allow for safe travel into the site and ensure the provision of bicycle parking stations at the clubhouse pursuant to the applicable City standards.

The internal street cross sections, featuring reduced vehicular travel lanes and enhanced pedestrian amenities, support the following recommendations from this Chapter:

- Reduce motor vehicle through lanes while accommodating demand
- Provide ADA-accessible sidewalks and crosswalks
- Reduce barriers and enhance local connections
- Widen and improve sidewalks
- Connect off-street paths
- Separate facilities to accommodate bikes and pedestrians

The owners of the property will work with the City to ensure that the infrastructure connections needed to maintain and enhance the continuity of existing and planned facilities are accomplished. The development plan includes the proposed street alignments and intersections and a multitude of pedestrian corridors, confidently supports the following policies and strategies in this Chapter:

**Policy SC-1.A: Plan for and implement transportation projects for the overall mobility of people and to manage the impacts of cars on our built environment.**

- Strategy SC-1.A-5: Build “complete streets” by safely and reasonably incorporating multiple modes in the design of new and redeveloped transportation corridors.
- Strategy SC-1.A-8: Design land uses and transportation improvements with an emphasis on “first and last mile” trips having desirable and safe options for non-motorized travel.
- Strategy SC-1.A-9: Reduce the emphasis on requiring transportation facilities to be designed to fully address peak hour traffic demand forecasts, especially in Downtown and other identified higher density multimodal corridors and centers.

**Policy SC-1.D: Establish and maintain convenient multimodal connections between neighborhoods, local destinations, employment and activity centers, and Downtown.**

- Strategy SC-1.D-2: Enhance street connectivity in new developments with shorter, pedestrian-scale blocks and narrower local streets to improve walkability and connectivity.
- Strategy SC-1.D-6: Continue to coordinate bicycle and pedestrian planning, design, and implementation with other infrastructure projects and land use decisions.

**Policy SC-1.H: Improve neighborhood livability by providing connections between neighborhoods and Neighborhood Centers (Chapter 3: Typology 1) and by reducing vehicular speeds.**

- Strategy SC-1.H-3: Modify local streets to be consistent with their purpose by implementing speed control measures using enforcement, intersection control, and design.
- Strategy SC-1.H-4: Continue to work with Colorado Springs Utilities and the Fire Department to allow narrower streets and on-street parking for local “first and last mile streets.”

**Policy SC-3.A: Design new and redeveloped projects to reduce their contribution to regional stormwater flows and to improve the quality of the runoff that is generated.**

**Policy SC-4.A: Efficiently use the existing utility system capacity.**

- Strategy 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.

## CHAPTER 6: RENOWNED CULTURE

This chapter opens by expressing the “Importance of Culture” and specifically emphasized the meaningful impact existing and new development can have on culture in form of the built environment by stating the following:

“The built environment of Colorado Springs can be an expression of our distinctive culture. For our arts, culture, and education to continue to flourish, we will need places that support their incubation, growth, and celebration throughout the community. Our architecture, public art, parks, wide boulevards, museums, performance and educational institutions, historic areas, and public gathering places all help define the collective sense of place for our growing and diversifying citizenry.”

The Summit View development is included within the Typology 6: Pop-up Culture. This typology recommends the following:

- Integrate Public Art into Streetscape
- Design Community Event Spaces
- Activate Underused Spaces and Engage Residents
- Reinforce Civic Pride and Community Building
- Support Temporary Uses and Installations

By repurposing the underutilized land, the owners intend to transition the site to reinforce civic pride and community. The development will feature pedestrian trails and a large community center which justifies a finding of consistency with the following policy and strategy of this chapter:

Policy RC-3.D: Integrate the arts into the natural landscape with outdoor concert venues and public art in parks and along greenways to support Pop-Up Culture (Typology 6).

Strategy RC-3.D-3: Support larger community gathering spaces with services and features including dining, restrooms, and universally accessible design.

## CHAPTER 7: MAJESTIC LANDSCAPES

One of the most applicable concepts from this chapter as it applies to the Summit View development is found in the introductory pages when it states that “There are numerous benefits of a park, streetscapes, and open space network that are both directly and indirectly quantifiable. Proximity to parks increases property values and subsequently property tax; residents of Colorado Springs have saved millions of dollars in medical care costs annually by using the parks and recreation system amenities for exercise; time spent in parks and open spaces can help individuals fight against mental health issues like depression, anxiety, and stress; and the natural cleansing of air and stormwater by landscapes and vegetation reduces stormwater and air quality mitigation costs.” The planned trails, pedestrian connections, pocket parks, and large community center located at the entry to the property perfectly embodies this statement by ensuring all future residents have convenient access to outdoor recreation and exercise. The proposed recreational opportunities within the Summit View Development align with Typology 1: Neighborhood Greenspaces and meet all of the following recommendations of this typology:

- Integrate into Surrounding Neighborhood
- Allow for Variable Area Size and Programs
- Preferably Connect with Linear Greenspace
- Connect to Sidewalk, Trail and Bike Network
- Provide Convenient On- or Off-Street Parking
- Offer Active and Passive Recreation
- Provide for Sustainable Maintenance

Examples of some of these supporting goals, policies and strategies include the following:

Policy ML-1.C: Develop an inclusive and safe non-motorized system that connects the city and serves the varied needs of trail users including various age groups and ability levels.

