
ENCLAVES AT MOUNTAIN VISTA EAST – ZONE CHANGE, MASTER PLAN AMENDMENT AND CONCEPT PLAN

PROJECT STATEMENT

FEBRUARY 2022

OWNER:

AE BARNES III LLC (5300000714, 5300000735)
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DENVER, CO 80206-4439

BHL NO 2 LLC (5300000629)
111 S. TEJON ST. STE 222
COLORADO SPRINGS, CO 80903

CHALLENGER COMMUNITIES LLC (5300000715)
8505 EXPLORER DT #250
COLORADO SPRINGS, CO 80920

APPLICANT:

CHALLENGER COMMUNITIES
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CONSULTANT:

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SITE DETAILS:

TSN: 5300000629, 5300000714, 5300000735,

ADDRESS: N Marksheffel Rd, Graphite Dr

ACREAGE: 185.8 AC

CURRENT ZONING: PUD PK SS AO, PUD R5/CR R1-6 SS AO, R5/CR PBC/CR R1-6 PU, PUD PK SS AO

CURRENT USE: Agricultural

REQUEST

N.E.S. Inc on behalf of Challenger Communities requests approval of the following applications:

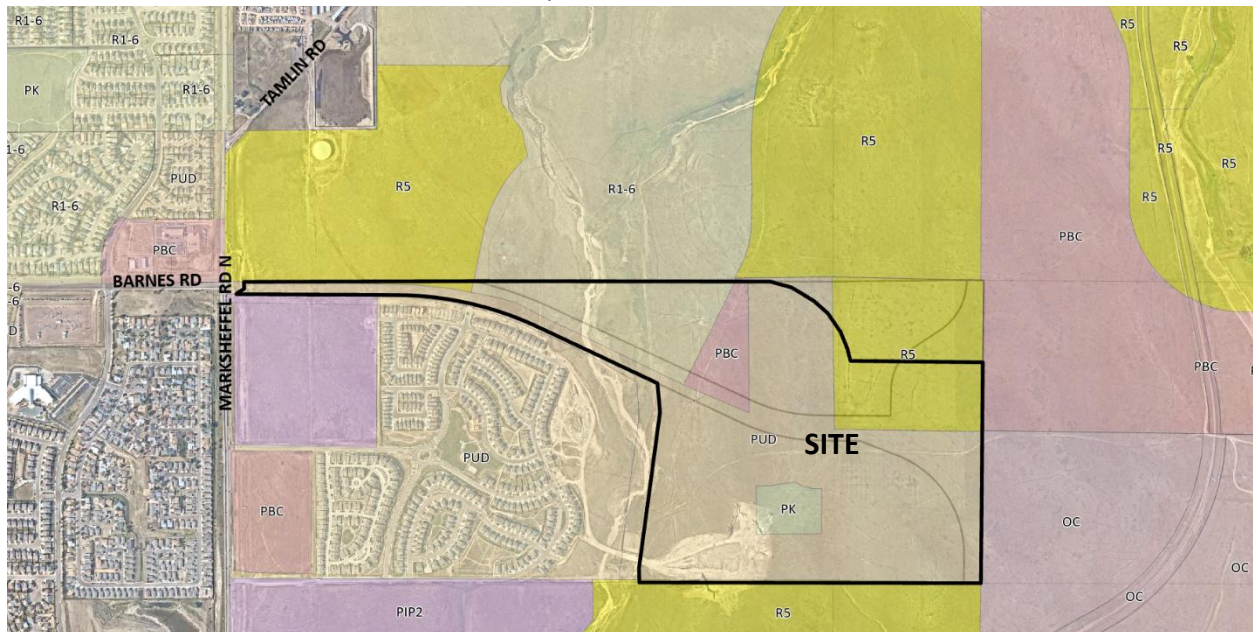
1. Zone Change
2. Amendment to the Banning Lewis Ranch Master Plan for Enclaves at Mountain Vista East
3. Concept Plan

The proposal for the Zone Change, Master Plan Amendment and Concept Plan is to address a revised use and appropriate zoning for 185.8 acres. Currently, the proposed 185.8 acres site is vacant agricultural land. The current application is consistent with the adjacent land uses and recent master plan amendments both with the past Enclaves at Mountain Vista and recent Freestyle at Banning Lewis Ranch. The proposal is intended to strengthen compatibility between zoning districts and land use designations seen in the area.

