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## MP AMENDMENT, ZONE CHANGE, CP AMENDMENT, AND CONCEPT PLAN

### PROJECT STATEMENT

**MARCH 2021**

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#### REQUEST

N.E.S. Inc., on behalf of MVS Development, requests approval of the following applications:

1. Major Amendment to the Mesa Springs Master Plan to change single-family to commercial/office and religious institution to religious institution/commercial.
2. Zone Change to PBC.
3. Major Amendment to the MVS Centennial PUD Concept Plan to remove the northeast portion.
4. New Concept Plan for the northeast portion.

#### LOCATION

The property is located southwest of the Centennial Boulevard and Van Buren Street intersection, at the point where Centennial Boulevard currently terminates. The 47.1 acre property is within the Mesa Springs Community Plan and currently undeveloped. The surrounding land uses include the Mesa Valley Open Space to the south and west, and single family residential to the east and northeast. There is a Concept Plan and Development Plan for the Indian Hills Business Park, located to the north of the site.



## PROJECT AMENDMENT HISTORY

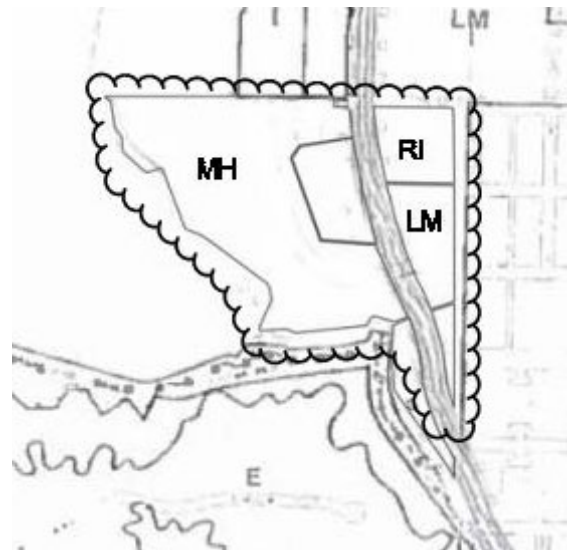
### MASTER PLAN AMENDMENT HISTORY

A 2019 Minor Amendment to the Mesa Springs Community Plan reflected the changes to the 2019 Concept Plan. The L-M, M-H, H, and Pn (Park-neighborhood) are redistributed to match the amendments to the Concept Plan. The amended plan reflects the Religious Institution, L-M density, M-H density, and the Public Open Space.

*Figure 1: Approved Mesa Springs Community Plan, 2017*



*Figure 2: Amended Mesa Springs Community Plan, 2019*



### PUD CONCEPT PLAN AMENDMENT HISTORY

The Concept Plan, approved in December 2010, identified high, medium, and low residential density to the west of Centennial Boulevard and low to medium residential combined with religious institution to the east of Centennial Boulevard.

The 2019 PUD Concept Plan Major Amendment consolidated the low, medium, and high residential densities located to the west of the Centennial right-of-way into an average density of medium-high residential. The private open space (former landfill) was reduced from 8 acres to 3.9 acres to reflect the actual area of the Voluntary Clean-Up Plan (VCUP). To the east of the Centennial right-of-way, the low-medium residential and religious institution area was divided into two areas; 4.2 acres were designated as religious institution and 4.9 acres are designated as low-medium residential. A maximum of 411 dwelling units was maintained with the amendment. Two of the access points along the north boundary remained. The single full movement intersection shown along Centennial remained and shifted slightly to the north. An additional right-in/right-out access was added off of Centennial for the proposed religious institution. The existing Colorado Springs Utility easement that runs through the parcel was relocated adjacent to the eastern property line.



The proposed request removes the low-medium density and religious institution from the Concept Plan. A new Concept Plan for this area is proposed.

