



May 25, 2017

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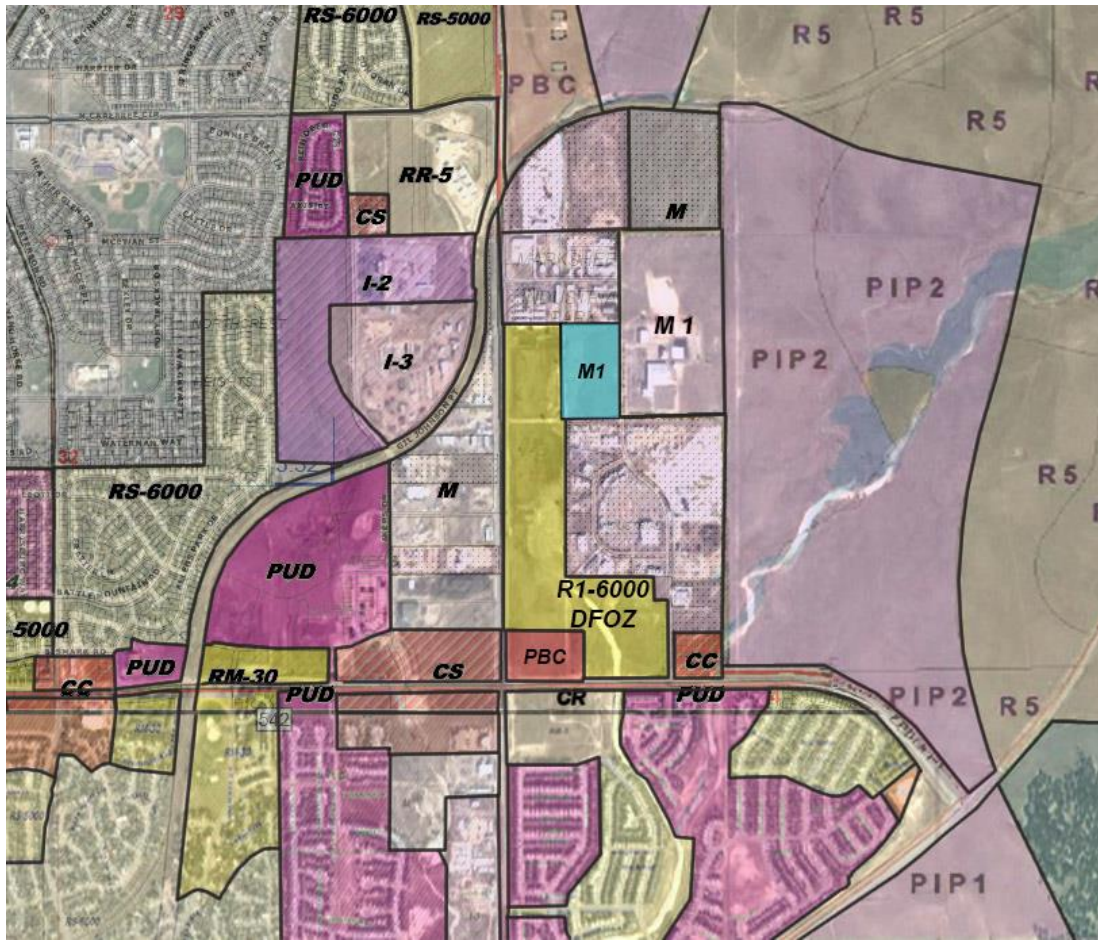
RE: The Sands Annexation

PROJECT DESCRIPTION:

The Sands project site is located at the northeast corner of Marksheffel Rd. and Constitution Ave. in eastern Colorado Springs and comprised of three parcels, tax schedule numbers 5300000637; 5300000638; and 5300000675. The site is currently located within the El Paso County jurisdiction with an existing zoning of I-3 (Heavy Industrial). The entire site is currently vacant with the exception of some existing drainage facilities and improvements. These drainage improvements shall remain or be improved upon to meet current standards for the proposed uses as outlined below. There are also several utility easements that exist across the site that will either remain or be relocated as part of the development process.

Items being submitted for review and consideration by the City of Colorado Springs include four separate annexation applications. The annexation requests are divided into four parts in order to meet city boundary continuity requirements. As part of the entitlement process, submittals are being made to include applications for zoning, a master plan, and a concept plan for each of the proposed parcel use areas. The proposed zoning and concept plans seek approval to allow commercial, residential, and industrial uses.

