

UNIVERSITY BLUFFS FILING NO. 4A

PROJECT STATEMENT

DECEMBER, 2018

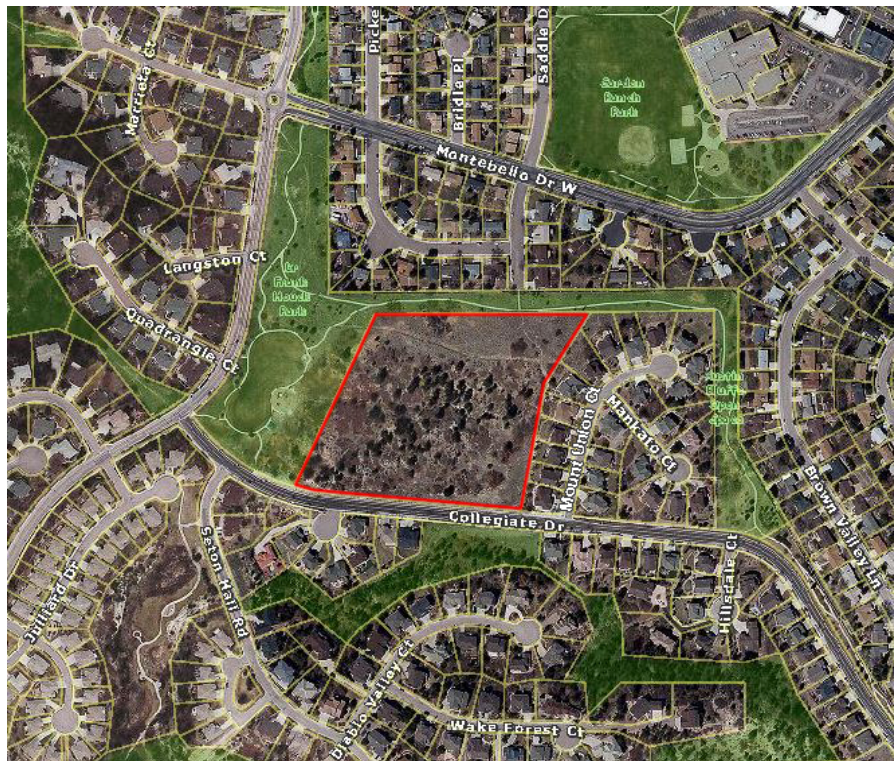
REQUEST

N.E.S. Inc. on behalf of RMC Corporation requests approval of the following applications:

1. A Zone Change from Single-Family Estate Residential with a Hillside Overlay (R/HS) to Planned Unit Development with a Hillside Overlay (PUD/HS).
2. A PUD Development Plan for a Single-Family Residential Development on 9.91 acres.
3. A Final Plat for University Bluffs Filing No. 4A, a replat of Lot 108, University Bluffs Filing No 4.
4. A Non-use Variance request to allow existing slopes greater than 25% to be disturbed in the Hillside Overlay.

LOCATION

The 9.91 acres site is located at 2112 Collegiate Drive, northwest of the intersection of Collegiate Drive and Mount Union Court. The site lies to the west and north of University Bluffs Filing No 4 and 5 respectively. To the west and north of the site is Dr. Frank Houck Park, which is part of the Austin Bluffs Open Space corridor. The site was dedicated to the Colorado Springs School District 11 during the platting of University Bluffs as a future elementary school site. However, it was not rezoned and remains the original R / HS zone from the area prior to University Bluffs platting.



PROJECT DESCRIPTION

ZONE CHANGE

The site is currently zoned R/HS for Single Family Residential (Estate) with a Hillside Overlay. The proposed zone change from R/HS to PUD/HS accommodates a Single-Family Residential development. The surrounding zoning includes R1-6000, PUD, PK, and R, all with HS overlay. The surrounding uses include residential, park, and open space.