Figure 3: Approved Concept Plan, 2010

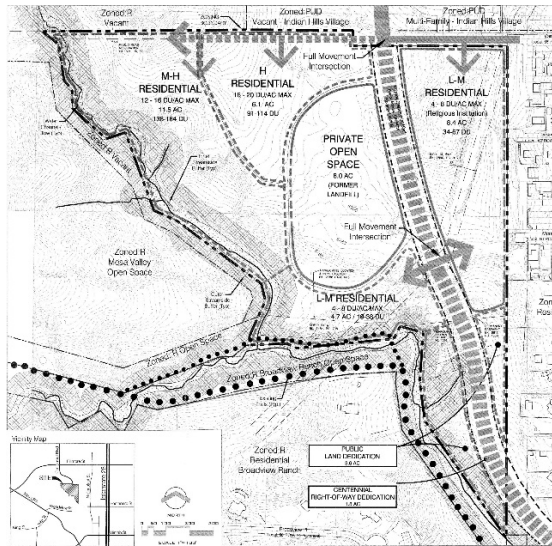
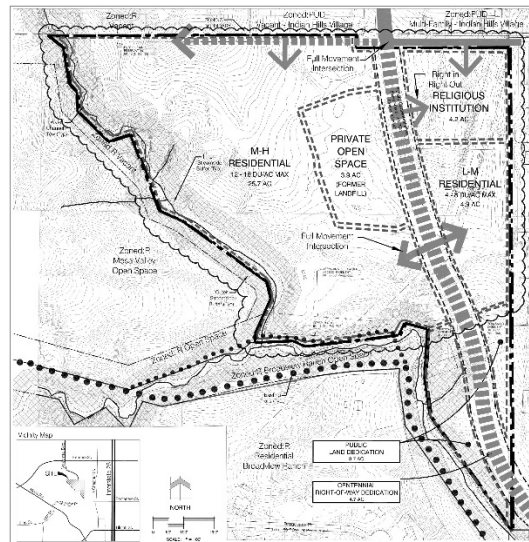


