

INDIAN HILLS NORTH: PUD ZONE CHANGE AND PUD DEVELOPMENT PLAN

PROJECT STATEMENT

SEPTEMBER 2021, REVISED JUNE 2022

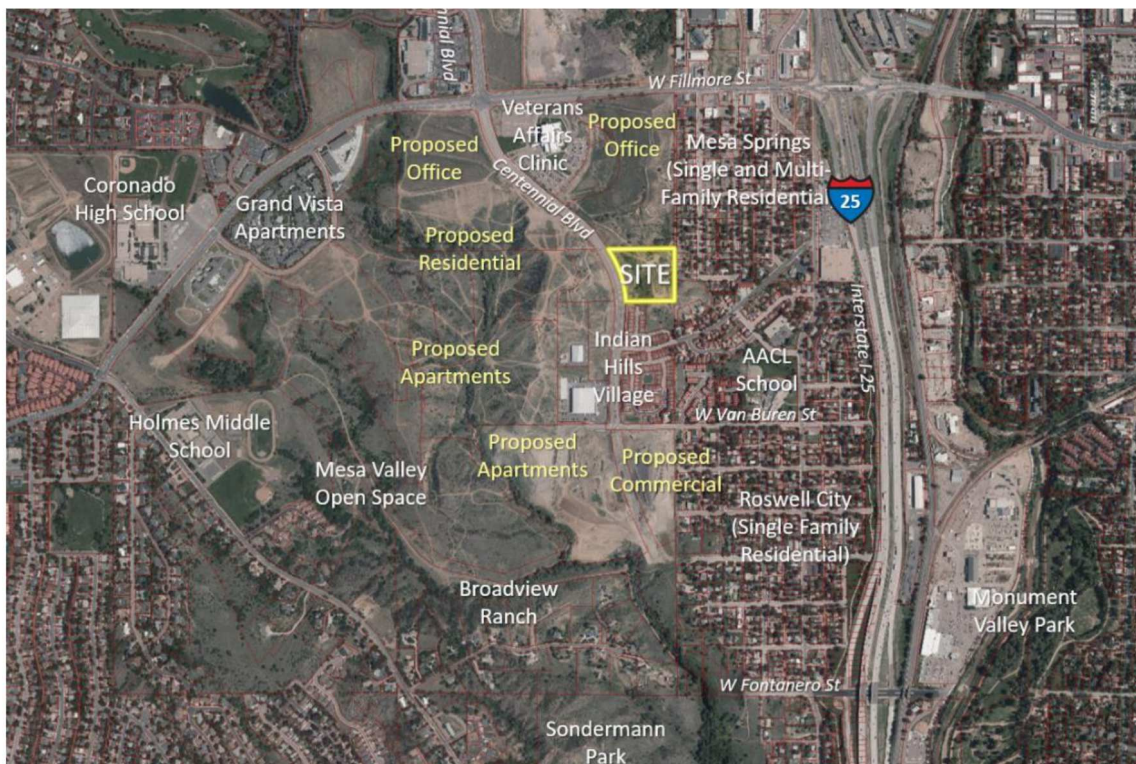
REQUEST

N.E.S. Inc., on behalf of Morley Companies, requests approval of the following applications:

1. A minor amendment to the Mesa Springs Community Plan.
2. A Zone Change from PUD to PUD (Residential). The site is currently zoned PUD, but uses were never defined resulting in the requested necessary rezone.
3. A PUD Development Plan for multi-family townhome residential development on 5.81 acres.