LOCATION	CURRENT USE	ZONING	LAND USE DESIGNATION (PER CITY EXISTING LAND USE MAP)
NORTH	PARK OPEN SPACE TRAIL SYSTEM	PK/HS	PARK LAND & OPEN SPACE
NORTH	SINGLE FAMILY RESIDENTIAL (6000 SF)	R1-6000	RESIDENTIAL
EAST	RESIDENTIAL	PUD	RESIDENTIAL
SOUTHEAST	OPEN SPACE	R	OPEN SPACE
SOUTHWEST	RESIDENTIAL	PUD	RESIDENTIAL
WEST	PARK	PK	PARK LAND & OPEN SPACE

DEVELOPMENT PLAN

The Development Plan is for 29 single family residential lots.

Product Features: The proposed single-family homes will be comparable in size and design to the surrounding University Park neighborhood and will attract similar homebuyers. This site is in close proximity to neighborhood parks and the Austin Bluffs open space and trail system. The site is conveniently located near employment centers and commercial uses, including Target and a YMCA.

Lot standards: The lots are a minimum 9,500 SF with an average size of 10,300 SF. Buildings are a maximum of 35' in height and have a maximum lot coverage of 38%. Building setbacks are a minimum 15' front, 5' side, and 20' rear. Secondary Right of Way frontage will have a 15' minimum setback. All garages are setback a minimum of 20' from the back of sidewalk or curb. All lots adjacent to the existing residential to the east have an additional 10' rear or side setback as appropriate from the shared property line.

Landscaping: A 15' landscape buffer is provided along the double frontage lots abutting Collegiate Drive and is consistent with the existing streetscape. Tracts B and C will be planted minimally with native species. A University Bluffs Home Owners Association will be formed in conjunction with the PUD Development Plan and Final Plat. At the time of platting, the existing University Park HOA will have the opportunity to merge with or annex the University Bluffs HOA. The Home Owners Association will own and maintain all tracts. Each lot will be designed to preserve as much of the existing vegetation and natural features as possible. Landscaping within the lots will be held to HOA's Landscaping Committee Design Guidelines.

Architectural Standards: The homes will be compatible with the size and architecture of the surrounding University Park community. Design Standards and Guidelines will be enforced by the University Bluffs Home Owners Association.

Access: Access is provided by a single access point on Collegiate Drive. Two local residential streets are provided and meet the minimum width requirement of 24' from flowline to flowline. Bowling Green Lane will have 5' detached sidewalks, ramp curbs, and a 5' public utility easement. Stanbridge Court will have 6' attached sidewalks and ramp curbs. Tracts E and F will serve as private access drives to 3 lots each. These access roads will be a width of 20' from flowline to flowline. Street sections on the Development Plan indicate the curb and gutter types used. Multiple pedestrian trail connections will be provided to the adjacent open space. A sidewalk will be built along Collegiate Drive from the existing sidewalk at the east edge of the site, through the development, and continue west connecting to the existing sidewalk and pedestrian ramp at the south side of the park site. A utility tract on the north end of the proposed development provides a public sidewalk connection to the existing open space trail corridor to the north. Tract D provides a drainage corridor on the west side of the development, as well as an informal gravel path to the park.

Drainage: A privately owned full-spectrum detention pond is proposed at the southeast corner of the property that will detain and treat all stormwater run-off from the single-family residential development. It will be owned and surface maintained by the HOA.

Utilities: Public utilities will be provided in public streets and easements. A 30-foot water utility easement currently runs from the north boundary diagonally to the east boundary. This easement will be vacated by separate instrument and will be rerouted into the proposed 30' Tract C and Stanbridge Court Right of Way. A 30' utility easement will be platted within the southern corner of lot 5 to reconnect to the existing waterline. A 50' Utility Easement will be centered on Tract F to serve lots 27-29.

PROJECT JUSTIFICATION

Zone Change Criteria (Section 7.5.603)

The request is to change the current zoning of R/HS to PUD/HS to allow development of a Single-family Residential development. The proposed zone change, as described above, meets the criteria for establishing a Zone Change as set out in Section 7.5.603 of the Zoning Code as follows:

- 1) **THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.**

The surrounding uses include park to the north and west, open space to the south, and single-family residential to the north (separated by an open space/utility tract), east, and south. As the surrounding zoning and existing uses are of single-family residential and open space, the proposed Single-family Residential development will not be detrimental to public interest, health, safety, convenience, or general welfare.

2) THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.

The site is within an area designated as General Residential on the City's 2020 Land Use Map. The proposed PUD single-family residential development is consistent with the Comprehensive Plan use as General Residential and meets the following neighborhood enhancement and infill objectives of the Comprehensive Plan 2016 Ordinance. The development provides an opportunity for a cohesive residential development with available infrastructure and surrounding compatible uses.

Policy N 201: Protect Established and Stable Neighborhoods Protect the character of established and stable neighborhoods through neighborhood planning, assistance to neighborhood organizations, and supportive regulatory actions.

Strategy N 201a: Preserve and Enhance the Physical Elements that Define a Neighborhood's Character In considering development proposals, preserve the physical elements that contribute to a neighborhood's identity and character, such as natural features, buildings and development patterns, historic and cultural features, parks, open space and schools. Where appropriate, utilize historic preservation districts and conservation districts as tools to achieve preservation and enhancement of historic and cultural resources.

Strategy N 203e: Enhance Neighborhood Connectivity Standards Review subdivision and development standards requiring provision of sidewalks, walkways, trails, and appropriate transit and pedestrian facilities. Revise these standards to improve street, bicycle and pedestrian connectivity between neighborhoods and commercial developments, civic uses, and parks with the goal of making neighborhoods more accessible, walkable, and pedestrian friendly.

Policy 3.2 Infill

On March 22, 2016, City Council adopted a new Infill Chapter to the City's Comprehensive Plan, which amends the City's Comprehensive Plan by Ordinance.

Infill is the development, redevelopment, major renovation and/or adaptive reuse of properties or buildings in the older and largely developed areas of the city.

Infill projects seeking approval or consideration of zoning changes should generally be supported if they advance the overall infill and redevelopment principles, goals and outcomes and can be accommodated within the context of the site, its surrounding conditions, and reasonably available infrastructure and service capacity.

3) WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.

This site is located within the implemented University Park Master Plan. Land Dedication requirements for the build out of University Park triggered need for dedication of land for an elementary school. This site was the selected area given to the district. As shown, The University Bluffs Filing No. 4 PUD Development Plan conceptually displays and calls out this site as a "Proposed Elementary School".



The school district has determined the site does not meet their needs for use. The school district offered the site to the original developers of University Park to repurchase, but an acceptable offer was not made. Colorado Springs Parks, Recreation, and Cultural Services were also offered the site, but they did not have interest in acquiring the property.

- 4) **FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)**

The project is not within a Mixed-Use zone district.

CONFORMANCE WITH REVIEW CRITERIA FOR PUD DEVELOPMENT PLANS (CODE SECTION 7.3.605)

- A) **CONSISTENCY WITH CITY PLANS: IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE COMPREHENSIVE PLAN OR ANY CITY APPROVED MASTER PLAN THAT APPLIES TO THE SITE?**

As stated previously, the site is within a larger area designated as "General Residential" on the City's 2020 Land Use Map. The proposed single-family residential is compatible with The General Residential designation in the Comprehensive Plan.

- B) **CONSISTENCY WITH ZONING CODE: IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE INTENT AND PURPOSES OF THIS ZONING CODE?**

The development supports the stated purpose of Section 7.3.601.A – Planned Unit Development District of the Zoning Code;

- "encourages flexibility in design to create a better living environment, to preserve the unique features of the site and to provide public services in a more economic manner."

- “To encourage flexibility, innovation of design and a variety of development types that will improve the quality of physical development over that normally achieved through the application of the City's standard single use zones.”

The development provides single-family residential lots with similar PUD development standards as adjacent residential development. The development defines lot standards with more flexibility than the R1-9000 zone to promote the retention of existing vegetation and topography of the site, which is consistent with the objective of the Hillside Overlay.

C) COMPATIBILITY OF THE SITE DESIGN WITH THE SURROUNDING AREA:

1. DOES THE CIRCULATION PLAN MINIMIZE TRAFFIC IMPACT ON THE ADJACENT NEIGHBORHOOD?

The proposed single-family residential development connects to existing infrastructure, Collegiate Drive, by only one access point. Two residential roads within the proposed neighborhood will service the 29 single family lots. The proposed single-family residential use will have a far less traffic impact on the adjacent neighborhood than the master planned school use would have created.