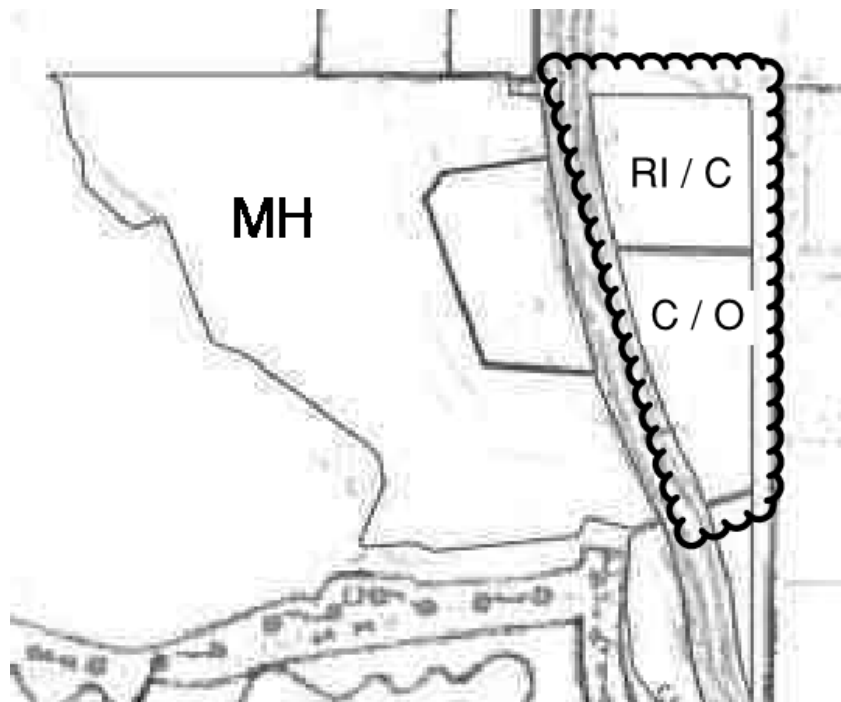
Figure 4: Approved Concept Plan, 2019



**PROJECT DESCRIPTION**

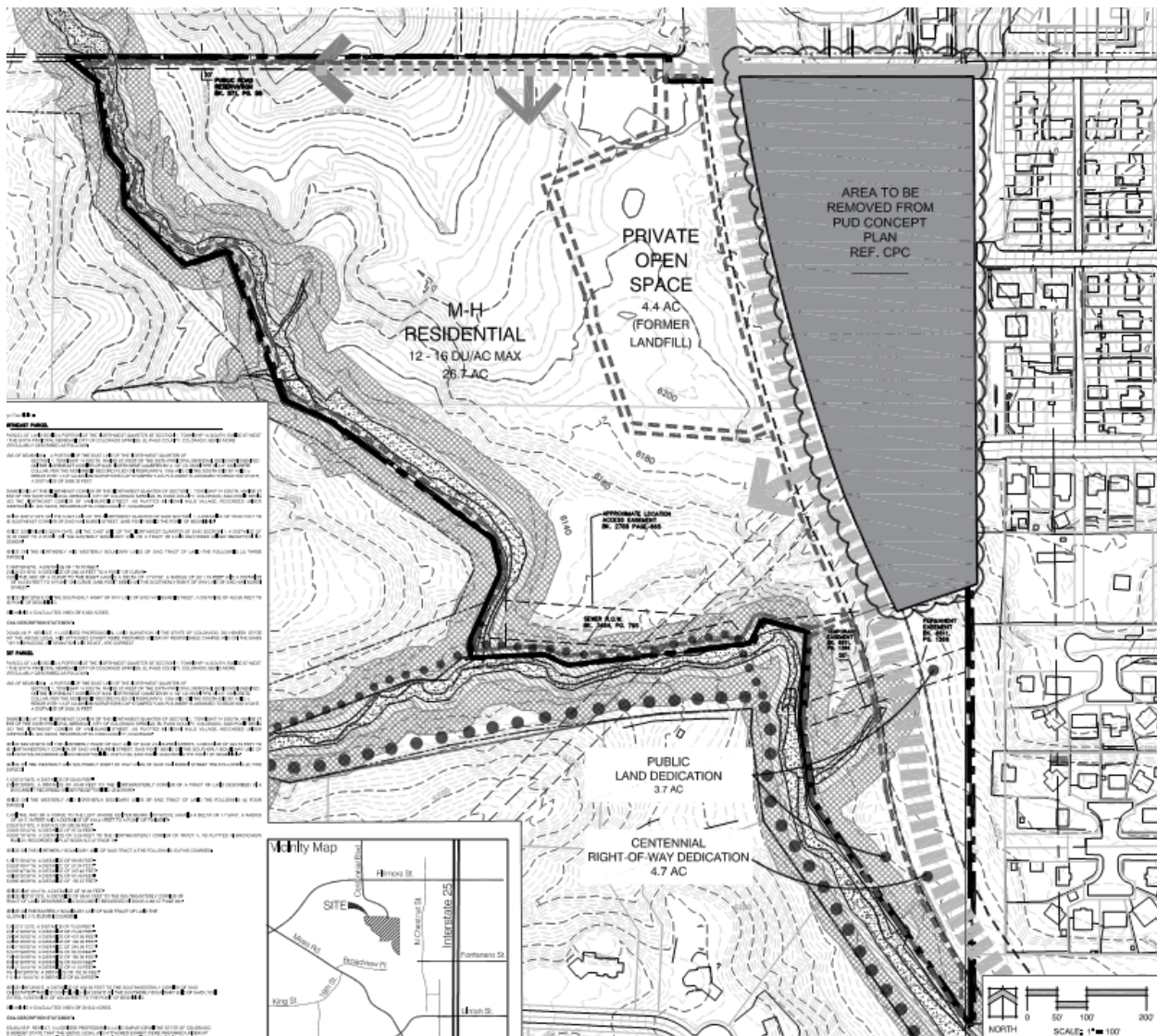
**MASTER PLAN AMENDMENT**

The Master Plan Amendment is revised to show a mixture of religious institution, commercial, and office uses. The open space is unchanged from the previous plan and reflects the acreage and location of the VCUP consolidated land fill area. The single-family use has been removed completely from the Master Plan area for the east side as a direct result of the VCUP process. A stipulation of the VCUP mitigation is that single-family residential can not be developed within 500-feet of the now consolidated landfill.



