

Memorandum

To: Gabe Sevigny, Planning Supervisor
City of Colorado Springs

From: Jay Peters, PE

Date: June 7, 2022

Re: Project Statement
Tutt Blvd Townhomes by D.R. Horton
CPC MP 02-00254-A4MJ22, CPC ZC 22-00011, CPC CP 22-00012
WSB Project No. 019380

This memo serves as the Project Statement for the Tutt Blvd Townhomes Project by D.R. Horton. We are submitting a Master Plan Amendment, Concept Plan, and Zone Change as part of first review phase for this project. This document discusses the Project Description, Justification, and Issues.

Project Description

The Tutt Blvd Townhomes site is 13.36 acres in size. It is located along Tutt Blvd at the intersection with Sorpresa Lane, east of Powers Blvd and north of Woodmen Road in the northeast quarter of the City.

The land is currently vacant and covered with short native grasses. There are water mains and overhead and buried electrical lines running east west through the middle of the site. The property currently zoned as A AO on both the south and north parcels. We are proposing to rezone the entire site to R-5 AO.

The proposed development is planned to be around 140 townhomes. Sorpresa Lane will be extended west through the site and will be a public street. The remaining streets on the site will be private.

Justification

This section discusses how the project meets the City's policies for the Master Plan Amendment, the Concept Plan, and the Zone Change

Master Plan

- a. How does the project address the review criteria at the end of this checklist?
- b. How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?
- c. Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards. Public facilities should include major and minor streets, traffic signals, stormwater and drainage facilities, utility facilities, police protection and fire suppression.
- d. Calculate the park and school dedication requirements, based on City Code Section 7.7.1203

The site is within the Powerwood 2 Master Plan. The master Plan designates the land use as 13.7 acres of office/industrial park. We propose amending the Master Plan to change the

designation to multi-family with a density range of 10 – 11 DU/Acre. This land use change is justified partly because it provides a better transition from the single family residential to the east and the multi-family to the west and north. It is a better land use relationship than the office/industrial park use identified in the approved Master Plan.

The multi-family use proposed by this Master Plan amendment will not overburden the capacity of the existing and proposed infrastructure evaluated by the City as part of the approved Powerwood 2 Master Plan, including roadways and utilities.

Below is a summary of land dedication requirements for parkland and schools. The Developer proposes to pay a fee in lieu, which is also provided below.

Land Dedication Type	Land Factor (acres per dwelling unit)	Total Land Area (acres)
Neighborhood Park	0.0047	0.658
Community Park	0.00568	0.795
School	0.0048	0.672

Fee Type	Fee Factor (per unit)	Total Fee
Fee-in-Lieu of Parkland	\$1,362	\$190,680
Fee-in-Lieu of School	\$368	\$51,520

Concept Plan

- a. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?
No. The areas to the north, west, and south are planned for multi-family use. It provides a better transition from the single family residential to the east and the multi-family to the west and north.

- b. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?
Yes. The site layout provides adequate light and air by providing adequate separation of the buildings and open space around the units.

- c. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?
Yes. The planned use is consistent with the other multi-family areas in the Master Plan. The site is oriented to fit with the new development to the north and east, and transition from the single family residences to the east. Landscaping will meet or exceed City standards.

- d. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?
Yes. Primary access to the site is from Sorpresa Lane. A secondary access is provided at the north end of the site. Internal roadways are designed to provide circulation to the units. The site is designed to provide save pedestrian access to the units in the landscaped areas as well as the roadways.

- e. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

No. We evaluated and addressed the infrastructure needs for the project, including traffic, transportation, and utilities. The Developer will contribute to the needs of parks and schools.

- f. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?
Yes, The residential use fits well with the existing and proposed residential land use adjacent to the site.
- g. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?
Yes. The project will provide a gradual transition from Powers Blvd to the single family residential east of Tutt Blvd.
- h. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?
The concept plan meets the subdivision code and applicable elements of the Comprehensive Plan. The Concept Plan meets all but two of the dimensional standards for R-5 land use.

Zone Change

- a. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.
No. The majority of the site is planned for multi-family use. Site design and provides a desirable relationship relative to the existing adjacent development.
- b. The proposal is consistent with the goals and policies of the Comprehensive Plan.
The proposed zoning is consistent with the land uses presented in the Master Plan and is consistent with the Comprehensive Plan.
- c. 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 to be considered consistent with a zone change request.
The proposed zone change is consistent with the proposed amendment to the Master Plan.

Issues

City Staff did not identify specific issues during the Pre-App that needed to be addressed. City staff discussed the need to coordinate with the Cottonwood Apartments to the north and west of the site, as well as a relatively recent proposed development to the south of the site. We have had conversations with the Developers of both projects.