2. DO THE DESIGN ELEMENTS REDUCE THE IMPACT OF THE PROJECT'S DENSITY/INTENSITY?

The proposed single-family residential development is surrounded by open space/park use to the north and west. To the east and south are existing single-family homes with similar PUD development standards. This proposed development will provide a 30' rear and 15' side building setback for the east lots adjacent to the existing single-family residential lots. Collegiate Drive divides the proposed development from existing single-family residential lots to the south. A 15' landscape buffer is provided on the south side of the development along Collegiate Drive.

3. IS PLACEMENT OF BUILDINGS COMPATIBLE WITH THE SURROUNDING AREA?

The proposed site building envelopes are compatible with the surrounding area due to similar lot building setbacks. The proposed single-family residential development requires a minimum 5' side, 15' front, and 20' rear building setback. The adjacent residential lots to the east have 5' side setbacks, 18' front setbacks, and 30' rear setbacks. The proposed lots directly adjacent to the existing lots at the east property line will include an additional 10' rear and side setbacks from that shared property line. The proposed homes will have a compatible maximum building height of 35'.

4. ARE LANDSCAPING AND FENCES/WALLS PROVIDED TO BUFFER ADJOINING PROPERTIES FROM UNDESIRABLE NEGATIVE INFLUENCES THAT MAY BE CREATED BY THE PROPOSED DEVELOPMENT?

The site provides a 15' landscape tract on the south boundary adjacent to Collegiate Drive to screen the rear of the proposed double frontage lots. The rest of the site is compatible with the surrounding uses.

5. ARE RESIDENTIAL UNITS BUFFERED FROM ARTERIAL TRAFFIC BY THE PROVISION OF ADEQUATE SETBACKS, GRADE SEPARATION, WALLS, LANDSCAPING AND BUILDING ORIENTATION?

As stated above, the site provides a buffer adjacent to Collegiate Drive. The site is not adjacent to any arterial traffic.

D) TRAFFIC CIRCULATION:

1. IS THE CIRCULATION SYSTEM DESIGNED TO BE SAFE AND FUNCTIONAL AND ENCOURAGE BOTH ON AND OFF-SITE CONNECTIVITY?

The two proposed roads in the site are 50' ROW Public Residential roads. The design is appropriate for the use of single-family residential development.

2. WILL THE STREETS AND DRIVES PROVIDE LOGICAL, SAFE AND CONVENIENT VEHICULAR ACCESS TO THE FACILITIES WITHIN THE PROJECT?

The access point provides logical, safe, and convenient access. It is spaced 290' feet from the existing access roads to comply with the minimum sight distance for non-arterials.

3. WILL ADEQUATELY SIZED PARKING AREAS BE LOCATED TO PROVIDE SAFE AND CONVENIENT ACCESS, AVOID EXCESSIVE PARKING RATIOS AND AVOID EXPANSES OF PAVEMENT?

No on-street parking will be allowed on the proposed roads. Pavement width of the public residential roads have been reduced for the hillside overlay criteria. The built homes will have a minimum of two car garages for owner parking. The garage building setback is 20' from back of curb or walk to provide driveways for guest parking. Collegiate Drive, adjacent to the site, is designed for on-street parking.

4. ARE ACCESS AND MOVEMENT OF HANDICAPPED PERSONS AND PARKING OF VEHICLES FOR THE HANDICAPPED APPROPRIATELY ACCOMMODATED IN THE PROJECT DESIGN?

The proposed development is single-family residential, which is not required to comply with ADA.

5. AS APPROPRIATE, ARE PROVISIONS FOR TRANSIT INCORPORATED?

The development is being built within existing infrastructure of a single-family residential neighborhood. Bus Route 25 runs along Academy Boulevard with stops located approximately a half mile walking distance from the site. The proposed 29 single-family lots will not have significant impact on the need for public transportation of the immediate area.