Enclaves at Mountain Vista East, a sub area of the Banning Lewis Master Plan (BLR), is a Master Planned PUD development that intends to create an urban density development that refines and strengthens the larger BLR development context. The Enclaves at Mountain Vista East Master Plan will promote and implement increased opportunities for future planned corridors that create functional connections to additional housing opportunities, parks, open space and neighborhood level shopping and services.

LOCATION

The property is located directly southeast of the Barnes Road and Marksheffel Intersection adjacent to the recent Enclaves at Mountain Vista development.



ZONING CONTEXT

Below is break down of the surrounding zone districts and current uses.

DIRECTION	ZONE	USE
North	R5; R1-6	Vacant
East	OC; PBC	Vacant
South	R5	Vacant
West	PUD	Residential

ZONE CHANGE

The Zone Change application is a request to change the current zoning of PUD PK SS AO, PUD R5/CR R1-6 SS AO, and R5/CP PBC/CR R1-6 PU to mixed used PUD zone that supports both commercial and residential development. The proposed zone request is to accommodate a mix of uses that specifically aims to largely accommodate medium density residential, a portion of high density residential, commercial, and parks and open space. The zone change intends to create increased compatibility between the zone districts and land uses and establish proper district standards supportive of the growth seen in this developing area.

MASTER PLAN AMENDMENT & CONCEPT PLAN

The proposal for the Enclaves at Mountain Vista East Master Plan and Concept Plan intend to continue a direction seen with past applications for the Enclaves at Mountain Vista, located west of sand creek and look to a new continued development effort east of sand creek. Supportive Master Plan Amendments and Concept Plans address the use designations and general land use patterns proposed. The land use designations represent both a residential and commercial use as noted. The eastern portion of the property will continue to propose a residential use designation that is consistent with the adjacent parcel in regards to density at 3.5-7.99du/ac. North of the Barnes Road realignment, commercial and residential high density is proposed (12-24.99 du/ac). The proposed Barnes realignment added more space south of the realignment. This space will be designated consistent with past land use applications in past for the original Enclaves at Mountain Vista as residential (3.5-7.99 du/ac), open space, and future commercial for the new Enclaves at Mountain Vista East portion of the proposal. The school site has been relocated and its new location is not a part of this project as the district intends to identify sites consistent with future needs and dedications in the overall Banning Lewis Master Planned area. With the realignment of the roads, the open space has slightly shifted.

PROJECT JUSTIFICATION

ACCESS

Currently, access is proposed off of future Barnes Road and a future collector road. Access points to the adjoining Enclaves at Mountain Vista are noted as opportunities in the future but will be determined for access needs with future applications. The future collector offers access points into the proposed single family PUD concept area on the southeastern property half and on the southwestern higher density residential site. This road will be built as $\frac{3}{4}$ movement intersection with acceleration and deceleration lanes provided on Marksheffel. Barnes Road will have one direct access full movement intersection at the northerly property boundary. Design Plans and early alignment discussions are taking place for Barnes Road that would provide the noted access in the future. In addition, discussions related to Marksheffel improvements are noted as being a part of the PPRTA 3 Capital Projects funds. Future applications for Development Plans will need to address background traffic estimates and related trip generation as land uses are further defined and site development sought for entitlement. At this time requests for revised zoning and land use designations are all that are being proposed for approvals. Proper public access for all future lots can be provided on all sides of development with a future full movement intersection proposed at Barnes Road.

