

## **AVANTERRA: DEVELOPMENT PLAN**

### **PROJECT STATEMENT**

#### **DECEMBER 2021**

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**OWNER:**

BLACK FOREST COMMONS LLC  
6565 E WOODMEN RD  
COLORADO SPRINGS, CO 80923

**RADIANT CHURCH**

7478 BLACK FOREST RD  
COLORADO SPRINGS, CO 80923

**DEVELOPER:**

CONTINENTAL PROPERTIES  
W134 N8675 EXECUTIVE PARKWAY  
MENOMONEE FALLS, WI 53051

**CONSULTANT:**

N.E.S. INC.  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903  
719.471.0073

**SITE DETAILS:**

**TSN:** 5307001010, 5307001033, 5307001020, 5307000079

**Address:** 6565 E Woodmen RD

**Acreage:** 11.7 Acres

**Current Zoning:** A AO, PBC AO – Current rezone application to change to

**Current Use:** Vacant

## REQUEST

NES Inc. on behalf of Continental Properties requests approval of:

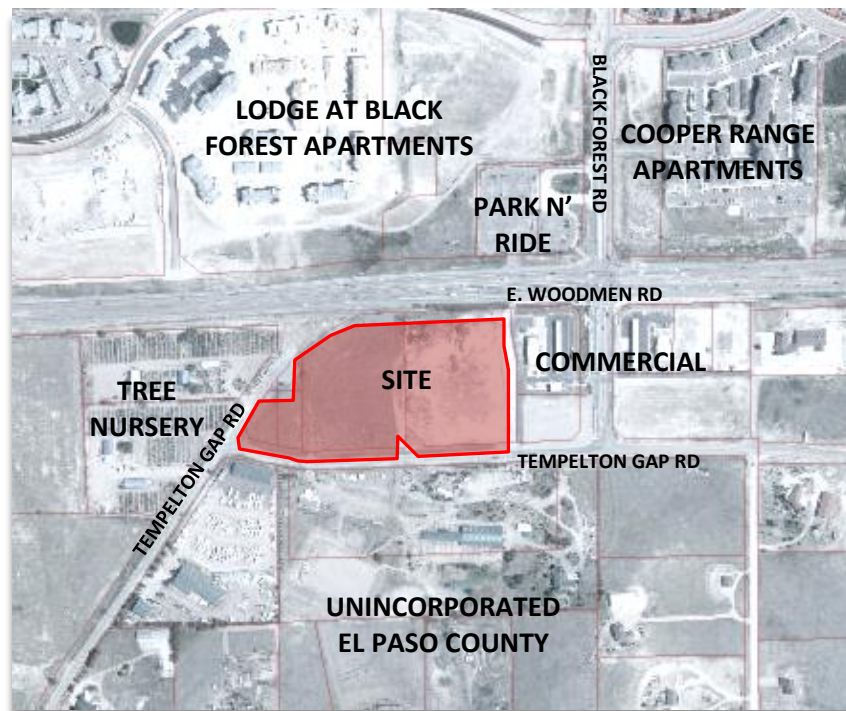
1. A Development Plan on 11.7 acres.

## LOCATION

The site is located southwest of the intersection E. Woodmen Rd and Black Forest Rd. Many of the adjacent parcels are planned for development, or undergoing construction, including several multifamily apartment communities. The site includes seven parcels comprising 11.7 acres. There are no existing buildings on the subject site.

## ZONING AND SURROUNDING CONTEXT

To the east of the site is a Circle K gas station and convenience store, and a vacant lot, both zoned commercial. To the south, across Templeton Gap Rd. is unincorporated El Paso County land that is zoned for agriculture and is currently contains agricultural uses including stables and greenhouses. The properties to the west are within El Paso County and a currently being used as a commercial plant nursery. To the north, across E. Woodmen Rd. is currently vacant land that is zoned PUD and planned for multi-family residential development, as well as a Park n' Ride.