The total site is 140.6058 which includes roadways of which the zoning applications will seek to zone approximately 11 acres to PBC/ AO/ SS (Planned Business Center); 86 acres to R1-6000 DFOZ/ AO/ SS (Single Family Residential); and 18 acres to M1/ AO/ SS (Industrial). The site lies within the Airport Overlay Zone (AO) which will accompany each of the rezone parcels. A Master Plan is being submitted for the 114 site generally outlining the overall intended uses, primary access locations and existing natural features. A concept plan is included for the site highlighting the commercial area, residential area and industrial area illustrating development standard criteria such as setbacks, uses, building heights, lots sizes, natural features, and access locations. Below is a map illustrating the proposed zoning districts across the entire site as well as the existing zoning found throughout the area.



ANNEXATION REVIEW CRITERIA:

- A. *The area proposed to be annexed is a logical extension of the city’s boundary:*
 The site is a logical extension of the city’s boundary as it lies directly adjacent to a city zoned and regulated parcel along the northeastern boundary. This adjacent parcel is also contiguous to a portion of the boundary of Banning Lewis Ranch which is within the city limits.

- B. *The development of the area proposed to be annexed will be beneficial to the city. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the city:*
 The proposed annexation and development would have little to no negative impacts on the city or the general community. The developer will be required to pay for any public improvements necessary facilitated by this project. As a benefit, the proposed annexation and uses will create additional tax revenues for the City of Colorado Springs from sales tax and property tax revenue with the proposed commercial, industrial and residential uses. A metropolitan district is already approved and in place which will own and maintain private facilities such as landscaping, open space, detention facilities, and common area elements.

This site does not contain nor require any regional park sites or school sites. Areas of internal open space will be determined with future site development planning including the East Fork of Sand Creek that bisects the southern portion of the site.

FIGURE 1

- C. *There is a projected available water surplus at the time of request:*
Per discussions with the City of Colorado Springs Utilities and the Cherokee Metropolitan District, water is available for this site.
- D. *The existing and projected water facilities and/ or wastewater facilities of the city are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the city:*
The proposed uses of commercial, residential, and industrial will not overburden the capacities of existing or planned utilities or other water/ wastewater services. The project will utilize central water and wastewater services to be provided by Colorado Springs Utilities. Future more detailed submittal packages will demonstrate the necessary utility improvements needed in order for this project to be feasible.
- E. *The annexation can be effected at the time the utilities are extended or at some time in the future:*
The annexation can be effected at the time of the utilities.
- F. *The city shall require as a condition of annexation the transfer of title to all ground water underlying the land proposed to be annexed. Should such ground water be separated from the land or otherwise be unavailable for transfer to the city, the city, at its discretion, may either refuse annexation or require payment commensurate with the value of such ground water as a condition of annexation. The value of such ground water shall be determined by the utilities based on market conditions as presently exist:*
The water rights ownership and potential transfer of any available ground water rights will be coordinated with the appropriate entities.
- G. *All rights of way or easements required by the utilities necessary to serve the propose annexation, to serve beyond the annexation, and for system integrity, shall be granted to the utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements:*
Any necessary rights of way or easements will be provided as necessary.
- H. *If the proposed annexation of the city overlaps an existing service area of another utility, the application shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the city.*
The site is currently within the Cherokee Metropolitan District's service area for both water and wastewater services. Discussions are on-going with both CSU and Cherokee Metro District as to the supply of water and wastewater services.

ISSUES LIST:

- Utilities: Connection to and providing for utilities
- Traffic Circulation and Access Locations