COMPATIBILITY/TRANSITIONS: The site is surrounded by residential development, or vacant land zoned or planned for residential. To the north is vacant land zoned for residential. To the west are various Enclaves at Mountain Vista filings. To the south is vacant land. To the east is vacant land planned for residential. All of these areas are a part of the Banning Lewis Ranch Master Plan.

PUD CONCEPT PLAN REVIEW CRITERIA (SECTION 7.3.605)

A. IS THE PROPOSED DEVELOPMENT PATTERN CONSISTENT WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN (INCLUDING THE INTERMODAL TRANSPORTATION PLAN AND THE PARKS, RECREATION AND TRAILS MASTER PLAN)?

The site is designated as a “Future Neighborhood” on the PlanCOS Vision Map and designated as a “high area of change” on the PlanCOS Areas of Change map, which highlights areas expected to have the most potential for land use changes, including vacant land. It is an area that will be considered a part of the future Banning Lewis Ranch future neighborhood typology. On the thriving economy map, Spinoffs and startups are expected adjacent to the site. The proposed application in additional implements or refines a development direction consistent with recent applications and the larger Banning Lewis Ranch Master Plan. The proposed applications are supportive of the Goals and Policies from PlanCOS as noted below:

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-1.A-2: Amend zoning and subdivision regulations, as necessary, to implement Neighborhood Plans (e.g. redistricting, new zoning or design overlays, and/or changes to dimensional requirements).

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

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.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.

Strategy VN-3.C-1: Assign land use designations and implement zoning to support and facilitate neighborhood activity centers within walking or biking distance of residential area.

The proposed applications are supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate neighborhoods that have impact from growth in the area.

B. ARE THE PROPOSED USES CONSISTENT WITH THE COMPREHENSIVE PLAN, AS AMENDED?

The proposed uses include single family medium density, multi-family, commercial, and parks and open space. These uses are in support of the comprehensive plan, as outlined above.

C. IS THE PROPOSED DEVELOPMENT CONSISTENT WITH ANY CITY APPROVED MASTER PLAN THAT APPLIES TO THE SITE?

A part of this application is an amendment to the Banning Lewis Ranch Master Plan. The current application is consistent with the adjacent land uses and recent master plan amendments. See criteria below for the master plan amendment.

D. IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE INTENT AND PURPOSES OF THIS ZONING CODE?

The PUD Concept Plan request is consistent with the intent and purposes of the City Zone Code and refines a past zoning direction consistent with past land use and zoning designations.

E. DOES THE DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING OR PLANNED LAND USES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?

The PUD Concept Plan provides a development pattern that supports the need for housing and complements the existing development in the surrounding area. The majority of the property and its surroundings have been vacant for many years.

F. DOES THE DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROVIDE AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON SITE AND OFF SITE?

The existing Enclaves at Mountain Vista have a density of 3.5-7.99 DU/acre. Housing of a similar density is proposed adjacent to this site. The collector road that is in between the current residential

and this future site is buffered with open space. The proposed commercial area is adjacent to Barnes Road and buffered from residential with future open space. The other proposed commercial and residential high density area is at the intersection of Barnes Road and Banning Lewis Parkway.

G. DOES THE NONRESIDENTIAL DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROMOTE INTEGRATED ACTIVITY CENTERS AND AVOID LINEAR CONFIGURATIONS ALONG ROADWAYS?

The commercial areas and open space are uniquely configured to avoid linear configurations along the roadways.

H. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY?

The permitted uses are compatible with the development type. Some uses, as defined by the PUD Concept Plan, have been prohibited to occur within this project. The max building heights under the proposed PUD Concept Plan are consistent adjacent sites. The bulk requirements will be addressed with each site-specific development and comply with the PUD Concept Plan. Landscape will be addressed with each site-specific development and comply with the City of Colorado Springs landscape standards.

