

The Villas at Pony Tracks Summary

Purpose: Construct Multi-Family 4-plex Residential Units

The proposed Villas at Pony Tracks development is a 2.40-acre site. The project area is located between N. Carefree Circle to the north, Pony Tracks Drive to the south and west of Lot 2 of the Springs Ranch Baptist Church Filing No. 2 and east of Springs Ranch Subdivision No. 7, Lots 15, 16 and 27. Development will include ten (10) 4-plex dwellings, parking lot, and curb and gutter. x

This development is located at Lot 1 of Springs Ranch Baptist Church No. 2. The existing land is vacant.

The existing property is located at 3790 Pony Tracks Drive, Colorado Springs, CO 80922. Property is currently zoned PBC/CU/AO-Planned Business Center with Conditional use, Entitlement and Airport Overlay Zone. Property to the west is single family residential zoned R-1 and to the east is an existing structure being utilized by School District 49 and is zoned PBC, with an exemption for public schools

Required building setbacks are 25 ft from the side (west), 5 ft from the side (east), with rear setback (north) of 20 ft and front setback (south) of 20 ft.

Site access will be from N. Carefree Circle to the north and Pony Tracks Drive to the south. Cross lot access to Lot 2 of Springs Ranch Baptist Church Filing No. 2 will be eliminated with the proposed development. No ADA routes are proposed at this time.

Development is anticipated to commence in the Fall of 2020.