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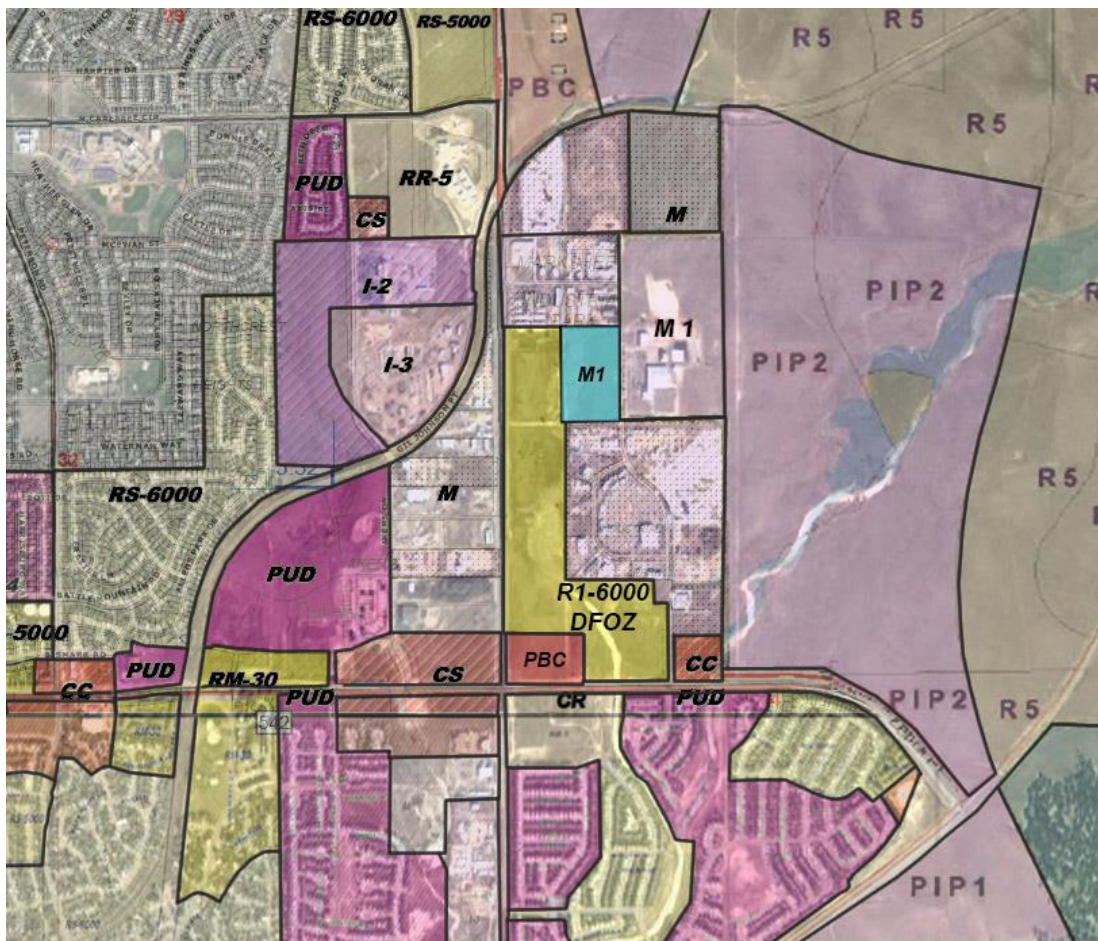
RE: The Sands Master Plan

PROJECT DESCRIPTION:

The Sands project site is located at the northeast corner of Marksheffel Rd. and Constitution Ave. in eastern Colorado Springs and comprised of three parcels, tax schedule numbers 5300000637; 5300000638; and 5300000675. The site is currently located within the El Paso County jurisdiction with an existing zoning of I-3 (Heavy Industrial). The entire site is currently vacant with the exception of some existing drainage facilities and improvements. These drainage improvements shall remain or be improved upon to meet current standards for the proposed uses as outlined below. There are also several utility easements that exist across the site that will either remain or be relocated as part of the development process.

Thomas & Thomas is submitting applications for review and consideration by the City of Colorado Springs. As part of the entitlement process, annexation applications have been submitted for review to annex this property into the City of Colorado Springs. Subsequently, the submittal being made includes applications for zoning, a master plan, and a concept plan for each of the proposed parcel areas. The proposed zoning and concept plans seek approval to allow commercial, residential, and industrial uses.

The total site is 114 acres of which the zoning applications will seek to zone approximately 11 acres to PBC/ AO/ SS (Planned Business Center); 86 acres to R1-6000 DFOZ/ AO/ SS (Single Family Residential); and 18 acres to M1/ AO/ SS (Industrial). The site lies within the Airport Overlay Zone (AO) which will accompany each of the rezone parcels. A Master Plan is being submitted for the 114 site generally outlining the overall intended uses, primary access locations and existing natural features. A concept plan is included for the site highlighting the commercial area, residential area and industrial area illustrating development standard criteria such as setbacks, uses, building heights, lots sizes, natural features, and access locations. Below is a map illustrating the proposed zoning districts across the entire site as well as the existing zoning found throughout the area.