I. DOES THE PUD CONCEPT PLAN PROVIDE ADEQUATE MITIGATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES)?

As noted above, parks and open space provides adequate buffering between commercial and residential areas for proper transitional context.

J. DOES THE PUD CONCEPT PLAN ACCOMMODATE AUTOMOBILE, PEDESTRIAN, BICYCLE AND TRANSIT MODES OF TRANSPORTATION AS APPROPRIATE, TAKING INTO CONSIDERATION THE DEVELOPMENT'S PRIMARY FUNCTION, SCALE, SIZE AND LOCATION?

The PUD Concept Plan accommodates all modes of pedestrian and transportation mobility. The streets will be designed to include multi-modal sidewalks.

K. DOES THE PUD CONCEPT PLAN INCLUDE A LOGICAL HIERARCHY OF PERIMETER AND INTERNAL ARTERIAL, COLLECTOR AND LOCAL STREETS THAT WILL DISPERSE DEVELOPMENT GENERATED VEHICULAR TRAFFIC TO A VARIETY OF ACCESS POINTS AND WAYS, REDUCE THROUGH TRAFFIC IN ADJACENT RESIDENTIAL NEIGHBORHOODS AND IMPROVE RESIDENT ACCESS TO JOBS, TRANSIT, SHOPPING AND RECREATION?

Currently, access is proposed off of future Barnes Road and the existing Marksheffel Road intersection. Access points to the adjoining developments north and south of the development are noted as opportunities in the future to strengthen access needs with subsequent applications. Future Banning Lewis Parkway will provide additional access opportunities seen vital to development in the area but no relied on for the current proposal. Barnes Road will have one direct access full movement intersection at the northerly property boundary. Design Plans and early alignment discussions are taking place for Barnes Road that would provide the noted access in the

future. In addition, discussions related to Marksheffel improvements are noted as being a part of the PPRTA 3 Capital Projects funds. Future applications for Development Plans will need to address background traffic estimates and related trip generation as land uses are further defined and site development sought for entitlement. At this time requests for revised zoning and land use designations are all that are being proposed for approvals. Proper public access for all future lots can be provided on all sides of development with a future full movement intersection proposed at Barnes Road.

L. WILL STREETS AND DRIVES WITHIN THE PROJECT AREA BE CONNECTED TO STREETS OUTSIDE THE PROJECT AREA IN A WAY THAT MINIMIZES SIGNIFICANT THROUGH TRAFFIC IMPACTS ON ADJACENT RESIDENTIAL NEIGHBORHOODS, BUT STILL IMPROVES CONNECTIVITY, MOBILITY CHOICES AND ACCESS TO JOBS, SHOPPING AND RECREATION?

Internal streets within the area will connect to Barnes Road and other roads in a logical way in future development applications.

M. DOES THE PUD CONCEPT PLAN PROVIDE SAFE AND CONVENIENT VEHICLE AND PEDESTRIAN CONNECTIONS BETWEEN USES LOCATED WITHIN THE ZONE DISTRICT, AND TO USES LOCATED ADJACENT TO THE ZONE DISTRICT OR DEVELOPMENT?

Vehicle and pedestrian connection between the uses will be further analyzed as future development occurs. Pedestrian connections will be provided by sidewalks.

N. WILL ADEQUATELY SIZED PARKING AREAS BE LOCATED TO PROVIDE SAFE AND CONVENIENT ACCESS, TO AVOID EXCESSIVE PARKING RATIOS AND AVOID EXCESSIVE EXPANSES OF PAVEMENT?

Parking requirements will be addressed with each development and comply with parking standards established by the Zoning Code for each use type.

O. ARE OPEN SPACES INTEGRATED INTO THE PUD CONCEPT PLAN TO SERVE BOTH AS AMENITIES TO RESIDENTS/USERS AND AS A MEANS FOR ALTERNATIVE TRANSPORTATION MODES, SUCH AS WALKING AND BIKING?