LOCATION

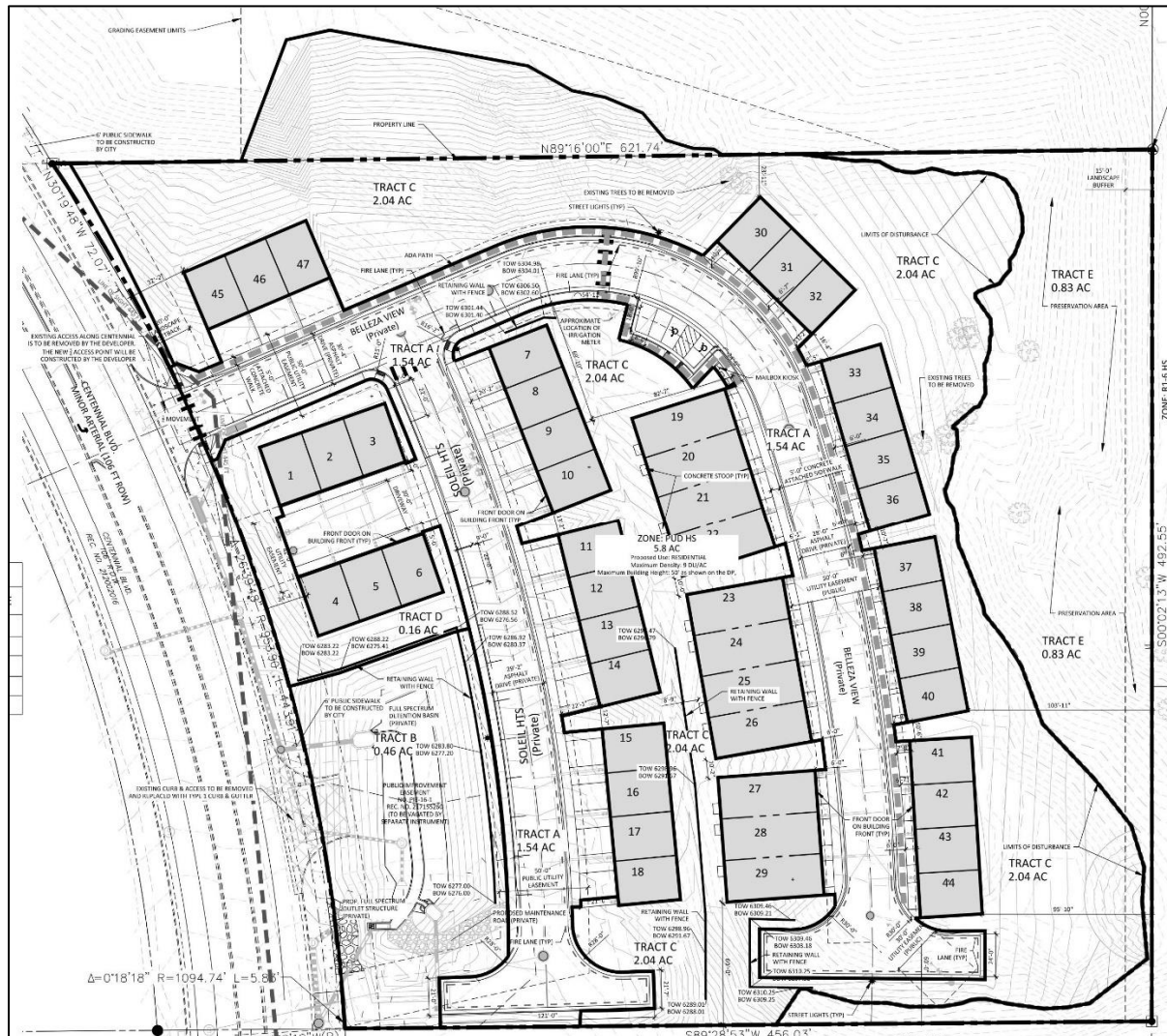
The 5.8-acre vacant property is located east of Centennial Boulevard between W Fillmore St and W Van Buren St. The site is directly north of Tomahawk Hill Heights. The surrounding land uses include an industrial warehouse (Olsen Plumbing and Heating) to the southwest, the Veteran Affairs Clinic to the north at the intersection of Fillmore and Centennial, a vacant property zoned for office development to the west, and single family residential to the east and northeast. Additionally, there is an approved development plan for the Indian Hills Village townhomes directly south of the site and an approved development to the west of the site for 286 apartments and 130 townhomes (the Reserve at Mesa Creek). The Mesa Valley Open Space is located further to the west and southwest of the site.



PROJECT DESCRIPTION

The project proposes 47 townhome units in 13 buildings on the 5.81-acre site. Proposed units are a mix of 3 & 4 bedrooms. The maximum view density of the proposed PUD zoning will be 9 du/ac, and the proposed density of the PUD Development Plan is 8.1 du/ac. The units are designed to best fit the topography of the site; units 23-29 will be walkouts built into the slope, and the remaining 33 units will be three story attached townhomes.