E) OVERBURDENING OF PUBLIC FACILITIES: WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING AND PLANNED STREETS, UTILITIES, PARKS, AND OTHER PUBLIC FACILITIES?

The site was previously planned for use as a school site. The traffic from the proposed single-family residential development will produce significantly less traffic counts. The utilities serving the site were planned for the purpose of a school with significantly larger needs to be accommodated. The single-family residential development will not overburden adjacent parks and the Austin Bluffs Open Space.

F) PRIVACY: IS PRIVACY PROVIDED, WHERE APPROPRIATE, FOR RESIDENTIAL UNITS BY MEANS OF STAGGERED SETBACKS, COURTYARDS, PRIVATE PATIOS, GRADE SEPARATION, LANDSCAPING, BUILDING ORIENTATION OR OTHER MEANS?

The site provides a 15' landscape tract on the south boundary adjacent to Collegiate Drive to screen the rear of the proposed double frontage lots. The lots adjacent to existing residential properties have setbacks of an additional 10 feet. There is existing vegetation on the east side of the park site that will help screen the rear of lots abutting the west property line.

G) PEDESTRIAN CIRCULATION:

1. ARE PEDESTRIAN FACILITIES PROVIDED, PARTICULARLY THOSE GIVING ACCESS TO OPEN SPACE AND RECREATION FACILITIES?

Bowling Green Lane will have a 5' detached walk and Stanbridge Court will have an attached 6' sidewalk. A sidewalk will be built along Collegiate Drive from the existing end at the east edge of the site, through the development, and continue west connecting to the existing sidewalk and pedestrian ramp at the south side of the park site. Pedestrian trail connections will be provided to the adjacent open space to the north and west. A utility tract on the north end of the proposed development will provide a public sidewalk connection to tie into the existing open space trail corridor to the north. An additional tract will be provided on the west side of the development for a drainage corridor, as well as provide an informal gravel path to the park.

2. WILL PEDESTRIAN WALKWAYS BE FUNCTIONALLY SEPARATED FROM VEHICULAR WAYS AND LOCATED IN AREAS THAT ARE NOT USED BY MOTOR VEHICLES?

Sidewalks will be provided on both sides of the proposed streets as well as built along the existing Collegiate Drive. Additional pedestrian connections are incorporated in areas containing no vehicular access.

H) LANDSCAPING:

1. DOES THE LANDSCAPE DESIGN COMPLY WITH THE CITY'S LANDSCAPE CODE AND THE CITY'S LANDSCAPE POLICY MANUAL?

The required setbacks, buffers, and associated planting are provided in accordance with the Landscape Policy Manual.

2. THE USE OF NATIVE VEGETATION OR DROUGHT RESISTANT SPECIES INCLUDING GRASSES IS ENCOURAGED. THE CITY'S LANDSCAPE POLICY MANUAL OR THE COMMUNITY DEVELOPMENT DEPARTMENT'S LANDSCAPE ARCHITECT CAN BE CONSULTED FOR ASSISTANCE.

Native vegetation is the primary choice for landscaping in the landscape tracts. The majority of the western most tract will remain undisturbed and the existing vegetation and top soil/ground cover will be kept in place.

I) **OPEN SPACE:**

1. **RESIDENTIAL AREA:**

- a) **OPEN SPACE: THE PROVISION OF ADEQUATE OPEN SPACE SHALL BE REQUIRED TO PROVIDE LIGHT, AIR AND PRIVACY; TO BUFFER ADJACENT PROPERTIES; AND TO PROVIDE ACTIVE AND PASSIVE RECREATION OPPORTUNITIES. ALL RESIDENTIAL UNITS SHALL INCLUDE WELL DESIGNED PRIVATE OUTDOOR LIVING SPACE FEATURING ADEQUATE LIGHT, AIR AND PRIVACY WHERE APPROPRIATE. COMMON OPEN SPACE MAY BE USED TO REDUCE THE PARK DEDICATION REQUIREMENTS IF THE OPEN SPACE PROVIDES ENOUGH AREA AND RECREATIONAL FACILITIES TO REDUCE THE RESIDENTS' NEED FOR NEIGHBORHOOD PARKS. RECREATIONAL FACILITIES SHALL REFLECT THE NEEDS OF THE TYPE OF RESIDENTS AND PROXIMITY TO PUBLIC FACILITIES.**

Maximum lot building coverage of 38% maintains a minimum 62% of each lot to be uncovered by building. Building setbacks for each lot provides a minimum of 1,400 SF of open space in the rear yard. As previously noted, a landscape buffer will be provided against Collegiate Drive to provide screening for the rear of the double frontage lots. Also, a few of the tracts within the development will be landscaped and provide trail connections to the adjacent open space and park sites.