There is 24.75 acres of park and open space proposed in this PUD concept plan, which will provide amenities, and means of alternative transportation.

P. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED STREETS, UTILITIES AND OTHER PUBLIC FACILITIES?

The proposed development should not overburden utilities or public facilities. Supportive Master Facility plans and Master Development Drainage Plans are provided to aid in the needed capacities of future facilities and development of such.

Q. ARE THE AREAS WITH UNIQUE OR SIGNIFICANT NATURAL FEATURES PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT?

There is a Sand Creek East Fork Sub tributary that flows southerly adjacent to the site. This is being channelized, and will be an area of open space/drainage. This development area is not within a designated FEMA floodplain as determined by the flood insurance rate map, community panel number 08041C0543G, effective December 7, 2018.

ZONE CHANGE CRITERIA (SECTION 7.5.603.B)

1. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.

The proposed Zone Change to PUD will not be detrimental to the public interest, health, safety, convenience or general welfare. The proposed zone request is to accommodate a mix of uses that specifically aims to accommodate medium density residential, commercial, and parks and open space. The zone change intends to create increased compatibility between the zone districts and land uses and establish proper district standards supportive of the growth seen in this developing area.

2. THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.

The proposal is consistent with the comprehensive plan, as described in the PUD Concept Plan Criteria.

3. WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.

A part of this application is an amendment to the Banning Lewis Ranch Master Plan and supportive of the recent Enclaves at Mountain Vista sub area plan. The current application is consistent with the adjacent land uses and recent master plan amendments. See criteria below for the master plan amendment.

4. FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)

No MU Zone district exists on this site nor is one proposed.

MASTER PLAN AMENDMENT REVIEW CRITERIA (SECTION 7.5.408)

A. COMPREHENSIVE PLAN: THE COMPREHENSIVE PLAN IS THE CONTEXT AND BENCHMARK FOR THE ASSESSMENT OF INDIVIDUAL LAND USE MASTER PLANS. THE PROPOSED LAND USE MASTER PLAN OR THE AMENDMENT CONFORMS TO THE POLICIES AND STRATEGIES OF THE COMPREHENSIVE PLAN.

The amendment is supportive of the PlanCOS goals of future neighborhoods, as outlined in the concept plan review criteria.

B. LAND USE RELATIONSHIPS:

- 1. THE MASTER PLAN PROMOTES A DEVELOPMENT PATTERN CHARACTERIZING A MIX OF MUTUALLY SUPPORTIVE AND INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES WITH A NETWORK OF INTERCONNECTED STREETS AND GOOD PEDESTRIAN AND BICYCLE CONNECTIONS.**

The proposal is consistent with the character of the development pattern seen in this area and integrates uses that increase the already established access connections and incorporates mutually supportive and diverse commercial and residential areas for increased access to goods and services.

- 2. ACTIVITY CENTERS ARE DESIGNED SO THEY ARE COMPATIBLE WITH, ACCESSIBLE FROM AND SERVE AS A BENEFIT TO THE SURROUNDING NEIGHBORHOOD OR BUSINESS AREA. ACTIVITY CENTERS ALSO VARY IN SIZE, INTENSITY, SCALE AND TYPES OF USES DEPENDING ON THEIR FUNCTION, LOCATION AND SURROUNDINGS.**

Appropriately scaled commercial activity centers are proposed with the commercial land use designation.

- 3. THE LAND USE PATTERN IS COMPATIBLE WITH EXISTING AND PROPOSED ADJACENT LAND USES AND PROTECTS RESIDENTIAL NEIGHBORHOODS FROM EXCESSIVE NOISE AND TRAFFIC INFILTRATION.**

The land use pattern is compatible, and mutually beneficial for surrounding uses. These uses will not be detrimental to excessive noise and traffic infiltration.

