

July 24, 2020

Gaby Serrano
Land Use Review Division
Planning & Community Dev.
City of Colorado Springs
30 South Nevada Ave, Suite 701
Colorado Springs, CO 80901

**Re: Rio Vista Commercial
Project Statement**

Dear Mrs. Serrano,

This letter is intended to provide a project statement for the proposed concept plan on two parcels of land located at the southwest corner of Rio Vista Drive and Barnes Road in Colorado Springs. The two properties are known as Lot 2, Block 1 The Homestead Subdivision Filing No. 10 and Lot 1 Colorado Country Filing No. 12. The total acreage is 7.38 acres.

The proposed project will combine the two properties and subdivide them into 6 commercial lots. The lots will be developed independently. However, a private access road will be constructed to provide access from Barnes Road and Rio Vista Drive to the project. Utilities will also be extended to serve the pad sites.

The following review criteria will be utilized. Our responses to each are included below.

1. 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?

Response: No negative impacts are anticipated with this development. The proposal will bring opportunity and services to the area.

2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?

Response Yes, the density is consistent with adjacent commercial uses.

3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?

Response: The proposal is consistent with the existing Powers Pointe commercial center to the east and will integrate as an extension of the center.

4. 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?

Response: Access points have been coordinated with City staff and locate to provide safe and efficient means of access.

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

Response: The proposed development will not overburden the existing streets or utilities. As a commercial development no impact is expected to schools or parks.

6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?

Response: The proposed development will not negatively impact adjacent neighborhoods or properties.

7. 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?

Response: The proposed development is adjacent to public ROWS, existing commercial and a future multifamily site. The multi-family site will be buffered by landscaping and grade to prevent negative impacts.

8. 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?

Response: The proposed plan requires a concurrent rezone to PBC. The design will conform with the Subdivision Code.

The following items were brought up in our pre-application meeting:

1. Barnes Road improvements should be expected. \$75k escrow will be required for future signal at Rio Vista.

Response: Noted.

2. The commercial area will need to be rezoned to PBC and concept plan to be submitted with the zoning.

Response: Noted.

3. Geo-Hazard report may be required if the area slopes 25% or greater on site - Please contact Patrick Morris at 719-385-5075.

Response: Noted. Per discussion with staff the team would like to delay this report until the Development Plan phase.

4. Sidewalks and pedestrian ramps along Rio Vista and Barnes will be required. Please coordinate public improvements with Patrick Morris 719-385-5075

Response: Noted. These are shown on the concept plan.

5. Water quality and water detention is required. Please coordinate drainage requirements with TJ Gajda 719-385-7719.

Response: Noted. An area for this is shown on the concept plan.

6. Traffic engineer will need to review the proposal of 2 accesses along Barnes Road.

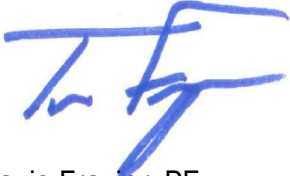
Response: Noted.

7. No neighborhood meeting will be required at this time, but may be required at a later date.

Response: Noted.

We look forward to working with staff to create a successful project.

Sincerely,



Travis Frazier, PE
Sr. Project Manager