### PUD CONCEPT PLAN AMENDMENT

The existing zone for the site is PUD/SS (Planned Unit Development/ Streamside Overlay). The proposed land uses are: residential (multifamily with densities ranging from 12-16 dwelling units per acre and a maximum of 411 units) and open space. The east portion has been removed from this concept plan and a new concept plan for this area is proposed. The maximum building height at 35 feet and the maximum 411 dwelling units remains tied to the PUD Concept Plan. The single-family use has been removed completely from the PUD Concept Plan and the proposed Concept Plan for the east side as a direct result of the VCUP process. A stipulation of the VCUP mitigation is that single-family residential can not be developed within 500-feet of the now consolidated landfill.



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### **MVS CENTENNIAL EAST CONCEPT PLAN & ZONE CHANGE**

The project proposes a new Concept Plan to accompany the proposed Zone Change to PBC. The property is currently zoned PUD for religious institution and single-family residential. The property to the north is zoned PUD for townhomes and to the northwest is zoned PUD for light industrial/office. To the east is zoned R-2 and developed as single-family. To the west and south is the remaining portion of the MVS Centennial site zoned PUD for multi-family to the west and to the south is proposed to include drainage and the future Centennial Boulevard right-of-way.

The proposed commercial uses will be based on the PBC zone with the exception of the prohibited uses listed below. Future development of the site will require a site development plan that complies with the PBC zone standards.

Prohibited Uses: The following uses shall not be permitted within the applicable areas of this plan:

1. Human Service Establishments: Domestic Violence Safe House
2. Agricultural Sales And Service
3. Bar
4. Campground
5. Hotel/Motel
6. Liquor Sales
7. Medical Marijuana Center
8. Retail Large Retail Establishment
9. Sexually Oriented Business
10. Educational Institutions: College And University
11. Educational Institutions: Public Schools
12. Social Service Center
13. Parking Lot/Surface Parking: Public
14. Commercial Greenhouse
15. Residential: Detoxification Center
16. Human Service Establishments: Drug Or Alcohol Treatment Facility
17. Residential: Single-Family Detached Dwelling On Individual Lot
18. Residential: Manufactured Home
19. Residential: Two-Family Dwelling On An Individual Lot
20. Automotive And Equipment Services: Automotive Repair Garage
21. Automotive And Equipment Services: Automotive Sales
22. Funeral Services Crematory Services (As An Accessory Use)
23. Hookah Bar
24. Kennels Indoor
25. Medical Marijuana Infused Product Manufacturer - Nonhazardous
26. Medical Marijuana Optional Premises Cultivation Operation
27. Teen Club/Young Adult Club
28. Civic Use Cemetery
29. Mining Operations: Temporary Surface And Open Pit
30. Mining Operations: Underground (Activities Under)
31. Parking Structure: Public

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## PROJECT JUSTIFICATION

### **ZONE CHANGE CRITERIA (SECTION 7.5.603.B)**

**A. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.**

The proposed commercial uses will be based on the PBC zone with the exception of the prohibited uses listed above. The uses within the PBC zone are compatible with the surrounding residential and will provide additional neighborhood commercial services and job opportunities in the area. Appropriate distance and grade change is identified to buffer any proposed uses from the residential. Future development of the site will require a site development plan that complies with the PBC zone standards.