- 4. HOUSING TYPES ARE DISTRIBUTED SO AS TO PROVIDE A CHOICE OF DENSITIES, TYPES AND AFFORDABILITY.**

The proposed development is single family detached housing.

- 5. LAND USE TYPES AND LOCATION REFLECT THE FINDINGS OF THE ENVIRONMENTAL ANALYSIS PERTAINING TO PHYSICAL CHARACTERISTICS WHICH MAY PRECLUDE OR LIMIT DEVELOPMENT OPPORTUNITIES.**

The tributary is the only environmental constraint, and this will be channelized open space and is not limiting to the development.

- 6. LAND USES ARE BUFFERED, WHERE NEEDED, BY OPEN SPACE AND/OR TRANSITIONS IN LAND USE INTENSITY.**

Open space buffers the residential spaces from the roadways and commercial areas.

- 7. LAND USES CONFORM TO THE DEFINITIONS CONTAINED IN SECTION [7.5.410](#) OF THIS PART.**

Noted uses are consistent with the definitions of the Zoning Code.

C. PUBLIC FACILITIES:

- 1. THE LAND USE MASTER PLAN CONFORMS TO THE MOST RECENTLY ADOPTED COLORADO SPRINGS PARKS, RECREATION AND TRAILS MASTER PLAN.**

Yes, no master planned trails within this area. Future parkland dedications and fees to be provided with subsequent applications, consistent with below.

PARK LAND DEDICATION

	DU/AC RANGE	UNIT NO. ESTIMATE	PARKS ORDINANCE CATEGORY	LAND DEDICATION FORMULA	PARKS LAND DEDICATION (AC)
RM	3.5-7.99	749	2-4 units per structure	2.10 x 5.5/1000	9
RH	12-24.99	208	20-49 units per structure	1.75 x 5.5/1000	2
TOTAL		957			10.7
					45% to Neighborhood Parks 4.8
					55% to Community Parks 5.9

2. RECREATIONAL AND EDUCATIONAL USES ARE SITED AND SIZED TO CONVENIENTLY SERVICE THE PROPOSED POPULATION OF THE MASTER PLAN AREA AND THE LARGER COMMUNITY.

Access to recreational amenities is available to the larger community and within close proximity with adjoining neighborhood park and open spaces.

3. THE PROPOSED SCHOOL SITES MEET THE LOCATION, FUNCTION AND SIZE NEEDS OF THE SCHOOL DISTRICT.

No school dedications are provided with this development. Future school sites are planned with in short distance to the proposed plan amendment area.

4. THE LAND USE MASTER PLAN CONFORMS TO THE ADOPTED PLANS AND POLICIES OF COLORADO SPRINGS UTILITIES.

Yes, a Master Facilities plan has been provided addressing needed infrastructure improvements.

5. PROPOSED PUBLIC FACILITIES ARE CONSISTENT WITH THE STRATEGIC NETWORK OF LONG RANGE PLANS.

Yes, a Master Facilities plan has been provided addressing needed infrastructure improvements.

6. THE MASTER DEVELOPMENT DRAINAGE PLAN CONFORMS TO THE APPLICABLE DRAINAGE BASIN PLANNING STUDY AND THE DRAINAGE CRITERIA MANUAL.

Yes, appropriate MDDP provided addressing drainage basin planning related to the proposed zoning districts and potential uses.

D. TRANSPORTATION:

- 1. THE LAND USE MASTER PLAN IS CONSISTENT WITH THE ADOPTED INTERMODAL TRANSPORTATION PLAN. CONFORMITY WITH THE INTERMODAL TRANSPORTATION PLAN IS EVIDENCE OF COMPLIANCE WITH STATE AND LOCAL AIR QUALITY IMPLEMENTATION AND MAINTENANCE PLANS.**

Future traffic reports will further identify compliance with such. General land use and zoning only provided at this time with proper access locations identified and no major changes/requests to the existing street access standards.

