



William Guman & Associates, Ltd.

Bill Guman, PLA, ASLA, APA | Principal

Colorado Springs City Councilman 1993-2001

Colorado Springs Planning Commissioner 1992-1993

Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT COORDINATION

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9700

<http://www.gumanltd.com>

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
AMERICAN PLANNING ASSOCIATION



PROJECT STATEMENT – DEVELOPMENT PLAN

PROJECT NAME: Verde Commons

PROJECT ADDRESS: 3645 Verde Drive, Colorado Springs, CO

PARCEL TAX SCHEDULE NUMBER: 6427114001

LEGAL DESCRIPTION: Lot 6 Pikes Peak Park Sub No. 21 Colorado Springs.

NEAREST INTERSECTION/CROSS STREET: SW Corner of Verde Drive and Zebulon Drive

DEVELOPMENT DETAILS:

This 2.03-acre infill site in the southeast vicinity of the city is vacant and undeveloped. Current zoning is R5-AO, with a proposed zone change to PUD-Planned Unit Development. The owner wishes to develop the site as a 'Small Lot Planned Unit Development' in accordance with the city's Small Lot Planned Unit Developments Review Criteria and Guidelines (April 22, 2005). The Verde Commons development plan proposal provides for 13 total duplex units, or 26 paired/zero lot line single family residences (12.81 DU/AC gross density). Individual lots average 2,050 sq. ft. size with improved common/open space and substantial attractive landscaping.

Home products proposed for the development are paired/duplex style, each having a street-oriented single car attached garage and driveway. New homes provide for 800 finished livable sq. ft. on the main level and 900 finished livable sq. ft. on the upper level. Four units will include an additional 800 sq. ft. walk-out basement level to accommodate grading requirements (remaining homes are proposed as slab-on-grade construction). Each lot will be fully landscaped and irrigated, with each providing for 100 sq. ft. minimum rear yard private open space and usable private open space totaling 600 square feet or more as required by the Small Lot-PUD design guideline criteria. Internal streets are proposed as private, with on-street guest parking provided on adjacent Verde Drive and Zebulon Drive.

The proposed housing products, which are intended primarily for sale to first-time homebuyers, lends themselves well to entry-level/moderate pricing. Verde Commons is compatible with the existing surrounding Pikes Peak Park neighborhood of moderately priced single-family homes. It provides for a good transition between the recently-approved 137-unit Almagre Apartments on the east side of Zebulon Drive and adjacent single-family homes in Pikes Peak Park to the south and west of the site.

As an infill site, all existing city utilities will be extended to serve Verde Commons. All on-site maintenance of landscaping, internal streets, and homes will be provided by the Verde Commons Homeowners Association.

Justification: The proposed Verde Commons project seeks to provide affordable housing in Colorado Springs and El Paso County. It is the intention of this project to provide a price point which is achievable to first time home buyers. The decision to pursue PUD zoning (Small Lot Planned Unit Development street-oriented units) on the property was driven by this goal. The smaller lots and home footprints lend themselves well to the city's Small Lot Planned Unit Development Review Criteria and Guidelines and are a viable way of achieving a reasonable selling price for home purchase to first-time homebuyers and small families within the median income range of Colorado Springs.

The Development Plan for Verde Commons satisfies the criteria for a standard development – Development Plan Review Criteria:

- 1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, building and uses, including not-yet-developed uses identified in approved development plans. Verde Commons provides a compatible land use within the surrounding Pikes Peak Park area. The residential development fills a transitional residential opportunity between single family homes and multi-family apartments north of the site and Almagre multi-family proposed and approved to the east. In terms of scale and density, the project fills a middle ground in its design. Exterior building materials and color resemble those of surrounding homes.*
- 2. The development plan substantially complies with any City-adopted plans that are applicable to the site, such as master plans, corridor plans, facilities plans, urban renewal plans, or design manuals. **Noted. The development complies with any City-adopted plans, including those listed above. Specific compliance was made regarding the development as a Small Lot Planned Unit Development, as detailed in that City of Colorado Springs publication.***
- 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. **Noted. Dimensional standards, including building height, setbacks, building area are all met. These site constraints have been detailed on the Development Plan Cover of the Development Plan Set under "Site Data".***
- 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 project grading, drainage flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and drainage report prepared for the project on file with the City Engineering Department. All comments provided by Storm Water Engineering (SWENT), or its assigned reviewers have been addressed by the civil engineering consultants.***
- 5. The project provides off-street parking as required by this chapter, or a combination of off-street parking as permitted by this chapter. **The project provides off street-parking via six (6) parking spaces along Verde Drive and seven (7) spaces along Zebulon Drive. This exceeds the requirement for guest parking spaces on the project, as only seven (7) spaces are required for the thirteen (13) building units.***
- 6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter. **Dimensions and locations provided by this chapter have been met on the project.***
- 7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual. **The project has been reviewed by the City Landscape Architect, and we have addressed review comments. The project meets open space requirements, as well as landscaping within the required landscape setbacks for street frontage. Due to site constraints around the southern and western property lines (existing utility easements), buffer landscaping was shown as augmented landscape along the northern and eastern streetside exposures. Additionally, we have prepared an alternative compliance application regarding relief for landscape along the south and west.***