Product Design: The buildings will be a combination of tri-plex and quad-plex units with front loaded garages. Units 1-6 and 33-47 will be the Selby model with a slab on grade foundation. Units 7-18 will be the Selby model with tuck-under garages. Units 19-22 will be the East Side Landing model with a full basement and units 23-29 will be the East Side Landing model with a walk-out basement. Elevations of each type of unit and foundation type are included in the Development Plan sheet set. The proposed maximum building height for units 1-6 and 45-47 is 50 feet. All other units have a maximum building height of 45 feet.



Access: There will be one access point to the development in the northwestern corner of the site. This will be a ¾ movement intersection at Centennial Blvd and Belleza View and will be constructed by the developer. There is an existing access along Centennial on the south portion of the west boundary which is to be removed by the developer.

All roads within the development are private. All units are directly accessed from two proposed internal private roads (Soleil Heights and Belleza View). These roads have hammerheads at the southern site boundary, which have been approved by the Colorado Springs Fire Department and will be built to Fire Code standards.

Parking: All units will have a 2-car garage and on-street parking. The parking requirement is two spaces per three-bedroom unit, resulting in a need for 94 spaces to serve the 47 units. 109 spaces are provided, to include 94 2-car garage spaces to meet residents parking requirements, and 30 driveway spaces and 22 on-street spaces (including 2 ADA spaces) for guest parking. This provides at least 1 guest parking space per unit. A parking exhibit is included in this submittal.

Landscape: A 20-foot landscape setback will be provided along Centennial Blvd. Trees, shrubs, and landscape will be planted along Centennial Blvd as required by the City Landscape Ordinance. A 15-foot landscape buffer is also provided on the east side with 40 existing trees, which exceeds the buffer planting requirements in Code. These trees include a combination of Siberian Elm and Scrub Oak. A variety of ground cover and native vegetation will be used to reestablish the areas disturbed by grading. The existing topography and grade difference between the proposed residential development and the adjacent residential areas, together with a 20-foot right-of-way strip, provides a physical and visual buffer between the existing neighborhood and the proposed new development.

Open Space: For the multi-family units, the open space requirement is 200 SF per bedroom. This results in a requirement of 28,200 SF of open space. The development will have 78,489SF of open space, exceeding the requirement. An open space exhibit is included in this submittal.

Off Site Grading Easement: Offsite grading is proposed for approximately 0.5 ac of land directly north of the property. An offsite grading easement has been included as part of this submittal.

Drainage: A private full-spectrum detention and water quality basin is proposed at the southwest corner of the property, which will detain and treat all stormwater run-off from the residential development. The existing detention area in the southwest corner is a temporary facility for Centennial Blvd drainage and will be incorporated into the new detention basin for the development.