**B. THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.**

The site is designated as a “Changing Neighborhood” on the PlanCOS Vision Map and designated as a “medium low area of change” on the PlanCOS Areas of Change map, which highlights areas that are expected to change including areas that are developed and undeveloped vacant land.

Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.

Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.

Strategy UP-2.A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.

The project proposes commercial, office, and religious institution uses along the Centennial corridor. The proposed change provides opportunity for infill development that compliments the existing industrial, office, and residential uses and the planned multi-family residential. The zone change is also a direct result of the VCUP process which prohibits single-family residential within 500 feet of the VCUP site.

**C. WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.**

A Master Plan Amendment is submitted with this application and is in conformance with the Amendment criteria.

**D. FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)**

No MU Zone District is included or proposed.

**Conformance with Master Plan Amendment Criteria (Section 7.5.408)**

- A. COMPREHENSIVE PLAN: THE COMPREHENSIVE PLAN IS THE CONTEXT AND BENCHMARK FOR THE ASSESSMENT OF INDIVIDUAL LAND USE MASTER PLANS. THE PROPOSED LAND USE MASTER PLAN OR THE AMENDMENT CONFORMS TO THE POLICIES AND STRATEGIES OF THE COMPREHENSIVE PLAN.**

As stated previously, the project proposes commercial, office, and religious institution uses along the Centennial corridor. The proposed change provides opportunity for infill development that compliments the existing industrial, office, and residential uses and the planned multi-family residential. The amendment is needed to remove the planned single-family as a result of the VCUP process.

**B. LAND USE RELATIONSHIPS:**

- 1. THE MASTER PLAN PROMOTES A DEVELOPMENT PATTERN CHARACTERIZING A MIX OF MUTUALLY SUPPORTIVE AND INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES WITH A NETWORK OF INTERCONNECTED STREETS AND GOOD PEDESTRIAN AND BICYCLE CONNECTIONS.**

The proposed amendment to the Master Plan removes the single-family use, as a direct result of the VCUP process, and adds the commercial and office uses. All other uses are unchanged with this amendment.

- 2. ACTIVITY CENTERS ARE DESIGNED SO THEY ARE COMPATIBLE WITH, ACCESSIBLE FROM AND SERVE AS A BENEFIT TO THE SURROUNDING NEIGHBORHOOD OR BUSINESS AREA. ACTIVITY CENTERS ALSO VARY IN SIZE, INTENSITY, SCALE AND TYPES OF USES DEPENDING ON THEIR FUNCTION, LOCATION AND SURROUNDINGS.**

The proposed religious institution, commercial and office uses provide a range of job opportunities, services, and worship for the surrounding residential. Uses that will potentially impact neighbors have been prohibited by the proposed concept plan and zone change.

- 3. THE LAND USE PATTERN IS COMPATIBLE WITH EXISTING AND PROPOSED ADJACENT LAND USES AND PROTECTS RESIDENTIAL NEIGHBORHOODS FROM EXCESSIVE NOISE AND TRAFFIC INFILTRATION.**

The religious institution, commercial, and office uses are compatible to the residential. Potentially impactful uses have been prohibited. The site sits substantially below the grade of the residential subdivision and will be buffered by the 30' utility easement. Landscaping required at the development plan stage will provide additional buffering to the residential along the east.

- 4. HOUSING TYPES ARE DISTRIBUTED SO AS TO PROVIDE A CHOICE OF DENSITIES, TYPES AND AFFORDABILITY.**

No housing is proposed with this amendment.

**5. LAND USE TYPES AND LOCATION REFLECT THE FINDINGS OF THE ENVIRONMENTAL ANALYSIS PERTAINING TO PHYSICAL CHARACTERISTICS WHICH MAY PRECLUDE OR LIMIT DEVELOPMENT OPPORTUNITIES.**

The land uses are located within an area of minimal development constraints per the composite analysis prepared in 2009 with the original MVS Centennial PUD Concept Plan.