- b) **NATURAL FEATURES: SIGNIFICANT AND UNIQUE NATURAL FEATURES, SUCH AS TREES, DRAINAGE CHANNELS, SLOPES, AND ROCK OUTCROPPINGS, SHOULD BE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE OPEN SPACE. THE PARKS AND RECREATION ADVISORY BOARD SHALL HAVE THE DISCRETION TO GRANT PARK LAND CREDIT FOR OPEN SPACE WITHIN A PUD DEVELOPMENT THAT PRESERVES SIGNIFICANT NATURAL FEATURES AND MEETS ALL OTHER CRITERIA FOR GRANTING PARK LAND CREDIT.**

The site has existing trees, drainage, and rock outcroppings. A tract on the western side of the property will be preserved for the natural drainage channel. The PUD setbacks have been defined with the intention to reduce constraints and allow as much preservation of existing trees and rock outcroppings as possible.

2. **NONRESIDENTIAL AND MIXED USE; NATURAL FEATURES: THE SIGNIFICANT NATURAL FEATURES OF THE SITE, SUCH AS TREES, DRAINAGE CHANNELS, SLOPES, ROCK OUTCROPPINGS, ETC., SHOULD BE PRESERVED AND ARE TO BE INCORPORATED INTO THE DESIGN OF THE OPEN SPACE.**

Not applicable, the proposed development is residential.

- J) **MOBILE HOME PARKS: DOES A PROPOSED MOBILE HOME PARK MEET THE MINIMUM STANDARDS SET FORTH IN THE MOBILE HOME PARK DEVELOPMENT STANDARDS TABLE IN SUBSECTION 7.3.104 B OF THIS ARTICLE? (ORD. 03-110; ORD. 03-190; ORD. 09-70; ORD. 09-80; ORD. 12-68)**

Not applicable, the proposed development is not a mobile home park.

CONFORMANCE WITH HILLSIDE DEVELOPMENT REVIEW CRITERIA

A. DOES THE PLAN MEET THE SPIRIT AND INTENT OF THE HILLSIDE DESIGN MANUAL?

The plan meets the spirit and intent of the hillside design manual by locating the streets and building envelopes to have the least impact to topography and existing vegetation. Grading will be minimized for build out of the streets. A non-use variance is part of this application to allow

B. HOW WILL THE STREETScape RETAIN A HILLSIDE CHARACTER AFTER THE STREET IS CONSTRUCTED? IS TERRAIN DISTURBANCE MINIMIZED? (THE STREETScape SHOULD REFLECT THE NATURAL SETTING OF THE DEVELOPMENT. THE NATURAL ELEMENTS SUCH AS VEGETATION AND ROCK FEATURES SHOULD BE A MAJOR PART OF THE STREETScape. REMOVAL OF SIGNIFICANT VEGETATION WILL BE DISCOURAGED FOR CONSTRUCTION OF THE STREETS, INSTALLATION OF UTILITIES AND CONSTRUCTION OF HOUSES. IT IS, HOWEVER, RECOGNIZED THAT SOME AMOUNT OF VEGETATION WILL BE REMOVED FOR DEVELOPMENT IN HILLSIDE AREAS.)

The development will build a smaller residential street section of 50' ROW with a 24' width flow-line to flow-line. Stanbridge Court will have 6' attached sidewalks to further reduce width of impact. The streets have been laid out and adjusted within the site with considerable thought to minimize the impact to topography and existing vegetation. Grading will be minimal for build out of the streets. To accommodate required grades for the road connection at Collegiate Drive, the area of the site with the least amount of significant vegetation will be used for cut soil.