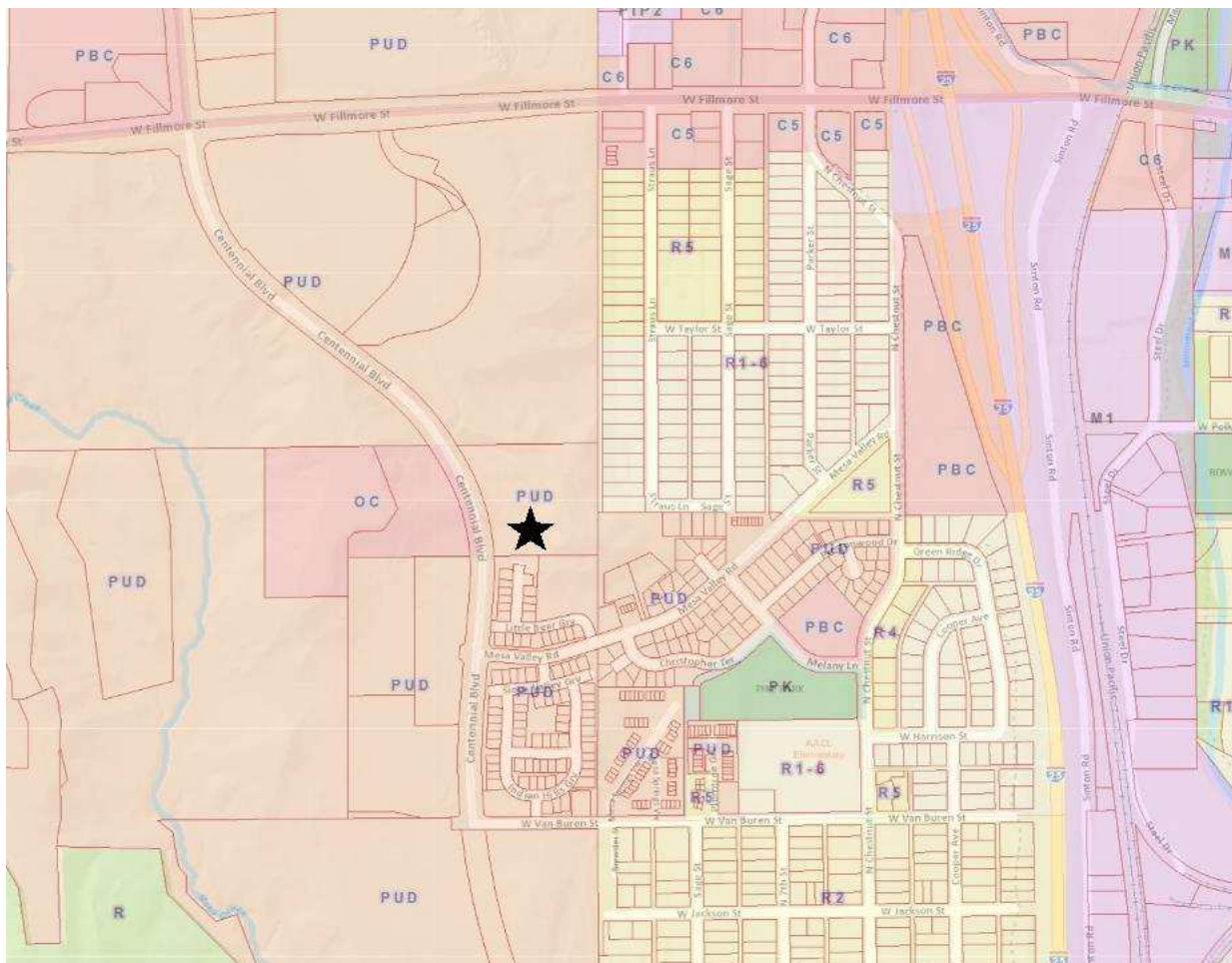
Utilities: A preliminary utility plan by JR Engineering is included in this submittal. Utilities will be provided in the private street within public easements and will connect to the existing public facilities. There is a proposed sanitary main connection on the southern boundary of the site. The sewer line will be routed around the proposed lots. All utility easements on the site are 30, 42 or 50ft.

MASTER PLAN AMENDMENT

The site includes land designated as Medium High Residential (12-16 du/ac) and Open Space on the Mesa Springs Community Plan, which is considered an operative master plan. As the proposed development will have a maximum gross density of 9 du/ac, a minor amendment to the Master Plan is proposed to reduce the density of this site to the Medium Density Residential classification, which has a permitted density range of 8-12 du/ac. The Open Space area identified on the Master Plan will not be changed as this is consistent with the open spaces retained on the east and north sides of the proposed development.

ZONE CHANGE

The project proposes a Zone Change to PUD. The property is currently zoned PUD but uses were never defined. The property to the south is zoned PUD for townhomes and to the southwest is zoned PUD for light industrial/office. Properties to the northeast are zoned R5 and R1-6. Other neighborhoods to the southeast are zoned R-2 and developed as single-family residential. The properties to the south and southwest are zoned PUD and planned for multi-family and commercial uses. Properties to the west and northwest are zoned PUD and Office Complex (OC). The residential land use and associated maximum height and density proposed by this PUD zone is consistent with the mix of zoning and uses in the surrounding area.