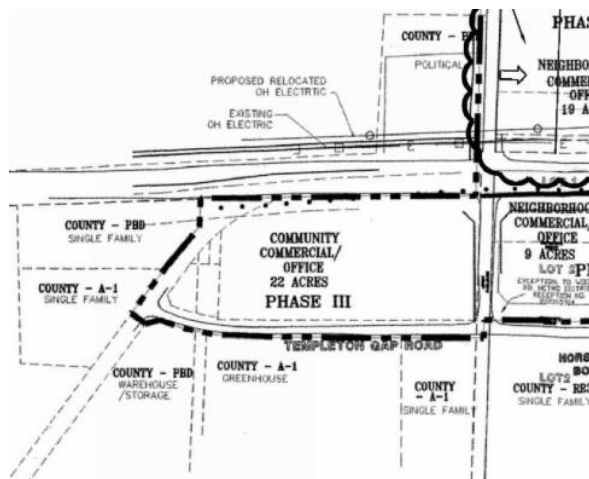
## PROJECT DESCRIPTION

### CURRENT APPLICATIONS: ZONE CHANGE, MASTER PLAN AMENDMENT, CONCEPT PLAN

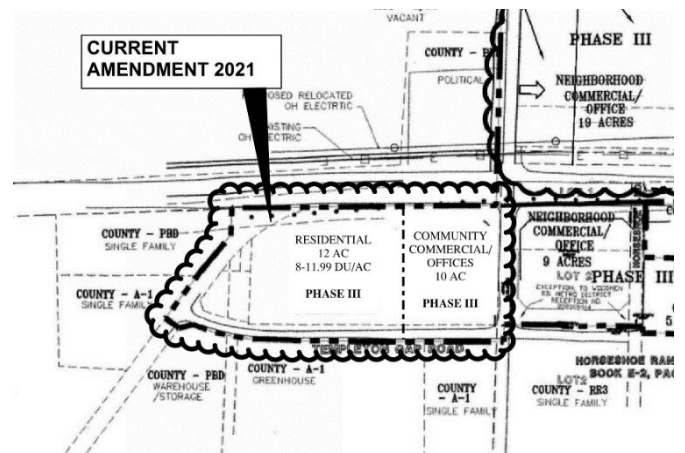
The applications for a zone change, master plan amendment, and concept plan will be on the consent calendar for City Council on January 11, 2022. This application was unanimously approved at Planning Commission. The zone change will change from A/AO & PBC/AO to PBC/AO on the entire site. Rezoning the entire property to PBC better reflects the future needs of the area and opens up a wider variety of permitted uses on the site, including multifamily residential as a conditional use.

Accompanying the Zone Change, an amendment to the still operative Woodmen Heights Master Plan is required. This amendment maintains ten acres of office/community commercial and redefines 12 acres as residential.

The concept plan identified the residential density for the 12-acre parcel will be 8-11.99 dwelling units per acre to facilitate the proposed multifamily development.



