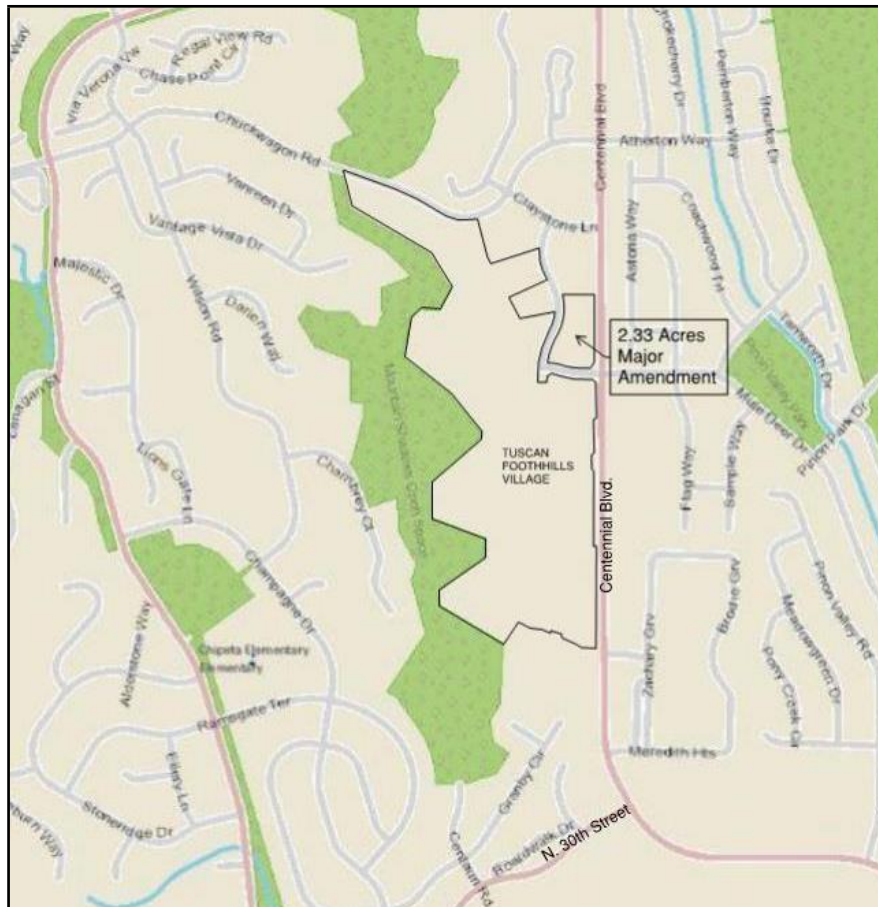


## Tuscan Foothills Village Filing 2

### PUD Zone Change, Development Plan Major Amendment, And Final Plat



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**PROJECT DESCRIPTION:**

The intent of this submittal is to request a PUD Major Amendment, PUD Zone Change, and Final Plat for the Tuscan Foothills Village Filing 2, 2.33 Acre site, located at the northwest corner of Centennial Blvd. and Mule Deer Drive, from Neighborhood Commercial to Multi-Family Residential. The existing Tuscan Foothills Village PUD Development Plan was originally approved in January, 2007 with a Major Amendment approved in 2018 (CPC PUD 06-00067-A2MJ16) that greatly reduced the density to help mitigate impacts to the existing hillside. The site is currently zoned PUD/ HS which shall remain with the proposed use of multi-family residential. The site is currently unplatted thus facilitating the need for a final plat.

The site is within the implemented Mountain Shadows Master Plan with the entire Tuscan Foothills Village project consisting of approximately 49.384 acres located along the west side of Centennial Blvd., spanning from Bedrock Ct. to Mule Deer St. with additional frontage along Silverstone Terrace and Chuckwagon Road. The proposed 2.33 Acre Filing 2 development project is bordered to the north by an existing office complex; to the east by single family residential homes across the street along Centennial Blvd; to the west vacant land as part of the overall Tuscan Foothills Village project; and to the south the proposed duplex patio development part of Tuscan Village Foothills Filing 1.

**MAJOR AMENDMENT PROJECT NARRATIVE:**

As illustrated, this request for a PUD Zone Change and PUD Development Plan Major Amendment is to change the use on the 2.33 Acre parcel, tax schedule number 7314300032, from Neighborhood Commercial to Multi-Family Residential keeping the existing PUD/ HS zoning. This parcel is a part of the Mountain Shadows Master Plan; however, the master plan has been implemented and this zone change request will not require a master plan amendment. The proposed amendment seeks to include 40 total apartment style units through 4 separate buildings. While multi-family density was not part of the originally approved Tuscan Foothills Village development, the total number of units remains well under the total previously approved of 142 total dwelling units. The total units from both Filing 1 and Filing 2 would be 90. The proposed density is 17 DU/ Acre with each building having a variety of 1 bedroom, 2 bedroom and 3 bedroom unit types as well as garage space for 4 cars per building for a total of 16

garage provided parking spaces. In total, there are 64 parking spaces required with a total of 65 parking spaces being provided.

A network of sidewalks connects to the adjacent residential neighborhoods with link also proposed to the surrounding open space and park sites. Sidewalk connections in and around the apartments will provide connectivity to this larger system. Open space will also be provided adjacent to the apartment buildings along Silverstone Terrace.

The site contains no stands of vegetation, no significant animal habitats or natural features. However, deer, foxes, coyotes, etc. may use the open space corridor as a roaming route. The overall landscape character is intended to mimic the foothill zone's natural and native landscape. The area immediately adjacent to the buildings will be more formal and detailed in character, transitioning out to informal open space areas that shall have a native, natural character. The corridor along Centennial Blvd. shall be comprised of minimal turf, seeded areas, trees and shrubs. The plant palette will be comprised of a large variety of deciduous trees, columnar evergreen trees, shrubs, perennials and ornamental grasses conducive to growing in this area of Colorado Springs.

**Public Access:**

Tuscan Foothills Village Filing 2 benefits from good access to existing major and minor roadways adjacent to the site. The existing roadways were planned anticipating future development of the site and therefore are adequate to accept the impacts within adopted service standards. The main access into the site will be via the existing Silverstone Terrace via Mule Deer Drive.

**Stormwater and Drainage Facilities:**

Proposed private storm sewer systems, as well as water quality ponds, will collect runoff from the site and convey the discharges to the existing public storm sewer network along the west boundary of Centennial Boulevard.

**Public Utilities:**

Utilities are located adjacent to and stubbed into the site. Recent discussions and meetings with representatives from Colorado Springs Utilities indicate that the existing capacity of water, wastewater, gas & electric systems are adequate to meet the demands of the proposed development.

**Pre-Application Issues List:**

- The property will need to be rezoned. The PUD Rezone will update the use from Neighborhood Commercial to Multi-Family.
- The PUD Zone and PUP Concept Plan note that residential is limited to 35-ft in height and 45-ft for COMMERCIAL (note that the height measurement is using the Hillside Measurement which is measured to the top of the peak). Additionally, the PUD does not appear to address "multi-family" or "mixed use". The building 35' building height has been accounted for and the PUD Rezone will update the use from Neighborhood Commercial to Multi-Family.

- Normally staff would like to have 200 sq. ft. open space per bedroom, however providing access to the planned open space to the west would be accepted, some (usable) open space is provided on site.
- Building setbacks can be modified based on proposed change of zone to a new PUD. Coordinate with Water Resources Engineering regarding the drainage issues discussed during the pre-app mtg.