PROJECT JUSTIFICATION

MASTER PLAN REVIEW CRITERIA (SECTION 7.5.408)

By Code definition, a Minor amendment to a Master Plan is “a request for a change that will have a minimal impact on the City's transportation system, utility infrastructure and public facilities and the provision of public safety services and facilities. A change from one land use category to another may be considered minor if the impact of the requested change is determined to be minimal.” The proposed minor amendment to the Mesa Springs Community Plan from Medium High Density Residential (12-16 du/ac) to Medium Density Residential (8-12 du/ac) will reduce the intensity of development on the site and therefore the associated impacts to the City's transportation system, utility infrastructure and public facilities and the provision of public safety services and facilities will be reduced. The project satisfies various goals and policies of PlanCOS as discussed further below under the Zone Change justification. Accordingly, the project is consistent with the Master Plan Review criteria.

ZONE CHANGE REVIEW CRITERIA (SECTION 7.5.603.B)

A. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.

The proposed rezone of the parcel for PUD (Residential) at a maximum density of 9 du/ac will serve the public interest and general welfare as it will provide a smaller, more affordable, product that will provide additional housing choice in an area characterized by a mix of traditional single-family neighborhoods, existing and proposed multifamily residential and existing and proposed commercial/industrial/office development. The integration of medium density residential development in this location will serve as a transition from the established single-family neighborhood to the east and the higher density apartments and commercial/industrial/office uses along Centennial Blvd. The project represents infill development that can benefit from and contribute to the existing commercial, recreational, employment, and public facilities in the immediate area.

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

The site is designated as a “Changing Neighborhood” on the PlanCOS Vision Map, which highlights areas that are expected to change including areas that are developed and undeveloped vacant land. The proposed PUD rezone to medium density residential will support the following policies and strategies of PlanCOS:

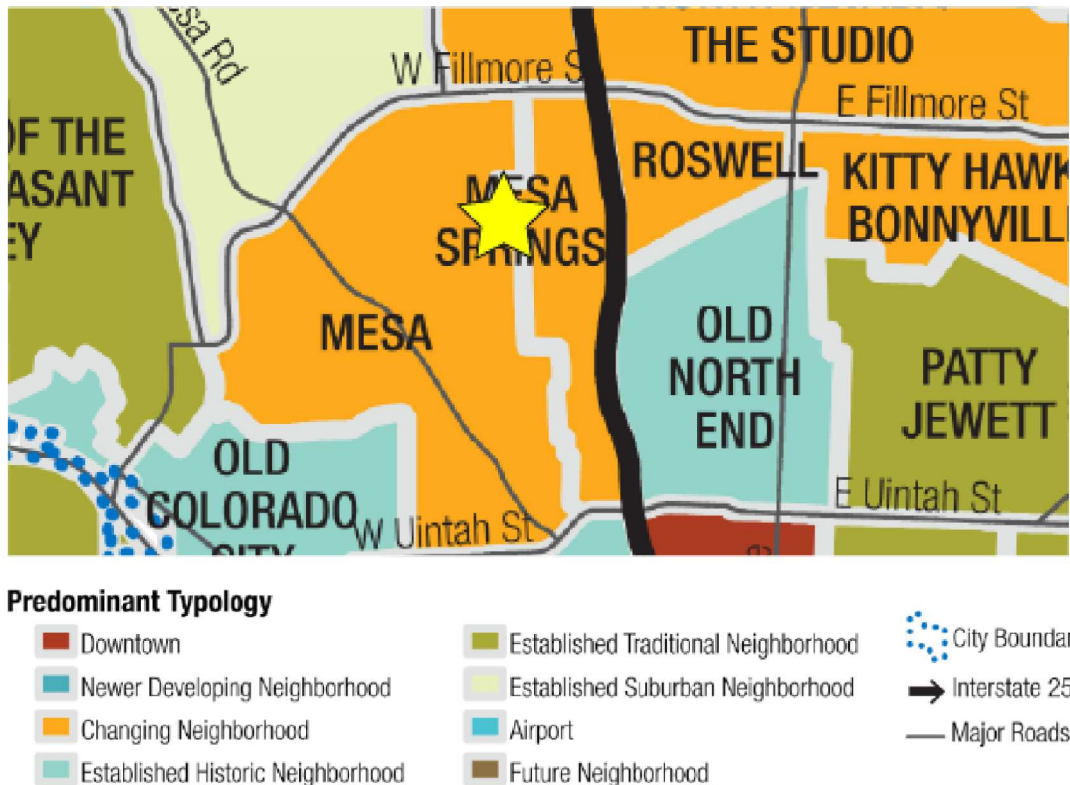
Policy VN-3. E: Encourage and support the integration of mixed-use development in neighborhoods.

