



THE FLATS AT DUBLIN COMMONS FILING NO. 1

July 31, 2020

PROJECT STATEMENT CONDITIONAL USE DEVELOPMENT PLAN FINAL PLAT

Description:

The Flats at Dublin Commons Filing No. 1 is located within a portion of Section 18, Township 13 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado. The El Paso County Assessor's Schedule Number for parcels that comprise the site are 53182-00-042 and 53182-00-043.

Tutt Parkway (96' R.O.W) is adjacent along the east side of the site (principal arterial). The west and north boundary is adjacent to existing private drive aisles, and the south boundary is adjacent to a proposed retail facility (Pikes Peak Habitat Re-store at Dublin Commons).

The Flats at Dublin Commons is a proposed 60-unit (30 buildings) residential community. Each building (2 units) is comprised of a lower and upper level residence. Each residence is provided their own single car garage (with 20' driveway) and individual entry to each home.

Ample interior open space is also provided within the community and includes a dog park with equipment and a sun shade for the residents. Pedestrian connectivity throughout the site is provided to allow residents easy access to directly adjacent restaurants, services and exercise facilities.

Justification:

The proposed high-density residential community is consistent with the PlanCOS goal of providing a broader range of residential densities and communities.

In general, the property is well suited for the proposed development based upon proximity of existing transportation, utility and drainage infrastructure. This community provides a component of residential use currently not provided in this area. The transition from single family detached residential (east side of principal arterial Tutt Blvd.) to this much denser community is supported by Plan COS to provide a broader depth of residential product.

Issues List:

The pre-application meeting resulted in the following items being discussed:

COMMENT: The residential proposal will require the review and approval of a conditional use development plan by the City's Planning Commission and an administratively reviewed final subdivision plat.

RESPONSE: Acknowledged and provided for in this application.

COMMENT: The entitlement documents must contain all applicable City standard notes and notices (i.e. avigation, lighting, HOA, ADA, etc.).

RESPONSE: Acknowledged and provided

COMMENT: A final drainage report will be required.

RESPONSE: Provided with the submittal package

COMMENT: Traffic Engineering Division would like a trip generation comparison study. If significant concerns emerge a full traffic study may be required.

RESPONSE: Provided with the submittal package.

COMMENT: A neighborhood meeting will not be required at this time, but may be necessary based on public interest.

RESPONSE: Acknowledged

COMMENT: Close attention must be paid to screening/buffering between the proposed residential use and the adjacent commercial uses. Based on feedback received for other projects in the area, additional consideration should be given to screening/buffering along Tutt Blvd.

RESPONSE: Additional buffering provided along Tutt Blvd. including expanded building setback, sound wall and preservation of the existing vegetation. Screen wall buffering also provided on south and north edges.

COMMENT: A private avigation easement will need to be established with the plat, and should be noted on the DP.

RESPONSE: Noted on both documents.

COMMENT: Pedestrian improvements will be required along Tutt Blvd. and adjacent to the private drives within the development.

RESPONSE: Full pedestrian sidewalk connectivity being provided.

COMMENT: Clearly outline the ownership, maintenance, and purpose for all tracts.

RESPONSE: Maintenance and ownership notes are provided on the plans.

COMMENT: Four-sided architecture is required for all proposed buildings and structures. Typical details should also be provided for any fencing or retaining wall systems.

RESPONSE: Provided on Development Plan.

We respectfully request your approval on the above items. Integration of creative high-density residential communities into and adjacent to commercial districts in an important element of PlanCOS, and further diversifies housing opportunities.