**6. LAND USES ARE BUFFERED, WHERE NEEDED, BY OPEN SPACE AND/OR TRANSITIONS IN LAND USE INTENSITY.**

A 30-foot utility easements and substantial grade difference provide separation between the uses. Additional landscape buffering will be required with future development plans.

**7. LAND USES CONFORM TO THE DEFINITIONS CONTAINED IN SECTION 7.5.410 OF THIS PART.**

The proposed land uses conform to the definitions.

**C. PUBLIC FACILITIES:**

**1. THE LAND USE MASTER PLAN CONFORMS TO THE MOST RECENTLY ADOPTED COLORADO SPRINGS PARKS, RECREATION AND TRAILS MASTER PLAN.**

No planned trails or open space are proposed in this area.

**2. RECREATIONAL AND EDUCATIONAL USES ARE SITED AND SIZED TO CONVENIENTLY SERVICE THE PROPOSED POPULATION OF THE MASTER PLAN AREA AND THE LARGER COMMUNITY.**

No recreational or educational uses are proposed with this amendment.

**3. THE PROPOSED SCHOOL SITES MEET THE LOCATION, FUNCTION AND SIZE NEEDS OF THE SCHOOL DISTRICT.**

No school site is proposed with this amendment.

**4. THE LAND USE MASTER PLAN CONFORMS TO THE ADOPTED PLANS AND POLICIES OF COLORADO SPRINGS UTILITIES.**

The original Master Plan was approved in 1986 and the proposed development is already part of CSU plans and policies.

**5. PROPOSED PUBLIC FACILITIES ARE CONSISTENT WITH THE STRATEGIC NETWORK OF LONG RANGE PLANS.**

The adjacent Centennial Corridor is identified and unchanged with this amendment.

**6. THE MASTER DEVELOPMENT DRAINAGE PLAN CONFORMS TO THE APPLICABLE DRAINAGE BASIN PLANNING STUDY AND THE DRAINAGE CRITERIA MANUAL.**

No changes are proposed with this amendment.

**D. TRANSPORTATION:**



- 1. THE LAND USE MASTER PLAN IS CONSISTENT WITH THE ADOPTED INTERMODAL TRANSPORTATION PLAN. CONFORMITY WITH THE INTERMODAL TRANSPORTATION PLAN IS EVIDENCE OF COMPLIANCE WITH STATE AND LOCAL AIR QUALITY IMPLEMENTATION AND MAINTENANCE PLANS.**

The land use master plan is consistent with the intermodal transportation plan by locating appropriate land uses near major roadways and anticipated transit connections.

- 2. THE LAND USE MASTER PLAN HAS A LOGICAL HIERARCHY OF THE ARTERIAL AND COLLECTOR STREETS WITH AN EMPHASIS ON THE REDUCTION OF THROUGH TRAFFIC IN RESIDENTIAL NEIGHBORHOODS AND IMPROVES CONNECTIVITY, MOBILITY CHOICES AND ACCESS TO JOBS, SHOPPING AND RECREATION.**

Centennial Boulevard is already identified and new roadways are not proposed with this amendment.

- 3. THE DESIGN OF THE STREETS AND MULTIUSE TRAILS MINIMIZES THE NUMBER OF UNCONTROLLED OR AT GRADE TRAIL CROSSINGS OF ARTERIALS AND COLLECTORS.**

No new streets are proposed or modified with this plan.

- 4. THE TRANSPORTATION SYSTEM IS COMPATIBLE WITH TRANSIT ROUTES AND ALLOWS FOR THE EXTENSION OF THESE ROUTES.**

Centennial Boulevard is identified and no changes are proposed.

- 5. THE LAND USE MASTER PLAN PROVIDES OPPORTUNITIES OR ALTERNATE TRANSPORTATION MODES AND COST-EFFECTIVE PROVISION OF TRANSIT SERVICES TO RESIDENCES AND BUSINESSES.**

No changes to existing services are proposed at this time. It is anticipated that with the completion of Centennial Boulevard then Bus Route 2 will continue through to Fillmore.