C. HAVE VISUAL IMPACTS UPON OFF SITE AREAS BEEN REDUCED OR REASONABLY MITIGATED? (SIGNIFICANT RIDGELINES AND OTHER PROMINENT SITES WITHIN THE CITY SHOULD BE GIVEN SPECIAL CONSIDERATION WHEN A DEVELOPMENT PLAN IS BEING PREPARED. ADDITIONAL MITIGATION MEASURES ARE NECESSARY IN THESE HIGHLY VISIBLE AREAS.)

MITIGATION MEASURES THAT MAY BE DEMONSTRATED ON THE DEVELOPMENT PLAN MAY INCLUDE, BUT ARE NOT LIMITED TO:

- 1) ALTERNATE SITING OF STRUCTURES TO INCLUDE INCREASED SETBACKS FROM RIDGELINES;**
- 2) USE OF SIGNIFICANT VEGETATION TO SOFTEN STRUCTURAL MASS WHEN BUILDING SITES ARE LOCATED IN HIGHLY VISIBLE AREAS;**
- 3) DESIGNATION OF SPECIAL HEIGHT RESTRICTIONS;**
- 4) USE OF NATIVE VEGETATIVE COVER AND RETAINING WALLS FACED WITH STONE OR EARTH COLORED MATERIALS AS STABILIZATION MEASURES FOR CUTS AND FILLS; AND**
- 5) ALTERNATE STREET PLACEMENT TO REDUCE VISIBLE STRUCTURES.**

The development will provide a 15' landscape buffer on Collegiate Drive to buffer the rear of residential lots from the public view instead of fronting lots on Collegiate Drive. Visual impact will be reduced as buildings on lots will be at varying elevations through the development and consistent with heights of adjacent subdivisions also in the Hillside Overlay. Existing trees of significant size in Tracts and Lots will be preserved when possible. All areas outside of lots disturbed by grading will at a mini-

mum be revegetated with native grasses or planting beds. Retaining walls will be stepped to not exceed 6' in height. All walls and structures will be natural earth colors.

D. HAVE SIGNIFICANT NATURAL FEATURES AND THE SIGNIFICANT VEGETATION BEEN PLACED IN PRESERVATION AREA EASEMENTS? (BECAUSE OF THE TERRAIN IN HILLSIDE AREAS IT IS RECOGNIZED THAT UTILITIES AND SOME DRAINAGE IMPROVEMENTS MAY HAVE TO BE LOCATED WITHIN AN EASEMENT. THE REVIEW WILL CONSIDER THE NECESSITY OF LOCATING THESE FACILITIES WITHIN THE PRESERVATION AREA EASEMENT.)

The site does not have any one specific area of significant vegetation or natural features. The majority is generally located near the center and southwest side of the property. Overall, an effort will be directed to retain as many significant trees and rock outcroppings on the site as possible by adjusting building footprints within building envelopes.

E. HAVE GEOLOGICAL, SOIL AND OTHER NATURAL HAZARDS BEEN IDENTIFIED AND EVIDENCE OF MITIGATION TECHNIQUES BEEN PROVIDED?

Mitigation measures are recommended in "Geologic Hazards Evaluation and Preliminary Geotechnical Investigation Lot 108, University Bluffs, Filing No 4 2112 Collegiate Drive Colorado Springs, Colorado" by CTL Thompson dated November 9, 2018. Constraints identified included erosion and some expansive bedrock. Erosion issues can be mitigated by maintaining vegetative cover and providing engineered surface drainage. CTL Thompson suggests conduction of individual geotechnical investigations for each building site to address mitigation procedures for expansive soils and bedrock. Conditions can be alleviated with engineering design and construction methods commonly employed in this area.

FINAL PLAT

A Final Plat of the 9.91 acres site is being submitted as University Bluffs Filing No. 4A to include 29 single family residential lots, two public residential streets, and 6 tracts. This is a replat of the existing Lot 108, University Bluffs Filing No 4. The plat meets the subdivision requirements of the Subdivision Code, Section 7.7.102.