Current Master Plan



Proposed Amendment

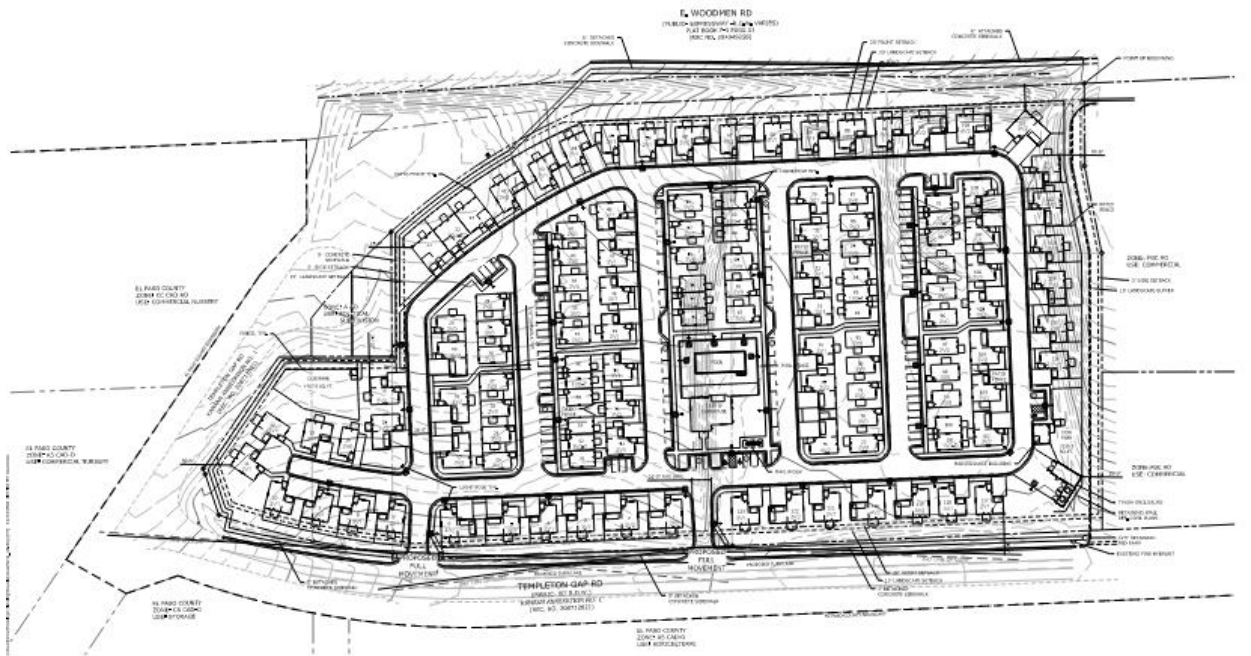
## DEVELOPMENT PLAN

As identified in the concept plan, a multifamily, for rent, residential development is proposed on this site with a maximum density of 11.99 units per acre. The proposed density is 10.45 dwelling units per acre.

The Development Plan shows a community of 123 units. This includes with 23 1-bedroom units, 37 2-bed units, and 63 3-4-bed units. These units will be for rent and will have a mix of affordability. Ample surface parking is provided. 224 parking spaces are required and 345 are provided at this proposed residential complex. Of these spots, 7 are ADA (7 required) and 4 are van accessible (1 required).

Additional site amenities shown on the Development Plan include a swimming pool, dog park, and clubhouse.

Access to the proposed new development areas will be via two full movement access points on Templeton Gap. Connection to E. Woodmen Rd. is provided via Black Forest Rd, immediately east of the site.



## PROJECT JUSTIFICATION

The Avanterra Development Plan addressed the Development Plan Review Criteria in Chapter 7.5.502 of the City Code as follows:

- 1. THE DETAILS OF THE USE, SITE DESIGN, BUILDING LOCATION, ORIENTATION AND EXTERIOR BUILDING MATERIALS ARE COMPATIBLE AND HARMONIOUS WITH THE SURROUNDING NEIGHBORHOOD, BUILDINGS AND USES, INCLUDING NOT-YET-DEVELOPED USES IDENTIFIED IN APPROVED DEVELOPMENT PLANS.**

The project proposes multi-family residential for rent development compatible with the lot size, building size, and orientation of surrounding residential development. The development is compatible with the multi-family developments to the north across E. Woodmen Rd and adjacent commercial properties.

**2. THE DEVELOPMENT PLAN SUBSTANTIALLY COMPLIES WITH ANY CITY- ADOPTED PLANS THAT ARE APPLICABLE TO THE SITE, SUCH AS MASTER PLANS, NEIGHBORHOOD PLANS, CORRIDOR PLANS, FACILITIES PLANS, URBAN RENEWAL PLANS, OR DESIGN MANUALS.**

**PLAN COS**

The site is located within an area denoted as a “new/developing area” on the PlanCOS Vision Map. E. Woodmen Rd. is a city priority corridor and smart corridor. The site is close to Powers Blvd., an intercity connector, and is in close proximity to Sand Creek. The Sand Creek Trail connects the area to multiple majestic landscapes including Stetson Hills Open Space.