- 6. ANTICIPATED TRIP GENERATION DOES NOT EXCEED THE CAPACITY OF EXISTING OR PROPOSED MAJOR ROADS. IF CAPACITY IS EXPECTED TO BE EXCEEDED, NECESSARY IMPROVEMENTS WILL BE IDENTIFIED, AS WILL RESPONSIBILITY, IF ANY, OF THE MASTER PLAN FOR THE CONSTRUCTION AND TIMING FOR ITS SHARE OF IMPROVEMENTS.**

With the construction of Centennial Boulevard the project will not exceed the capacity of the adjacent roadways. Primary access is provided to the site via Centennial Boulevard.

**E. ENVIRONMENTAL:**

- 1. THE LAND USE MASTER PLAN PRESERVES SIGNIFICANT NATURAL SITE FEATURES AND VIEW CORRIDORS. THE COLORADO SPRINGS OPEN SPACE PLAN SHALL BE CONSULTED IN IDENTIFYING THESE FEATURES.**

No such features exist on site. To the west of Mesa Creek is the Mesa Valley Open Space which is not impacted by this change. The site sits below the existing residential therefore, reducing impacts to views.

**2. THE LAND USE MASTER PLAN MINIMIZES NOISE IMPACTS ON EXISTING AND PROPOSED ADJACENT AREAS.**

The mix of commercial and residential is not anticipated to result in excessive noise. The site sits below the grade of the existing residential and are set back 30' from the residential property lines.

**3. THE LAND USE MASTER PLAN UTILIZES FLOODPLAINS AND DRAINAGEWAYS AS GREENWAYS FOR MULTIPLE USES INCLUDING CONVEYANCE OF RUNOFF, WETLANDS, HABITAT, TRAILS, RECREATIONAL USES, UTILITIES AND ACCESS ROADS WHEN FEASIBLE.**

No such facilities exist or are proposed at this time.

**4. THE LAND USE MASTER PLAN REFLECTS THE FINDINGS OF A PRELIMINARY GEOLOGIC HAZARD STUDY AND PROVIDES A RANGE OF MITIGATION TECHNIQUES FOR THE IDENTIFIED GEOLOGIC, SOIL AND OTHER CONSTRAINED NATURAL AREAS.**

A geohazard is not required at this time.

**F. FISCAL:**

**1. A FISCAL IMPACT ANALYSIS AND EXISTING INFRASTRUCTURE CAPACITY AND SERVICE LEVELS ARE USED AS A BASIS FOR DETERMINING IMPACTS ATTRIBUTABLE TO THE MASTER PLAN. CITY COSTS RELATED TO INFRASTRUCTURE AND SERVICE LEVELS SHALL BE DETERMINED FOR A TEN (10) YEAR TIME HORIZON FOR ONLY THE APPROPRIATE MUNICIPAL FUNDS.**

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan Amendment.

**2. THE FISCAL IMPACT ANALYSIS DEMONSTRATES NO ADVERSE IMPACT UPON THE GENERAL COMMUNITY AND THE PHASING OF THE MASTER PLAN IS CONSISTENT WITH THE ADOPTED STRATEGIC NETWORK OF LONG RANGE PLANS THAT IDENTIFY THE INFRASTRUCTURE AND SERVICE NEEDS FOR PUBLIC WORKS, PARKS, POLICE, AND FIRE SERVICES.**

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan Amendment.

