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November 9, 2022

Tamara Baxter
Colorado Springs | Planning and Development
30 S. Nevada Avenue, Suite 701
Colorado Springs, CO 80903

RE: CUDP-22-0004 – 4250 Rio Vista Drive – Rio Vista Townhomes – Development Plan

Dear Tamara,

Please find below our responses to the neighbor comment provided with the second review comments for the Rio Vista Townhomes Development Plan. To facilitate your review, we have included the original comments in standard font and have provided our responses in ***bold and italics***. Please do not hesitate to contact us should you have any questions or concerns relating to the submittal documents or comment responses.

Sincerely,
GALLOWAY

Jessica Greenough
Senior Civil Project Engineer
JessicaGreenough@GallowayUS.com

Neighbor Comments

I was sitting at the inordinately long signal at Chaparral/Rio Vista and Barnes, when I noticed the Development Proposal sign for a 94 Unit Multi Family Residential Development on the corner of Rio Vista and Barnes. The sign said Comments by: September 7 I'm curious as to WHEN this sign went up, because I could bet the farm it wasn't there the Saturday morning, 9/10. All I have to say is - you've got to be kidding. Another multi family building at this corner? The 200+ units going in just behind this parcel on Rio Vista is going to bring traffic to a standstill in this area. I'm very surprised that Traffic Engineering and the Fire Dept would sign off on the proposed use for this parcel. Please give consideration to an open space or small greenspace/park; that would be better suited for this parcel.
Thank you.

RESPONSE: Multi-family is listed as a conditional use in the PBC/AO (Planned Business Center with Airport Overlay) zone district. Conditional use approval criteria have been met as part of the proposed development, including those associated with the access improvements to site and the surrounding existing infrastructure. A traffic letter analyzing trip generation and assessing turn lanes was provided with the Development Plan. The letter indicates that the trip generation is negligible to the roadway network and existing infrastructure is adequate.