The site is noted as a high area of change on the Plan COS Areas of Change Map, and a newer developing neighborhood on the Vibrant Neighborhoods plan.

PlanCOS goals, policies, and strategies that support this project include:

*Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.*

*Policy UP-4.A: Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.*

*Policy VN-1.A: Prioritize replicable, effective, and up-to-date neighborhood plans and programs for those areas with the most potential for change and need of direction*

*Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.*

*Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.*

The objective of the development plan, is to allow a multifamily residential use of the under-utilized parcels. This approach is consistent with the PlanCOS emphasis on infill and adapting to ever-changing market needs and demands.

PlanCOS also focuses on the importance of creating vibrant neighborhoods and providing diverse housing choices. Strategy VN-2.A-3 supports land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels. This project provides a mix of housing, all for rent, which immediately serves a range of demographic sectors and the needs of residents in the city.

### **WOODMEN HEIGHTS MASTER PLAN**

The master plan amendment currently under review proposes to amend 12 from Community Commercial/Office to Residential. The amendment to the Master Plan revises these land use designations as follows:

- Maintains 10 acres of Office/Community Commercial land uses in the area occupied by the existing Circle K and planned development south;
- Redefines 12 acres of Office/Community Commercial land uses as Residential

### **3. THE PROJECT MEETS DIMENSIONAL STANDARDS, SUCH AS BUT NOT LIMITED TO, BUILDING SETBACKS, BUILDING HEIGHT AND BUILDING AREA SET FORTH IN THIS CHAPTER, OR ANY APPLICABLE FBZ OR PUD REQUIREMENT.**

The proposed development meets all the dimensional standards of the R-5 Zone, including 20-foot building setbacks along E Woodmen Rd and Templeton Gap Rd, and a 5-foot building setback along the east property boundary. The proposed building height is a maximum of 30 feet, which is well below the maximum building height of 45' allowed in the R-5 Zone. The lot coverage of the residential buildings is 22%, which is significantly less than the 40% allowed in the R-5 zone.

### **4. THE PROJECT GRADING, DRAINAGE, FLOOD PROTECTION, STORMWATER QUALITY AND STORMWATER MITIGATION COMPLY WITH THE CITY'S DRAINAGE CRITERIA MANUAL AND THE DRAINAGE REPORT PREPARED FOR THE PROJECT ON FILE WITH THE CITY ENGINEERING DEPARTMENT.**

The plans for grading, drainage, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual. Please reference the Preliminary Grading Plan and Drainage Report prepared for the project and include with this submittal.

### **5. THE PROJECT PROVIDES OFF-STREET PARKING AS REQUIRED BY THIS CHAPTER, OR A COMBINATION OF OFF-STREET OR ON-STREET PARKING AS PERMITTED BY THIS CHAPTER.**

224 parking spaces are required and 345 are provided at this proposed residential complex. Of these spots, 7 are ADA (7 required) and 4 are van accessible (1 required).

### **6. ALL PARKING STALLS, DRIVE AISLES, LOADING/UNLOADING AREAS, AND WASTE REMOVAL AREAS MEET THE LOCATION AND DIMENSION STANDARDS SET FORTH BY THIS CHAPTER.**

The parking stalls, drive aisles, loading/unloading areas, and waste removal areas all meet the standards outlined in the city code. All parking stalls provided meet the City's dimensional standards. All access drives have a minimum width of 24'. Trash handling for Avanterra will be in an enclosure southeast portion of the site. Space for access by staff and the refuse hauler is provided. There are no loading areas.

