



COPPER RANGE APARTMENTS SUBDIVISION NO. 1

March 1, 2016

MAJOR MASTER PLAN AMENDMENT CONCEPT PLAN ZONE CHANGE PBC ZONE CHANGE PUD PUD DEVELOPMENT PLAN PROJECT STATEMENT

Description:

Copper Range Apartments Subdivision No. 1 is a proposed 240 unit apartment complex located at the northeast corner of Woodmen Road and Black Forest Road. Proposed future commercial development separates the apartments from Black Forest Road and a significant Colorado Springs Utilities easement provides over 300 linear feet of separation from the proposed buildings to Woodmen Road.

A concurrent submittal of various applications will be taking place to support this project.

The following applications are proposed:

1. **Major Master Plan Amendment** to reflect:
 - a. Modify plan to reflect converting 13 acres of existing neighborhood commercial/office to residential (16-24.99 du/ac). 18.1 du/acre per Development Plan.
 - b. Retaining 3.8 acres of neighborhood commercial/office along the Black Forest Road frontage road (unchanged land use from existing approval).
2. **Concept Plan** reflecting:
 - a. 3.8 acre neighborhood commercial/office along Black Forest Road frontage including proposed shared access points to support the proposed PBC zone change.
3. **Zone Change (PBC)** reflecting:
 - a. 3.800 acre PBC zone change reflecting neighborhood commercial/office concept plan.
4. **Zone Change (PUD)** reflecting:
 - a. 13.301 acre PUD zone change reflecting proposed apartment site lot area.
5. **PUD Development Plan** reflecting:
 - a. 240 unit apartment complex

Justification

Market demand for rental residential homes continues to support projects similar to the proposed Copper Range Apartments. The proposed site is uniquely located adjacent to an expressway (Woodmen Road), principal arterial (Black Forest Road), major collector (Vollmer Road) and collector (Forest Meadows Avenue). With a large public regional detention and stormwater quality facility to the east, and single-family residential to the north and northeast of the site (across existing adjacent collectors), this land use provides a suitable land use transition to the remaining more intensive 4 acre future neighborhood commercial/office along Black Forest Road.

Access to the apartment site will be from Black Forest Road via a shared full movement access that will serve both the commercial area and apartment site. Full movement access onto Forest Meadows Avenue is also proposed.

On-site private roadway circulation will provide safe and convenient access throughout the site for residents, visitors, and emergency responders (Copper Range Heights).

ADA accessibility has been accounted for from adjacent public roadways (Forest Meadows Avenue) as well as on-site circulation to all community structures and units.

The site is bisected by an existing drainage swale. As a part of this project, a public storm sewer extension is proposed to convey flows to the existing easterly City of Colorado Springs regional detention and stormwater quality facility. (Sand Creek Detention Facility No. 6)

All required perimeter and on-site landscaping is being provided including along the Woodmen Road frontage to the south.

Issues List:

No significant issues were raised during the pre-application process (see attached Pre-Application Meeting summary)

We respectfully request your approval on the above items.