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

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.

Strategy TE-4. A-1: Encourage revitalization and infill in underutilized urban places.

The project proposes additional medium density residential uses along the Centennial corridor. The proposed change provides opportunity for infill residential development that compliments the existing and planned commercial, industrial, office, single-family and multi-family residential uses.



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 IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.

As noted above, the operative Mesa Springs Community Plan denotes this parcel as Medium High Density Residential (12 -16 du/ac) and open space on the east and north sides of the parcel. As the proposed development will have a maximum gross density of 9 du/ac, a concurrent minor amendment to the Master Plan has been submitted to change the land use classification to Medium Density Residential (8-12 du/ac). The Open Space area identified on the Master Plan will not be changed as this is consistent with the open spaces retained on the east and north sides of the proposed development. This proposed minor amendment will reduce the intensity of development on the site and associated impacts to the City's transportation system, utility infrastructure and public facilities and the provision of public safety services and facilities will be reduced.

D. 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)

No MU Zone District is included or proposed.

PUD DEVELOPMENT PLAN REVIEW CRITERIA (SECTION 7.3.606)

A PUD development plan for land within a PUD Zone shall be approved if it substantially conforms to the PUD development plan review criteria listed below:

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?

The proposed development is consistent with PlanCOS as described in the Zone Change Criteria. As described above, a minor amendment to the Mesa Springs Master Plan is included to reduce the density of this parcel from Medium High (12 - 16 du/ac) to Medium (8 – 12 du/ac) and retain the open space on the north and east sides of the property. The project proposes 47 units on the 5.81-acres site, with a density of 8.1 du/ac, with 1.8 acres of open space, which is consistent with the Master Plan.

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

The proposed development is consistent with the intent and purpose of the Zoning Code as the multifamily townhome use is compatible with the mixed nature of the surrounding area and will not negatively impact existing neighborhoods or create a nuisance to adjacent properties.

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

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

The neighborhood to the east is separated topographically, and only accessible via W Fillmore St and N Chestnut St. This development will access directly off Centennial Blvd and traffic will be contained within the development, as it will be served by private access road. There is a similar townhome development planned to the south. These two developments will not connect, so there will be not traffic impact on the neighborhood to the south.

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

The design features that reduce the projects intensity include the substantial area of open space surrounding the residential units to the north and east, and the fact that the development works with the existing topography of the site by including walk-out and tuck-under units as appropriate.

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

The placement of the buildings is compatible with the existing topography and surrounding area. Concentrating development towards Centennial Blvd. maximizes efficiency while allowing the eastern portion of the site to remain undisturbed and the northern area to remain open. The development includes a minimum of 20-foot landscape setback from Centennial Blvd, which will buffer the residential units from this arterial street and enhance the appearance of the development. In addition, a detention basin is located adjacent to Centennial Boulevard so the majority of units are setback from the street.

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

The proposed multifamily townhome development will not create undesirable negative influences. There is a substantial separation and elevation difference between this development and the established residential neighborhood to the east. A 15-foot landscape buffer is also provided on the eastern boundary. There is also a right-of way parcel and a platted open space tract between the site and the single-family neighborhood to the east, thus buffering is not required.

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

The buildings most proximate to Centennial Blvd. are setback 20 feet from the arterial. These buildings are oriented north-south, so they will not face the street, and will include a 20-foot landscape setback in accordance with the City landscape ordinance. In addition, a detention basin is located adjacent to Centennial Boulevard so the majority of units are setback further from the street.

D. TRAFFIC CIRCULATION:

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

This development will access directly off Centennial Blvd. Two internal private streets will service the residential units. This provides safe and functional access to the site for residents. Appropriate turning facilities are provided for emergency vehicles and trash and postal services.

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

The proposed multifamily townhomes will have direct access off the private streets.