LAND SUITABILITY ANALYSIS

SLOPE ANALYSIS

The majority of the site is gentle to moderate slopes (5-12%) and moderate to steep slopes (12-24%). Slopes greater than 25% are found in two areas of the site. The first is from controlled fill on the south side of the site banking Collegiate Drive. The second, natural areas of greater than 25% slope run from the southwest corner of the site up to the central east part of the site. The roads to serve the residential development are purposefully located to respect the existing topography and minimize grading. Cut material for the entry road connecting to Collegiate will be taken from the north side of the site where the slope is minimal (0-8%). Any significant cuts that create slope greater than 3:1 will have stepped retaining walls. The site provides a full spectrum detention pond to detain all run off from onsite.

GEOLOGY, SOILS, AND NATURAL FEATURES

The majority of the site consists of stable alluvium, colluvium and bedrock. In areas of gentle to moderate slopes (5-12%), surface and subsurface drainage shall be implemented per CTL Thompson's Geologic Hazard Report. In areas of moderate to steep slopes (12-24%), drainage, slope, bedrock structure and design of cuts should be considered and implemented as described in CTL Thompson's Geologic Hazard Report.

VEGETATION

The majority of the site's significant vegetation is located in the southwest and the center stretch from west to east. There is dispersed planting of ponderosa pine, a handful of rocky mountain juniper, and groupings of gamble oak and mountain mahogany, with a ground cover of native grasses, yucca and cactus. Placement of the roads and lot lines for the development attempt to preserve as much of the significant existing vegetation as possible.

CULTURAL ANALYSIS

There is no significant cultural use of the site. There is evidence of pedestrian use from footpaths bisecting the northern area of the site. As the site is located adjacent to a park and open space corridors, it may have been considered and used as part of the open space by local residents. When Colorado Springs School District 11 declared the site a surplus to their needs, the site was offered to Colorado Springs Parks, Recreation, and Cultural Services. The Park department determined it was not in their interest to acquire the property.

COMPOSITE ANALYSIS

The composite analysis represents the overall physical and environmental components of the site. There are no major constraints to development of the site, and the site's physical and natural characteristics should be incorporated, where feasible, into the development. The Composite Analysis shows the overlays of the significant slope, geology, and vegetation existing on the site along with the layout for the proposed development. It shows that the development was designed with consideration to the existing vegetation and to work with the existing topography to minimize grading as much as possible.

CONCLUSION

Based on the findings of the LSA, the proposed site layout is compatible with the intent and purpose of the Hillside Overlay and any impacts are alleviated through preservation and proposed mitigation strategies.

NON-USE VARIANCE

A non-use variance is being requested to allow grading disturbance and building envelopes on areas of the site that contain slopes greater than 25%.

1. EXTRAORDINARY OR EXCEPTIONAL CONDITIONS:

A. THE PHYSICAL CONDITIONS OF THE PROPERTY SHALL NOT BE CONDITIONS GENERAL TO THE NEIGHBORHOOD OR SURROUNDING PROPERTIES.

A large majority of the existing slope on site that is greater than 25% is located on the south and east edges of the site. These slopes were created from man-made fill for the development of the adjacent properties to the east and road to the south. These man-made conditions are not of hillside character and should not need to comply to the criteria of the hillside overlay.

2. NO REASONABLE USE:

B. THE CONCEPT OF LESS REASONABLE USE MAY BE CONSIDERED IF A NEIGHBORHOOD STANDARD EXISTING AND IF IT IS DEMONSTRATED THAT THE PROPERTY IN QUESTIONS HAS LESS REASONABLE USE BY COMPARISON WITH PROXIMATE AND SIMILAR PROPERTIES IN THE SAME ZONING DISTRICT.

Building envelopes of fourteen lots have existing slope of greater than 25%. Of those building envelopes, six of them have less than 500 SF of these slopes and four have less than 2000 SF of these slopes. The position of buildings within these envelopes can be adjusted to avoid disturbing some of the areas of steep slope.

The existing Master Plan shows this site as a proposed school site. Overall the impact to these slopes from the proposed grading for Single Family Residential will be less significant than if the site had been used as a school site. The needs of a school site would have required cut and fill that would have impacted existing grades significantly.