8. *The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site. **The project site is largely open land with a few scrub-type trees of little note. No hazardous or sensitive features are present on site.***
9. *The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation. **The site is pedestrian and bicycle friendly, with approved ADA ramps at all corners. A five foot sidewalk is proposed parallel to Verde Drive and Zebulon Drive to tie into existing and proposed sidewalks.***
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 design of the residential driveways substantially complies with the City's Traffic Criteria Manual. There is a single point of egress to Verde Drive and two points of egress onto Zebulon Drive.***
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 tie into existing utilities adjacent to the site. The locations are shown on the utility plan sheet.***
12. *If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection movements 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. **Traffic engineering has found that the provided Traffic Impact Analysis is acceptable. Minor requirements have been provided on our plans.***
13. *Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and predictable. Impacts may include, but are not limited to light, odor and noise. **The project is residential in nature and is adjacent to residential areas. No impact of consequence is anticipated regarding light, odor or noise. Street lighting is provided on site for safety and visibility and a photometric plan identifies the locations. There will be minimal offsite impact.***

The Development Plan for Verde Commons satisfies the following zoning criteria for Small Lot Planned Unit Developments – Review Criteria and Guidelines:

7.3.101: PURPOSE:

A. *The purposes of this part are to:*

1. *Provide neighborhoods for residential living with a broad range of dwelling unit densities and development types consistent with the Comprehensive Plan and its standards for public health, safety, welfare and aesthetics.*
2. *Facilitate efficient provision of streets, utilities and municipal services which will minimize traffic congestion and avoid overloading public services and utilities.*
3. *Achieve a compatible land use relationship with the surrounding area which will protect residential neighborhoods from excessive noise, illumination, smoke, and odor.*
4. *Encourage a high quality of design in new development.*

Verde Commons provides new infill development in the established Pikes Peak Park subdivision. Homes proposed are planned as paired single-family (e.g., duplex), which will offer a good transition from the existing multi-family apartments located north of the site on Verde Drive, multi-family apartments east of the site on Zebulon Drive, and single-family residences south and east of the site. It is a compatible land use with the surrounding Pikes Peak Park area. Professionally designed new homes specifically planned for Verde Commons will provide for high quality new development.

7.3.603: ESTABLISHMENT AND DEVELOPMENT OF A PUD ZONE:

- A. *A PUD Zone District may be established upon any tract of land held under a single ownership or under unified control, provided the application for the establishment of the zone district is accompanied by a PUD concept plan or PUD development plan covering the entire zone district which conforms to the provisions of this part.*

The property to the east of the Verde Commons development is also a PUD zoning (specifically, PUD A0), so this infill has a similar adjacent use. It is a single-ownership tract of land (Verde Commons, LLC).

7.3.607 REVIEW CRITERIA FOR DEVELOPMENT PLAN:

- A. *A development plan for land within a PUD zone shall be approved if it substantially conforms to the approved PUD plan and the development plan review criteria listed below. The standards and other requirements set forth in a development agreement may be used to demonstrate compliance with development plan review criteria. An application for a development plan shall be submitted in accord with requirements outlined in article 5, part 2 and part 5 of this chapter. Unless otherwise specified by a development agreement, the project shall be vested by the development plan in accord with section 7.9.101 and subsection 7.5.504C2 of this chapter.*

Sections 7.3.607 A through 7.3.607 I are specifically satisfied by this rezone request to PUD.

- 7.3.607A: *Consistency with City Plans: Is the proposed development consistent with the Comprehensive Plan or any City approved master plan that applies to this site?*
- 7.3.607B: *Consistency with Zoning Code: Is the proposed development consistent with the intent and purposes of this Zoning Code?*
- 7.3.607C: *Compatibility of the Site Design with the Surrounding Area:*
1. *Does the circulation plan minimize traffic impact on the adjacent neighborhood?*
 2. *Do the design elements reduce the impact of the project's density/intensity?*

Although Verde Commons will provide for higher density residential development, design elements of the property, including landscaped setbacks, varied architectural elevations and veneers, and site landscaping throughout help to reduce the impact of the project's density.

- 7.3.607 C 2: *Architectural Guidelines:*
- Small lot PUDs require careful attention to architectural detail. The following are recommended design elements to mitigate the effect of higher density and uniformity.*
- a) *Facades that face the street or greenway should be articulated and detailed to create architectural interest.*
 - b) *Diverse architecture to avoid monotony.*
 - c) *Variety in building placement (that promotes privacy).*
 - d) *Building entries that front open areas or courtyards.*
 - e) *Bay windows (oriented away from closely adjoining units).*
 - f) *Building and roof plane articulation.*
 - g) *Street oriented units; 6' or larger tree lawns with street trees provided (each frontage should include a minimum average planting of one tree per lot).*
3. *Is placement of buildings compatible with the surrounding area.*
 4. *Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development?*
 5. *Are residential units buffered from arterial traffic by the provision of adequate setbacks, grade separation, walls, landscaping and building orientation?*

Attractive contemporary detailed elevations of new dwelling units to be constructed at Verde Commons which have been professionally planned and design specifically for this Small Lot PUD community are provided with this submittal. The architectural design of proposed units address and satisfy Guidelines 7.3.607. C.2. a-g.