MASTER PLAN REVIEW CRITERIA:

The master plan illustrates the proposed uses on the entire 114 acres. The proposed uses include 11 acres of commercial; 86 acres of residential with a density of 3-5 DU/ Acre; and 18 acres of industrial. The Master Plan submittal takes into account the Master Plan Review Criteria, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site as illustrated below. There are no overlay zones such as hillside or streamside that require special attention or design considerations.

1. Land Use Relationships:

The site is currently not part of any small area master plan nor is it identified within the 2020 Land Use Plan illustrated in the 2001 Comprehensive Plan as this site is currently located under county jurisdiction. However, the proposed Master Plan is in general conformance with the 2001 Comp Plan by introducing a use consistent with existing land uses within the surrounding area and as a supporting land use district of future development patterns, most notably planned commercial and residential uses. In addition the Master Plan meets several of the 2001 Comprehensive Plan goals and objectives including LU701F; LU702B; LU801F, and LU801G. The entire 114 acre site is largely surrounded to the North and East by I-3 industrial zoning and M zoning with office, warehouse, construction and equipment, recycling and outdoor storage uses.

As illustrated by the zoning map for this area, the character of the area is evolving with a mix of uses including residential use, increasingly more commercial use development, and industrial uses. Therefore, the proposed

FIGURE 1

land uses of commercial, residential and industrial are consistent with existing land uses within the surrounding area.

The proposed commercial site is located in the far southwest corner of the site at the intersection of two major thoroughfares, Marksheffel Rd. and Constitution Ave. This location takes advantage of the projected heavy vehicular traffic and compliments planned or existing commercial development at the adjacent intersections. The commercial use will provide additional options for the businesses and residential uses within the surrounding neighborhoods while also buffering and transitioning to the residential use.

The proposed residential site is located to the North and East of the proposed commercial site and West of the proposed industrial site. Though surrounded on three sides by industrial zoning the proposed residential use will be well buffered on all sides.

The west will be buffered by Marksheffel Rd. which carries a 160' ROW with an additional 90' existing on-site utility easements that run parallel to Marksheffel Rd. Combined this provides a nearly 250' foot buffer from the industrial uses to the west.

Along the northern boundary of the proposed residential the site will be buffered by an existing drainage facility. This drainage facility is approximately 235' in width and will remain in its natural state with native turf grasses.

The east boundary of the residential use will be buffered in a variety of ways. Centrally along the eastern boundary the lots will be buffered by the approximately 65' existing drainage channel. This channel runs the entire length of the eastern boundary with much of it already improved through the LOMR/ CLOMR process. Along the far northeastern boundary of the residential area, the existing creek will be improved and narrowed to match the 65' drainage improvements already found on site. To the east of this residential area is the approximately 18 acres of proposed M-1 zoning. This zoning accommodates a variety of industrial uses with less restrictive building setbacks as those found within more intensely planned industrial uses areas.

In the far south eastern corner of the site, the proposed lots will be buffered along Capital Dr. (Non-Residential Collector, 80' ROW) via a landscape setback and streetscape plantings as required adjacent to a non-arterial collector roadway. Continued buffering will be provided along the shared boundaries adjacent to the proposed commercial parcels; however, this buffering will occur and is required through the commercial parcel planning process. In addition, adequate buffering between the proposed residential and existing industrial uses will be determined with future preliminary plan submittals.

The proposed residential use and density is keeping with the goals and objectives of the policies and the surrounding land uses providing a mix of densities, housing types, and residential opportunities that compliment the surrounding area. The surrounding land uses range in densities and lot sizes with this project adding the mixture of housing offerings.

The development of residential units adjacent to existing industrial uses is and has occurred in this area of the city. Most notably through projects such as Claremont Ranch, Hannah Ridge, Feathergrass, the Wilshire Subdivision, and the Marksheffel Business Park which offers a variety of use types. As another example, further east of Capital Dr. (Non-Residential Collector, 80' ROW), within the existing City of Colorado Springs limits, are portions of Banning Lewis Ranch that is also City Zoned PIP2 or Planned Industrial Park. These

existing residential developments share several commonalities with the proposed Master Plan in that all are adjacent to or near industrial zoned parcels or existing industrial related operations; all are near or adjacent to existing or planned commercial developments; and all are somewhat recent developments approved within the last 10-15 years.

Finally, the proposed industrial site will be approximately 18 acres. The proposed industrial use is in line with the existing county zoning of I-3 (Heavy Industrial) and will be compatible to existing uses and zoning found on adjacent parcels. There is no proposed access across the drainage channel via Genoa Drive connecting the residential and industrial parcels.