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

All units will have two car garages. Units 7-18 and 45-47 will have 20-foot driveways which allows parking for two cars. In addition, the 28-foot-wide private streets will allow parking on one side. Per the included parking exhibit, on-street guest parking is available for up to 24 spaces, which together with the available driveway parking represents 1.1 guest parking spaces per unit. 2 ADA parking spaces are provided for guests.

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

The sidewalk along Centennial Blvd will meet ADA requirements and ADA compatible crossing ramps will be provide at the Centennial Blvd entrance development. The sidewalks within the development will also be graded and designed to provide an accessible route as identified on the site plan.

5. AS APPROPRIATE, ARE PROVISIONS FOR TRANSIT INCORPORATED?

Transit services are available on W Fillmore Street and Centennial Boulevard. Route #17 travels along W Fillmore Street and the nearest bus stop is at the intersection of Centennial and Fillmore, approximately 0.45 miles north of the site entrance. This route connects the west part of the City to the downtown terminal and is interlinked with Routes 6 and 8 which connect to the east part of the City. Route #2 along Centennial travels north to south connecting the Citizens Service Center on Garden of the Gods Road to the downtown terminal. This route currently turns around at the VA clinic immediately north of the subject site. With the extension of Centennial south to the highway, it is anticipated that this bus route will also extend to the south past the site in the future.

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

The proposed development is within the capacities of the existing public facilities, utilities, and streets. The developer will pay fees in lieu of parkland and school dedication.

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?

36 of the units will have private patio space on the second level of the unit. The remaining 11 units have small concrete stoops. There is a minimum of 10 feet between buildings.

G. PEDESTRIAN CIRCULATION:

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

5' sidewalks are provided along all streets and a breeze trail connection is included from Soliel Heights to connect to the public sidewalk along Centennial Blvd. A 10-foot wide urban trail is also proposed for the west side of Centennial Blvd and Centennial is a City bike route. Internal open space is also provided in the north and east portions of the site.

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

The proposed sidewalks are functionally separated from traffic. The only traffic using the private roads will be those accessing the 47 units in the development.

H. LANDSCAPING:

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

The landscape design is consistent with the City landscape code and policy manual and all requirements are met.

- 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 will be used. The open space within the development will be left in its natural state and graded areas will be reseeded with native grasses. The landscaping along Centennial Blvd complies with the City's landscape code.

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.**

1.8 acres of open spaces is provided on the site. Many of the units have patios designed as outdoor living space. Common open space is also provided.

- 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.**

Based on historic aerial photography, extensive site grading activities took place around 2006 in conjunction with the construction of Centennial Boulevard. The surrounding area, including the subject site, has already been disturbed by past gravel mining activities and associated backfill and grading, and many of the steeper slopes in the area are not naturally occurring and have little in the way of original hillside characteristics. The area has experienced informal recreational use in the form of hiking/biking trails and off-road vehicles. The areas with significant slope and vegetation on the eastern portion of the site will not be disturbed, and development is not planned for this area. The eastern slope of the site is the only natural feature worthy of preservation per the Land Suitability Analysis and is identified on the site plan as a preservation area.

- 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.**

N/A

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 7.3.104B OF THIS ARTICLE? (ORD. 03-110; ORD. 03-190; ORD. 09-70; ORD. 09-80; ORD. 12-68)

N/A

COMPLIANCE WITH HILLSIDE OVERLAY REVIEW CRITERIA (CITY CODE SECTION 7.3.504.C):

In addition to the development plan review criteria listed in article 5, part 5 of this chapter, criteria for review of a development plan in a designated hillside area shall include the following:

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

This project will maintain the natural landform of the hillside on the east side of the project, where site grading is limited to maintain the preservation, protection, and stabilization of this hillside area. The remainder of the site has had past disturbance from grading and backfill and recreational activities and has little in the way of original hillside characteristics.

B. HOW WILL THE STREETScape RETAIN A HILLSIDE CHARACTER AFTER THE STREET IS CONSTRUCTED? IS TERRAIN DISTURBANCE MINIMIZED?

Terrain disturbance is limited on the eastern portion of the site and the slope and vegetation on the in this area will not be impacted. The units are specifically designed for hillside topography, and new landscaping is incorporated in the project design. The detention basin has a vegetative buffer to retain a hillside character.

