

# Caliber on Voyager

(TSN 62324-08-003)

## Lot 1, Courtyards at Briargate Filing No. 1 DEVELOPMENT PLAN PROJECT STATEMENT

### Project Description:

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The proposed project is located at 1510 Telstar Drive and is zoned Planned Business Center (PBC). This Development Plan proposes the construction of two multi-family apartment buildings with a total of 193 units. Residential uses are considered Conditional Uses within the PBC zoning district. As such, a Conditional Use Variance is being requested with this application.

This parcel is also located within the Briargate Business Campus Owners Association (BBCOA) and is subject to the BBCOA's guidelines and review. We have been working with the BBCOA throughout the design process and will continue to do so. We acknowledge the fact that BBCOA approval will be required prior to City approval of this Development Plan.

In addition to the residential buildings, this development will include two detached garage buildings, a landscaped courtyard with additional amenities for the residents, and surface parking. All site improvements will be constructed in accordance with the City of Colorado Springs requirements. Proposed infrastructure includes an 8" public water main, 8" private sanitary main, a storm sewer network and a water quality/stormwater detention pond.

Lastly, a portion of this parcel has been dedicated as a separate tract, Tract A. Tract A is located at the northwest corner of the parcel and contains both the 100-year floodplain of Pine Creek and habitat for the Preble's Jumping Mouse. Tract A will remain undisturbed and protected, during and after construction of this project.

### Justification:

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This project has been submitted for approval because the growing populous along the front range of Colorado. This project will add much needed housing in the northern Colorado Springs area.

### Development Plan Review Criteria:

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1. Will the project design be harmonious with the surrounding land uses and neighborhood? **RESPONSE: YES**
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools, and other public facilities? **RESPONSE: YES, NO**
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? **REPSONSE: YES**

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development? **RESPONSE: YES**
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption? **RESPONSE: YES**
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? **RESPONSE: YES**
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic? **RESPONSE: YES**
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? **RESPONSE: YES**
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design? **RESPONSE: YES**
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? **RESPONSE: YES**
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles? **RESPONSE: YES, YES**
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? **RESPONSE: YES, YES**

**Conditional Use Review Criteria:**

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- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.  
**The proposed multi-family residential development will match the feel of the existing neighborhood and complement the neighborhood. Landscape buffering will be implemented along the property boundaries to provide separation between the different uses.**
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety, and general welfare.  
**The proposed use is allowed as a conditional use within the PBC zoning district. The proposed residential use will be less intensive than an office use or commercial use.**

**The addition of 193 residential units to the area should have a negligible impact on public health, safety, and general welfare of the population.**

- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

**The City's Comprehensive Plan designates this area as an area with a Thriving Economy in an Established Suburban Neighborhood. Furthermore, this area is described as a part of the "Experience Economy" where the goal is to "support a variety of high quality existing and new attractions and related amenities for residents and visitors, appealing to a diverse mix of interests and incomes." This proposed residential development fits into this description remarkably well in that it will provide high quality residential space to a diverse mix of interests and incomes.**

**Issues:**

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To the best of our Project Team's knowledge, there are no known issues that will impact this development.