The future development will incorporate bulk requirements and landscaping that is appropriate for the uses and is consistent with existing uses in the surrounding area. The site development standards such as building height, setbacks and lot coverage will also be consistent with surrounding uses per the zoning code. Overall, the land use relationships include growing commercial and residential developments adjacent to industrial uses creating a greater mixed-use environment offering housing, shopping and working in close proximity to one another.

2. *Public Facilities & Transportation:*

The proposed uses of commercial, residential, and industrial will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for with previous area studies. The project will utilize central water and wastewater services to be provided by Colorado Springs Utilities. Future more detailed submittal packages will demonstrate the necessary utility and roadway improvements needed in order for this project to be feasible. A traffic report has been prepared addressing the issues of traffic circulation, particularly related to the primary and secondary access points from Constitution Ave. and Marksheffel Rd.

This site does not contain nor require any regional park sites or school sites; however several acres will be set aside for drainage facilities, natural open space and streetscapes. Areas of open space will be determined with future site development planning including the East Fork of Sand Creek that bisects the southern portion of the site.

3. *Environmental:*

There are no areas of significant historical, cultural or recreational features found on site. At this time there are no known geological hazards or potential soil or grading hazards that will require special precautions without further detailed studies. In addition, there are no stands of vegetation found on site other than the existing native turf grass. More detailed geologic, soils and drainage studies will be completed with future submittals that will discuss mitigation of any found hazards. An existing drainage channel, the East Fork of Sand Creek, runs North/ South through the parcel. This channel will remain and has previously been improved within the central portions of the site. The channel will require improvements and redefining of the floodplain limits through a LOMR/ CLMOR process at the northern and southern ends of the project. All required grading and drainage will be designed to meet local and state requirements with future detailed submittals.

Open space areas may be included in the future as more detailed design shapes the development which may include preserved natural areas, landscape buffers and setbacks, and drainage/ grading tracts. There are no threatened species, or critical habitats found on site.

4. *Fiscal:*

The proposed Master Plan would have little to no fiscal impact on the city or the general community. The developer will be required to pay for any improvements necessary facilitated by this project. However, the proposed uses will create additional tax revenues for the City of Colorado Springs through annexing the parcels creating both sales tax and property tax revenue with the proposed commercial, industrial and residential uses. A metropolitan district is already approved and in place which will own and maintain private facilities such as landscaping, open space, detention facilities, and common area elements.

ISSUES LIST:

- Utilities: Connection to and providing for utilities
- Traffic Circulation and Access Locations
- Buffering between differing Uses



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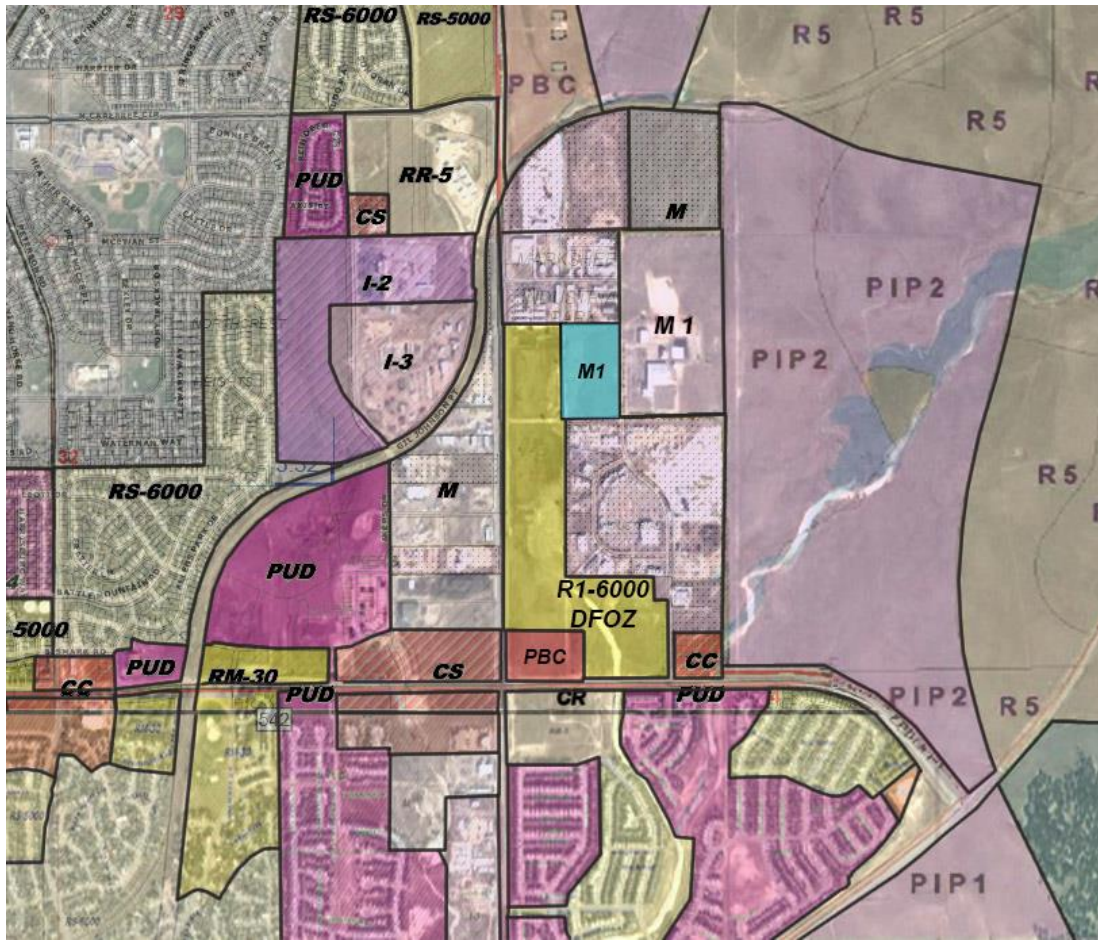
RE: The Sands Rezone and Concept Plan