C. HAVE VISUAL IMPACTS UPON OFF SITE AREAS BEEN REDUCED OR REASONABLY MITIGATED?

The design of the buildings mitigates visual impacts for adjacent site areas. The proposed maximum building height is 50 feet for units 1-6 and 45-47, and 45 feet throughout the rest of the development. Development is concentrated on the western portion of the site to mitigate visual impact for existing neighborhoods to the east. Landscaping and open space are used to enhance the visual appearance of the development.

D. HAVE THE SIGNIFICANT NATURAL FEATURES AND THE SIGNIFICANT VEGETATION BEEN PLACED IN PRESERVATION AREA EASEMENTS?

The areas with significant slope and vegetation on the eastern portion of the site will not be disturbed, and development is not planned for this area.

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

Natural hazards have been identified in the geologic hazard report and land suitability analysis included in this submittal. Mitigation techniques have been utilized in the development plan. The identified geologic conditions and constraints, such as expansive soils, potentially seasonal shallow groundwater, and artificial fill, can be mitigated through proper engineering design and construction.

LAND SUITABILITY ANALYSIS (CITY CODE SECTION 7.3.504.C)

A Land Suitability Analysis (LSA) is required in conjunction with a development plan for a property located in the Hillside Overlay. The purpose of the LSA is to provide the basic information about a site's physical characteristics and features and to assess the impact of proposed development across the entire project both on and off the site. The required components of the LSA are as follows:

A. SLOPE ANALYSIS

The topography varies from gradual to very steep slopes along a ridge in the central portion of the site. The steepest sloping areas (greater than 25%) are along the eastern and central portions of the site. A small collection basin area exists in the southwestern portion of the site as temporary detention for Centennial Boulevard. The unstable slopes in the northeastern portion of the site are not proposed for development. The other potentially unstable slopes will be regraded and stabilized with development. A temporary off-site grading easement has been obtained from the property owner to the north, which will limit the grading impacts on the open area on the north side of the site.

B. VEGETATION

The site contains field grasses, weeds and scattered trees and shrubs. Much of the site has been denuded due to recent grading activities associated with the construction of Centennial Boulevard. Some vegetation was brought back to the site following the grading. The existing vegetation on the eastern slope will be preserved where possible, and revegetation is proposed throughout the development. There are no significant wildlife habitat or migration corridors on the site.

C. GEOLOGY AND SOILS

The site primarily consists of gravely sandy loam to clay loam. The two types of soil are Chaseville – Midway Complex and Razor – Midway Complex. These soils have slow permeabilities. The main limitations for construction are slope, depth to shale, slow permeability, and high shrink-swell potential.

There are manmade fill deposits associated with past grading in the southwest portion of the site. The hillsides on the north portion of the site consist of reddish-brown silty sand and gravel. Claystone and shale are also prominent. These have moderate to high expansive potential. Per the Geologic Hazard Study by Entech Engineering, the site is suitable for the proposed residential development with proper engineering to include over excavation of expansive soils and replacement with non-expansive compacted fill.

D. NATURAL AND MANMADE FEATURES

Based on historic aerial photography, extensive site grading activities took place around 2006 in conjunction with the construction of Centennial Boulevard. The surrounding area, including the subject site, has already been disturbed by past gravel mining activities and associated backfill and grading, and many of the steeper slopes in the area are not naturally occurring and have little in the way of original hillside characteristics. The area has experienced informal recreational use in the

form of hiking/biking trails and off-road vehicles. The aerial photograph below shows the extent to which this activity has denuded much of the vegetative cover on the site and has resulted in areas of



erosion and instability. The only area not significantly affected by these activities is the east portion of the property. This site, and the area in general, also has several homeless encampments and SPD have been actively coordinating with landowners for their removal from the area. The development of the site will help to address this issue.

E. COMPOSITE ANALYSIS

The Composite Analysis shows the overlays of the significant slope, geology, and soils existing on the site and represents the overall physical and environmental opportunities and constraints of the site. The primary constraints to development of the site are steep slopes, artificial fill, and expansive soils. Construction and development are possible if the existing conditions are properly mitigated. The geologic conditions on-site can be satisfactorily mitigated through proper engineering design and construction processes. The proposed development allows for the improvement of the condition of this area with the removal of the unauthorized recreational activities and homeless encampments.

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