- 2. LAND USE MASTER PLAN HAS A LOGICAL HIERARCHY OF ARTERIAL AND COLLECTOR STREETS WITH AN EMPHASIS ON THE REDUCTION OF THROUGH TRAFFIC IN RESIDENTIAL NEIGHBORHOODS AND IMPROVES CONNECTIVITY, MOBILITY CHOICES AND ACCESS TO JOBS, SHOPPING AND RECREATION.**

Yes. Further development plan entitlement with define interior street designations. Proper access locations provided.

- 3. THE DESIGN OF THE STREETS AND MULTIUSE TRAILS MINIMIZES THE NUMBER OF UNCONTROLLED OR AT GRADE TRAIL CROSSINGS OF ARTERIALS AND COLLECTORS.**

Trail design will be further defined with the development plan.

- 4. THE TRANSPORTATION SYSTEM IS COMPATIBLE WITH TRANSIT ROUTES AND ALLOWS FOR THE EXTENSION OF THESE ROUTES.**

This amendment allows for a more logical alignment of Barnes Road, connecting to the future Banning Lewis Parkway and existing Marksheffel.

- 5. THE LAND USE MASTER PLAN PROVIDES OPPORTUNITIES OR ALTERNATE TRANSPORTATION MODES AND COST EFFECTIVE PROVISION OF TRANSIT SERVICES TO RESIDENTS AND BUSINESSES.**

There are no major transit services within this area.

- 6. ANTICIPATED TRIP GENERATION DOES NOT EXCEED THE CAPACITY OF EXISTING OR PROPOSED MAJOR ROADS. IF CAPACITY IS EXPECTED TO BE EXCEEDED, NECESSARY IMPROVEMENTS WILL BE IDENTIFIED, AS WILL RESPONSIBILITY, IF ANY, OF THE MASTER PLAN FOR THE CONSTRUCTION AND TIMING FOR ITS SHARE OF IMPROVEMENTS.**

This proposal is for general zoning and land use. Proper access is being provided and will be further developed with future entitlement and site planning efforts. Improvements to Marksheffel and Barnes are underway as larger roadway improvements that will serve the future development and better facilitate traffic in this area.

E. ENVIRONMENT:

- 1. THE LAND USE MASTER PLAN PRESERVES SIGNIFICANT NATURAL SITE FEATURES AND VIEW CORRIDORS. THE COLORADO SPRINGS OPEN SPACE PLAN SHALL BE CONSULTED IN IDENTIFYING THESE FEATURES.**

There are no significant site features in the amendment area.

2. THE LAND USE MASTER PLAN MINIMIZES NOISE IMPACTS ON EXISTING AND PROPOSED ADJACENT AREAS.

Buffers and noise impacts will be properly mitigated with future development applications.

3. THE LAND USE MASTER PLAN UTILIZES FLOODPLAINS AND DRAINAGEWAYS AS GREENWAYS FOR MULTIPLE USES INCLUDING CONVEYANCE OF RUNOFF, WETLANDS, HABITAT, TRAILS, RECREATIONAL USES, UTILITIES AND ACCESS ROADS WHEN FEASIBLE.

There are no significant site features in the amendment area.

4. THE LAND USE MASTER PLAN REFLECTS THE FINDINGS OF A PRELIMINARY GEOLOGIC HAZARD STUDY AND PROVIDES A RANGE OF MITIGATION TECHNIQUES FOR THE IDENTIFIED GEOLOGIC, SOIL AND OTHER CONSTRAINED NATURAL HAZARD AREAS.

Proposal is for general zoning and land use. Future entitlement and site planning efforts which define the development pattern will address necessary mitigation needs tied to the specific site development proposals.

5. ANY PROPOSED SPECIAL DISTRICTS ARE CONSISTENT WITH POLICIES ESTABLISHED BY THE CITY COUNCIL.

There are no proposed special districts.

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