PROJECT DESCRIPTION:

The Sands project site is located at the northeast corner of Marksheffel Rd. and Constitution Ave. in eastern Colorado Springs and comprised of three parcels, tax schedule numbers 5300000637; 5300000638; and 5300000675. The site is currently located within the El Paso County jurisdiction with an existing zoning of I-3 (Heavy Industrial). The entire site is currently vacant with the exception of some existing drainage facilities and improvements. These drainage improvements shall remain or be improved upon to meet current standards for the proposed uses as outlined below. There are also several utility easements that exist across the site that will either remain or be relocated as part of the development process.

Thomas & Thomas is submitting applications for review and consideration by the City of Colorado Springs. As part of the entitlement process, annexation applications have been submitted for review to annex this property into the City of Colorado Springs. Subsequently, the submittal being made includes applications for zoning, a master plan, and a concept plan for each of the proposed parcel areas. The proposed zoning and concept plans seek approval to allow commercial, residential, and industrial uses.

The total site is 114 acres of which the zoning applications will seek to zone approximately 11 acres to PBC/ AO/ SS (Planned Business Center); 86 acres to R1-6000 DFOZ/ AO/ SS (Single Family Residential); and 18 acres to M1/ AO/ SS (Industrial). The site lies within the Airport Overlay Zone (AO) which will accompany each of the rezone parcels. A Master Plan is being submitted for the 114 site generally outlining the overall intended uses, primary access locations and existing natural features. A concept plan is included for the site highlighting the commercial area, residential area and industrial area illustrating development standard criteria such as setbacks, uses, building heights, lots sizes, natural features, and access locations. Below is a map illustrating the proposed zoning districts across the entire site as well as the existing zoning found throughout the area.



COMMERCIAL CONCEPT PLAN REVIEW CRITERIA:

A Rezone and Concept Plan is being submitted for the 10.78 Acre commercial site to be located in the southwest corner of the project at the intersection of Marksheffel Rd and Constitution Ave. The zone being requested is for PBC/AO/SS (Planned Business Center/ Airport Overlay/ Streamside Overlay), permitting a variety of commercial and retail related uses. The concept plan illustrates the access types and locations, easements and setbacks for the commercial area. The commercial concept plan meets the review criteria per the following.

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?*
 The proposed development and PBC zone will not have a detrimental effect on the health, safety or welfare of the surrounding neighborhood as the proposed use is in line with currently approved and existing uses found adjacent to this proposal. There are no out of character uses being proposed for this site.

2. *Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?*
 The proposed commercial development will meet the PBC (Planned Business Center) Zoning requirements with respect to setbacks, building heights, maximum lot coverages, etc. The development will provide adequate light and air to meet city requirements.

