

PROJECT STATEMENT

Re: Pony Park PUD Development Plan, Zone Change and Final Plat, TSN # 5331106079

January 9, 2019

The proposed application includes a PUD Zone Change, Development Plan and Final Plat applications which reflect the intention of developing the site for detached single-family lots (with a minimum lot size of 1,800 square feet). Given the location of the site, its access to a nearby park and school, and maintaining a harmonious connection to the existing homes adjacent to the property, we are proposing detached single-family homes similar in density to a neighboring subdivision across Peterson Road. The design submitted complies and is in conjunction with the Small Lot PUD Standards with how the units are accessed and serviced. Homes have their front doors accessed from the street, or a shared green space, which promotes the community feel and sense found today in older, more established neighborhoods. Garages are still provided, although accessed off the alley, along with the utilities and trash.

Prior land uses proposed for the property include strip retail and a gas station, land uses that according to traffic manuals and conventional wisdom, increase the intensity of traffic as well as overall volume of trips per day over a detached single-family home product. In addition, the proposed land use of 38 detached single-family homes also decrease other factors considered as nuisances to a neighborhood, including air and noise pollution.

Given all the information above, we believe the development will not only maintain the harmoniousness to the existing land uses, but to create site design that will be an attractive asset to the overall area.

The following are a couple of the primary goals of the soon-to-be adopted Comprehensive Plan, PlanCOS that directly :

- **Strategy TE-4.A-3:** *Support greenfield development that includes mixed-use, higher-density clusters, and quality design.*
- **Strategy SC-4.A-1:** Support a combination of density, infill, redevelopment, and design to reduce the rate of addition of pipeline and conductor miles that need to be maintained by Colorado Springs Utilities (CSU) or other entities.