**7. THE PROJECT PROVIDES LANDSCAPED AREAS, LANDSCAPE BUFFERS, AND LANDSCAPE MATERIALS AS SET FORTH IN THIS CHAPTER AND THE LANDSCAPE DESIGN MANUAL.**

The owner is responsible for landscape improvements and maintenance. Landscape setbacks and/or buffers are provided on all sides. A 15' landscape setback is provided along Templeton Gap Rd, and a 25-foot setback is provided along E Woodmen Road to the north. A 15-foot landscape buffer is provided along the east property line. A decorative fence is provided along the perimeter of the site.

**8. THE PROJECT PRESERVES, PROTECTS, INTEGRATES OR MITIGATES IMPACTS TO ANY IDENTIFIED SENSITIVE OR HAZARDOUS NATURAL FEATURES ASSOCIATED WITH THE SITE.**

There are no identified sensitive or hazardous natural features associated with the site.

**9. THE BUILDING LOCATION AND SITE DESIGN PROVIDE FOR SAFE, CONVENIENT AND ADA-ACCESSIBLE PEDESTRIAN, VEHICULAR, BICYCLE, AND APPLICABLE TRANSIT FACILITIES AND CIRCULATION.**

There are concrete sidewalks and pedestrian ramps surrounding the entire site, providing accessible access to the entire development. The full movement intersections provide 390-foot line of sight. The nearest bus stations are at the St Francis Medical Center and the Walmart Falcon. A Park-n-Ride facility is directly north of the development.

**10. THE NUMBER, LOCATION, DIMENSION AND DESIGN OF DRIVEWAYS TO THE SITE SUBSTANTIALLY COMPLY WITH THE CITY'S TRAFFIC CRITERIA MANUAL. TO THE EXTENT PRACTICABLE, THE PROJECT SHARES DRIVEWAYS AND CONNECTS TO DRIVE AISLES OF ADJOINING DEVELOPMENTS.**

The project complies with the City's Traffic Criteria Manual.

**11. THE PROJECT CONNECTS TO OR EXTENDS ADEQUATE PUBLIC UTILITIES TO THE SITE. AS REQUIRED BY COLORADO SPRINGS UTILITIES, THE PROJECT WILL EXTEND THE UTILITIES TO CONNECT TO SURROUNDING PROPERTIES.**

The project will extend and connect to existing utilities in place in the adjacent residential developments. Existing stormwater facilities and drainage will be accommodated and expanded on site. Please refer to the Utility Plans enclosed with the application packet.

**12. IF NECESSARY TO ADDRESS INCREASED IMPACTS ON EXISTING ROADWAYS AND INTERSECTIONS, THE PROJECT INCLUDES ROADWAY AND INTERSECTION IMPROVEMENTS TO PROVIDE FOR SAFE AND EFFICIENT MOVEMENT OF MULTI-MODAL TRAFFIC, PEDESTRIANS AND EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY'S TRAFFIC CRITERIA MANUAL, PUBLIC SAFETY NEEDS FOR INGRESS AND EGRESS AND A CITY ACCEPTED TRAFFIC IMPACT STUDY, IF REQUIRED, PREPARED FOR THE PROJECT.**

The developer is responsible to widen Templeton Gap Road in order to accommodate a center tow-way left-turn lane between the existing Circle K and the Intersection of Templeton Gap Road. The developer is also responsible for public improvements to include curb, gutter, and sidewalks along Woodmen Rd

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and Templeton Gap Road. The streets are designed to provide for adequate maneuvering and turn-around of passenger, multi-modal vehicles and emergency vehicles.

**13. SIGNIFICANT OFF-SITE IMPACTS REASONABLY ANTICIPATED AS A RESULT OF THE PROJECT ARE MITIGATED OR OFFSET TO THE EXTENT PROPORTIONAL AND PRACTICABLE. IMPACTS MAY INCLUDE, BUT ARE NOT LIMITED TO LIGHT, ODOR AND NOISE.**

The development is not anticipated to create excessive light, odor or noise.

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