FIGURE 1

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

The permitted uses, bulk requirements and landscaping are appropriate for the use per the PBC requirements and will be consistent with existing uses adjacent to this site. Landscape setbacks will be provided along both Marksheffel Rd. and Constitution Ave. as required. In addition, buffering will be provided as required along common property lines when adjacent to residential uses. Detailed landscape design will be provided with future submittals.

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?*

The commercial concept plan illustrates several access points. The site will utilize one main access point currently planned to be via Constitution Ave. at the proposed signalized intersection as part of the recently approved commercial development directly south of this project. This main access point will serve the entire development, including access to the proposed residential use directly to the north of the commercial site. In addition, a secondary right-in/ right-out access point along Constitution Ave. is being requested. This RI/ RO will ease traffic congestion at the main signalized intersection by offering a secondary alternative for entering and leaving the site. Finally, a third access location is being requested off of Marksheffel Rd. to permit a three-quarter movement intersection into the northwest corner of the commercial parcel. This would permit traffic access into the commercial site via Marksheffel Rd. rather than forcing southbound users to complete back to back left hand turns into the commercial site. This access would also provide an access for those travelling northbound Marksheffel Rd., once again easing congestion at the main signalized intersection.

Any internal traffic circulation and additional access points will be finalized with future detailed site development plan submittals. Pedestrian access points and sidewalks will be provided as necessary, including access from the proposed residential use to the north.

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

The proposed use will not overburden existing public facilities as this area has been planned to accommodate intense industrial uses. The public facilities available will accommodate the commercial and detached single-family residential uses.

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

The proposed PBC zone and commercial use is compatible to previously approved as well as planned future commercial developments in the area including the recently approved shopping center directly to the south along Constitution Ave. In addition, the parcel to the southwest is also zoned

for Commercial Services, providing an additional commercial anchor at this busy intersection. As residential, and commercial, growth continues to occur in this area the Marksheffel and Constitution intersection will bring larger volumes of traffic and users supporting this PBC district.

7. *Does the concept plan show how any potentially detrimental use to use relationships will be mitigated? Does the development provide a gradual transition between uses of differing intensities?*

The proposed use does not introduce any potentially detrimental use relationships to the area as it will be similar to existing and/ or planned uses such as commercial and retail developments. The proposed commercial parcel will provide a transition from the busy intersection into the proposed residential area. In addition, landscaping and buffering will be provided as required with future site specific development plan submittals. These landscape requirements will be instituted as part of the commercial planning and construction process.

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?*

The proposed concept plan is in conformance to applicable city codes, ordinances, and statues as required.

RESIDENTIAL CONCEPT PLAN REVIEW CRITERIA:

The proposed 86 acre residential area is requesting to be rezoned to R1-6000 DFOZ/ AO/ SS (Single Family Residential/ Airport Overlay/ Streamside Overlay) which will permit single-family detached residential units. The residential development follows the design standards as illustrated within the zoning code including building setbacks, building heights, and maximum lot coverage.

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?*

The proposed R-1 6000 DFOZ development will not have a detrimental effect on the health, safety or welfare of the surrounding neighborhood as the proposed use is in line with currently approved and existing uses found within the vicinity of this project. There are no out of character uses being proposed for this site.

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

The proposed residential development will meet the R-1 6000 design flexibility overlay zone (DFOZ) requirements that guide the setbacks, building heights, maximum lot coverage, etc. The development will provide adequate light and air to meet city requirements.

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

The permitted uses, bulk requirements and landscaping are appropriate for the use per the R-1 6000 DFOZ development standards and will be consistent with existing residential uses adjacent to this site. Landscape setbacks will be provided along both Marksheffel Rd. and Constitution Ave. as required. In addition, buffering will be provided as required along common property lines when adjacent to commercial and industrial uses. Detailed landscape design will be provided with future submittals.

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?*

The residential development will be accessed via several locations. The site will use one main access point currently planned to be via Constitution Ave. at the proposed signalized intersection as part of the recently approved commercial development directly south of this project. This signalized intersection will serve the entire development. A second main access point will be via Marksheffel Rd. at Genoa Drive. Per the Marksheffel Road Corridor Study Access Control Plan, Station 291+00 Right Footnote: *this access known as Genoa will continue to function as a full movement public intersection.* The proposed project plans to utilize this location for northerly access into the residential portion of the development. However, Genoa Dr. will not continue across the existing drainage channel eliminating any possible connection, and potentially conflicting traffic issues, with the industrial use areas to the east. Two additional access points will be provided in the southeast corner of the project off of Capital Drive serving this area of the project.