Proposed landscaping is designed to provide privacy and to buffer the Verde Commons from adjoining properties. Adequate and attractively landscaped setbacks are proposed. A “tot lot,” or pocket park is centrally located within the project for use by residents.

Verde Commons is located only 575’ feet (completely accessible by sidewalk) to the city’s Leon Young Sports Complex on Verde Drive.

7.3.607.D. Traffic Circulation

- 1. Is the circulation system designed to be safe and functional and encourage both on and off-site connectivity?*
- 2. Will the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?*

Streets proposed for Verde Common are all designated as “private.” Circulation is designed to afford safe connectivity to Verde Drive on the north and Zebulon Drive on the south. Logical, safe, and convenient vehicular access is provided to facilities within the project, and “cut-through” traffic is minimized.

7.3.607 G.1. For Street Oriented Units:

“Four foot detached sidewalks or five foot attached sidewalks should be included along streets.”

Five-foot attached sidewalks are provided throughout Verde Commons. Pedestrian walkways are functionally separated from vehicular ways and located in areas that are not used by motor vehicles.

7.3.607.I. 1. a. Private Open Space

- 1. Not less than 600 s.f. of usable private open space should be provided per unit with the following exception: 300 s.f. of private open space per unit may be provided if the unit is adjacent to a greenway, common courtyard, or common open space/ recreation area.*
- 2. Private open space areas should have a minimum of 100 s.f. (except porches with 50 s.f. min area) and a minimum dimension of 10’ for usable side yards or patios, 5’ for porches, and 15’ minimum yard dimension for yard area counted toward private open space.*
- 4. For street-oriented units, the private open space areas (except porches) should not be located on the street side of the unit.*
- 5. Covenants, Conditions and Restrictions (CC&Rs) should provide for HOA or District maintenance of all private streets and common areas.*

Verde Commons provides for a minimum 600 s.f. usable private space per unit (unique hatch symbol and s.f. area is indicated for each lot). No private open space is located on a street side of the unit. An HOA (Verde Commons Homeowners Association) will

provide for maintenance of all private streets and landscaped areas within the project site.

ADDITIONAL DEVELOPMENT PLAN DESIGN CRITERIA:

- **A six-foot tall decorative concrete wall is proposed on the property to provide privacy and enclosure and to buffer the site from Verde Drive and Zebulon Drive traffic to the north and east. The Development Plan submittal includes detailed building indicating all elevations and veneers for building material, dimensions and roof pitch.**
- **Traffic impact of the project should be minimal, with a single point of egress on Verde Drive and one on Zebulon Drive. A driveway that accesses two duplexes (e.g., four total dwelling units) is also proposed for Zebulon Drive.**
- **Parking is largely accommodated on a “per lot” basis, with a single car attached garage plus driveway parking. Additional common guest parking is provided on Verde Drive and Zebulon Drive.**
- **Pedestrian circulation within the site is provided by a 5’ attached sidewalk which fronts each home and flanks the entrance drive out to Verde Drive and Zebulon Drive.**
- **A preliminary landscape plan is provided and features plant material requiring minimal water use, in keeping with xeric philosophy. All lots are to be fully landscaped by the developer and maintained by the Verde Commons HOA.**
- **All building setbacks and dimensional standards, parking spaces, drive aisles and architectural constraints required by the PUD are addressed and have been planned in accordance with the Small Lot Planned Unit Developments Review Criteria and Guidelines.**
- **Project grading, drainage, floodway protection, stormwater quality and stormwater mitigation comply with the City’s Drainage Criteria Manual. On-site water detention is provided in the southwest portion of the site, and has been designed in conjunction with an existing runoff outlet easement recorded by the city (information pertaining to this easement appears on the Preliminary Grading and Drainage Plan. The project engineer of these systems have been in communication with City Engineering staff to ensure compliance. As part of the plan set, sheets are included which specifically address grading criteria.**
- **The project area includes no sensitive or hazardous natural features. Similarly, there is no separate mineral estate owner(s) on the property according to the assistant recording manager of El Paso County Clerk and Recorder.**
- **The design of the subdivision accommodates a pedestrian friendly environment, with all lots served by a sidewalk. The internal private road classification deters from the use of the community as a potentially higher speed connector. A centrally located open space play area will be developed as a pocket park or tot lot.**
- **Each duplex residence is accessed by a driveway. The driveway is a single slab which fills the width of the building, with half the pad used by one unit, and the other by the neighbor. It complies with the traffic criteria manual (4.5 residential sight distance).**

- **Verde Commons will connect to existing public utilities (water, sewer, electric and gas) along Verde Drive and Zebulon Drive. Colorado Springs Utilities shall make the final determination of these connections, so they may not be as indicated on the Preliminary Utility Plan that accompanies this submittal. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities line extension and service standards).**
- **A traffic technical memorandum has been composed by a professional transportation engineer and provided separately.**

END.