- Strategy ML-1.C-1: Establish, design, and implement a network of connected trail, open space, and park facilities within a maximum 10-minute walk or ½ mile distance from most homes and businesses.
- Strategy ML-1.C-2: Encourage installation and maintenance of trails with wayfinding to allow for pedestrian and bicycle-friendly connectivity to local parks, outdoor places, open spaces, and regional trail networks.
- Strategy ML-1.C-3: Continue to meet the requirements and specifications of the Americans with Disabilities Act (ADA) through Universal Design approaches with trail design when feasible.
- Strategy ML-1.C-5: Ensure seamless connectivity within the trail system and between on and off-street trails.

GOAL ML-2: Activate and expand sustainable community use and interaction with open spaces, parks, and cultural resources.

- Strategy ML-2.A-4: Activate spaces in parks and trails with regularly occurring events such as farmer's markets, food trucks, educational events, tours, and cultural festivals that build community and provide market opportunities.
- Strategy ML-2.A-8: Implement interactive recreation and educational features within parks, such as climbing walls, splash pads, nature playgrounds, dog parks, and community gardens.

ConnectCOS as an Element of the City's Comprehensive Plan

The City's master transportation plan, ConnectCOS, is the guiding comprehensive planning document regarding existing and planned transportation corridors. The Plan does not identify any necessary improvements to Templeton Gap Road adjacent to the Summit View Development.

City of Colorado Springs Parks System Master Plan

The City's Parks Master Plan clearly identifies the existing and planned parks, trails, and open space. Map 1 identifies there to be a proposed urban trail in the vicinity of the subject property, but not within the property. However, City Parks may choose to connect this planned park with the gravel pedestrian trail depicted on the Development Plan. No other future parks, trails, or candidate open space areas are contemplated by the Plan in the immediate vicinity.

**b. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change**

The current proposal for rezoning of the property included within the Summit View Land Use Plan is to place it within the R-Flex Medium zoning district. A concurrent request has been made for approval of a development plan. The development plan demonstrates compliance with the development standards of the R-Flex Medium zone district.

**c. Compatibility with the land uses and development intensities surrounding the property**

The development is within Templeton Heights Subdivision, an enclave of El Paso County. The proposed development is adjacent to the Saddleback Townhomes to the northwest, the Sundown single-family residential development to the north, the Stetson Ridge Townhomes and ExtraSpace Storage to the south, and rural residential development to the east. The surrounding City Developments have densities of approximately 10 dwelling units per acre. The Land Use Plan allows for a maximum of 7.7 dwelling units per acre. The Summit View Plan proposes to transition densities from traditional single-family detached (5,000 SF lot size), to a low maintenance single-family detached product (4,000 SF lot size), into the single-family attached product being proposed immediately adjacent to the existing townhome communities. The R-Flex zone will allow for a transition of traditional single-family residential to the north and the townhome development adjacent to the south and west.

**d. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community**

Potential offsite impacts include increased traffic and stormwater runoff. The traffic impact study dated July 2023 prepared by RM Rocha Traffic and Transportation Consultants analyses the anticipated traffic impacts on the surrounding City roadways and intersections. The study identifies that the surrounding roadways can handle the anticipated increase in traffic, however some improvements are recommended. The acceleration and deceleration lengths are recommended to be increased for the Templeton Gap Road and Austin Bluffs Parkway intersection, the Stetson Boulevard and Powers Boulevard intersection, and the Austin Bluffs Parkway and Templeton Gap Road intersection.

**e. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site**

The traffic impact study dated July 2023 prepared by RM Rocha Traffic and Transportation Consultants analyses the anticipated traffic impacts on the surrounding City roadways and intersections. The study identifies that the surrounding roadways can handle the anticipated increase in traffic, however some improvements are recommended.

**f. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development**

Streets

As mentioned above, the existing streets serving the proposed development have capacity to serve the future residents.

Utilities

City utilities are located immediately adjacent to the Summit View development. The owner of the development is prepared to partner with the City of Colorado Springs to ensure that development of Summit View is consistent with the City's requirements. Utilities staff provided the applicant with guidance for extending services to the property and did not express any concerns regarding adopted plans, policies, or available service capacity assuming construction and installation of the respective infrastructure improvements.

Parks

As discussed above, the Parks Plan does not depict any planned parks or trails within the development, however the owner has chose to implement trails, pocket parks, and a community center.

Schools

The Summit View development is located within School District No. 11 and there are several existing neighborhood schools in the vicinity.

**g. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.**

The existing rural residential enclave is immediately adjacent to two townhome developments to the south (Stetson Ridge at 10 DU/AC) and west (Saddleback at 9 DU/AC), single-family detached to the northwest (Sundown 10 DU/AC), and Powers Boulevard to the east. There is no existing buffering or transition from the rural residential lots to Powers Boulevard- not even a privacy fence or sound wall. Templeton Gap Road and a solid privacy fence act as a transition from the single-family detached lots to the rural residential lots is a privacy fence. The only transition provided from townhome developments to the rural residential lots is a privacy fence. The existing townhome developments immediately adjacent do not include any density transition or buffer area. The Summit View Land Use Plan will provide a much-needed transition from the existing City development and the remaining rural residential lots.

The Land Use Plan will promote transitions in height and intensity between the proposed development and the adjacent rural residential development through several different mechanisms. A solid privacy fence will be constructed along the eastern and southern property boundary to visually screen the development from the rural residential lots. A 60-foot no-build buffer has also been depicted along the eastern boundary of the Land Use Plan. Lastly, all structures immediately adjacent to the rural residential lots will be single-family detached allowing the densities to be transitioned from the rural residential, to the single-family detached, before transitioning to the proposed single-family attached development. Additionally, the closest rural residential home is approximately 150 feet from the property line of the Summit View Land Use Plan. A transition of densities and housing types has been provided to allow for transition from the traditional single-family development to the north and the townhome developments to the west and south.