Any internal traffic circulation and additional access points will be finalized with future detailed site development plan submittals. Pedestrian access points and sidewalks will be provided as necessary and will include connectivity between the residential and commercial amenities.

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

The proposed use will not overburden existing public facilities. The public facilities available will accommodate the detached single-family residential uses. A traffic impact analysis and utility study involving water and wastewater have been provided.

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

The proposed residential use will assist in the stabilization of approved and future planned commercial developments in the area including the recently approved shopping center directly to the south along Constitution Ave. This proposed development incorporates residential, commercial, and industrial lots in order to complement the surrounding area.

7. *Does the concept plan show how any potentially detrimental use to use relationships will be mitigated? Does the development provide a gradual transition between uses of differing intensities?*
The proposed residential does not introduce any potentially detrimental use relationships to the area as it will be similar to existing or planned uses in the area such as commercial and retail developments. The proposed commercial parcel will provide a transition from the busy intersection into the proposed residential area. The existing and proposed industrial uses will be transitioned to the residential use in a few different ways through existing roadways, water quality areas, and the East Fork of Sand Creek drainage way.

Screening and buffering will also play an important role when adjacent to industrial and commercial uses. To the west the site will be buffered by Marksheffel Rd. which has a 160' ROW with an additional 90' of existing on-site utility easements that also run parallel to Marksheffel Blvd. This provides a nearly 250' foot buffer to the industrial uses to the west. To the east the central portion of the site is buffered by the approximate 65' existing drainage channel which shall remain. Along the northern most boundary, the site is buffered from the current industrial uses by the existing drainage facility which is approximately 235' in width and shall remain. Buffering will be provided along the shared boundaries adjacent to the proposed commercial parcels; however, this buffering will occur and is required through the commercial parcel planning process which will be detailed with future commercial development plan submittals.

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?*
The proposed concept plan is in conformance to applicable city codes, ordinances, and statues as required.

INDUSTRIAL CONCEPT PLAN REVIEW CRITERIA:

The proposed 18 acre industrial parcel is requesting to be zoned M1/ AO/ SS (Light Industrial/ Airport Overlay/ Streamside Overlay) which remains in line with the current county zoning of I-3 (Heavy Industrial). At this time there are no intended uses or phasing for this parcel.

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?*
The proposed M1 Light Industrial zone will not have a detrimental effect on the health, safety or welfare of the surrounding neighborhood as the proposed use is in line with currently approved and existing uses found adjacent to this proposal. There are no out of character uses being proposed for this site.
2. *Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?*

The future industrial development will meet the M-1 Zoning requirements with respect to setbacks, building heights, maximum lot coverage, etc. The development will provide adequate light and air to meet city requirements.

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

The permitted uses, bulk requirements and landscaping will be appropriate for the use per the M-1 zoning requirements and will be consistent with existing uses adjacent to this site. Landscape setbacks will be provided along public roadways as required. In addition, buffering will be provided as required along common property lines when adjacent to residential uses. Detailed landscape design will be provided with future submittals.

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?*

As part of the future development of this site, Capital Drive will be constructed along the parcel's frontage. This will complete Capital Drive providing industrial traffic in this area with an alternative access that extends north to Industry Road. In addition, Genoa Rd. will not continue across the existing drainage channel eliminating any possible connection, and potentially conflicting traffic issues, with the proposed residential use to the west. There are two proposed access points into the 18 acre site; however, the detailed location coupled with internal traffic circulation will be determined with future detailed site development plan submittals. Pedestrian access points and sidewalks will be provided as necessary.

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

The proposed use will not overburden existing public facilities as this area has been planned to accommodate intense industrial uses.

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

The proposed M-1 zone will continue to grow and support the existing industrial character of the immediate area.

7. *Does the concept plan show how any potentially detrimental use to use relationships will be mitigated? Does the development provide a gradual transition between uses of differing intensities?*

The proposed use does not introduce any potentially detrimental use relationships to the area as it will be similar to existing uses in the immediate area. In terms of the residential/ industrial interface to the west, this boundary will be buffered by both landscape and the existing 65' wide drainage way.

Additional landscape buffering may be provided as required by code for the M1 zoning at the time of detailed development.

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?*

The proposed concept plan is in conformance to applicable city codes, ordinances, and statues as required.

ISSUES LIST:

- Utilities: Connection to and providing for utilities
- Traffic Circulation and Access Locations
- Buffering between differing Uses