**3. THE COST OF ONSITE AND OFFSITE MASTER PLAN IMPACTS ON PUBLIC FACILITIES AND SERVICES IS NOT BORNE BY THE GENERAL COMMUNITY. IN THOSE SITUATIONS WHERE THE MASTER PLAN IMPACTS ARE SHOWN TO EXCEED THE CAPACITY OF EXISTING PUBLIC FACILITIES AND SERVICES, THE APPLICANT WILL DEMONSTRATE A MEANS OF INCREASING THE CAPACITY OF THE PUBLIC FACILITIES AND SERVICES PROPORTIONATE TO THE IMPACT GENERATED BY THE PROPOSED MASTER PLAN. MITIGATION OF ONSITE AND OFFSITE COSTS MAY INCLUDE, BUT IS NOT LIMITED TO, PLANNED EXPANSIONS TO THE FACILITIES, AMENDMENTS TO THE MASTER PLAN AND/OR SPECIAL AGREEMENTS RELATED TO CONSTRUCTION AND/OR MAINTENANCE OF INFRASTRUCTURE UPGRADES AND/OR SERVICE EXPANSIONS. ANY SPECIAL AGREEMENTS FOR MITIGATION OF ONSITE AND OFFSITE IMPACTS FOR PUBLIC IMPROVEMENTS, SERVICES AND**

**MAINTENANCE ARE SHOWN TO BE WORKABLE AND SUPPORTED BY FINANCIAL ASSURANCES. PREEXISTING AND/OR ANTICIPATED CAPACITY PROBLEMS NOT ATTRIBUTABLE TO THE MASTER PLAN SHALL BE IDENTIFIED AS PART OF THE MASTER PLAN REVIEW.**

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan Amendment.

**4. SPECIAL AGREEMENTS FOR PUBLIC IMPROVEMENTS AND MAINTENANCE ARE SHOWN TO BE WORKABLE AND ARE BASED ON PROPORTIONAL NEED GENERATED BY THE MASTER PLAN.**

Centennial Boulevard has previously been identified as the responsibility of the City. Any future improvements will be identified with future development plans.

**5. ANY PROPOSED SPECIAL DISTRICTS ARE CONSISTENT WITH POLICIES ESTABLISHED BY THE CITY COUNCIL.**

No special districts are proposed at this time.

**MAJOR AMENDMENT TO PUD CONCEPT PLAN**

An amendment to the MVS Centennial PUD Concept Plan is proposed to bifurcate this portion of the site from the PUD and to prepare a stand alone Concept Plan and to rezone the property to PBC. The Criteria for the new Concept Plan is provided below.

**CONCEPT PLAN REVIEW CRITERIA (SECTION 7.5.501)**

**A. 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 religious institution, commercial, and office uses are compatible to the residential and provide a range of job opportunities, services, and worship for the surrounding residential.. Potentially impactful uses have been prohibited. The site sits substantially below the grade of the residential subdivision and will be buffered by the 30' utility easement. Landscaping required at the development plan stage will provide additional buffering to the residential along the east.

**B. WILL THE PROPOSED DENSITY, TYPES OF LAND USES AND RANGE OF SQUARE FOOTAGES PERMIT ADEQUATE LIGHT AND AIR BOTH ON AND OFF THE SITE?**

The proposed uses are compatible with the surrounding mix of residential and commercial uses. Square footage, light, and air will be assessed with future development plans.

**C. 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 required landscaping will adhere to the proposed PBC zone and proposed prohibited uses.

**D. 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 proposed concept plan provides multiple access points for ingress and egress to distribute traffic on adjacent roadways.

**E. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING STREETS, UTILITIES, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES?**

The proposed development will not overburden the capacity of existing streets by offering multiple access points to the site. Residential is not proposed therefore there is no impact to schools. Utilities, parks, and other public facilities are not anticipated to be overburden from the change of use from residential to commercial.

**F. DOES THE PROPOSED DEVELOPMENT PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING PROPERTIES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?**

The area is primarily residential with a mix of commercial uses. The proposed commercial, office, and religious institution uses are compatible with the surrounding residential and provide a transition from the residential to the proposed Centennial corridor.

**G. 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?**

The existing residential is buffered from the proposed commercial, office, and residential uses by a 30' easement, and a grade separation. Future development plans will identify landscaping to provide additional buffering.

**H. 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 with all requirements for the zoning, subdivision, and applicable portions of PlanCOS.