

TO: Tamara Baxter, City of Colorado Springs Planning and Community Development
DATE: August 16, 2022

RE: CPC CU 22-00106
Development Plan Round 1 – Comment Responses

This letter serves as the responses to the public comments provided by City Planning following the public poster date period for the Centennial Boulevard Townhomes. The responses address the emails in the order that they were received in the Initial Review Letter. Contact information is provided for guidance.

#1

From: Marcia Wick

Response: We have been directed by Stormwater Enterprise to analyze the current and developed conditions of the area including the Holland Park Subdivision and our commercial subdivision. It is our determination, thus far, that this site will assist in reducing stormwater runoff to the ditch by way of full spectrum detention. However, we are also tasked to consider the emergency overflow conditions and ensure that downstream systems are adequate. It is our current recommendation and design intent to detain the runoff from our development, connect the pipe system within the ditch and implement inlet(s) with sufficient sump depth to and grate size to handle a 100-year storm, collect sediment to be cleaned out annually, and convey the stormwater through the downstream pipe system. It is also our recommendation that the downstream pipe system that runs through the Creekview Townhomes be scope and cleaned out as we suspect there has been several years of debris and sediment build up within the pipes. As mentioned in the letter, it is possible that previous development irresponsibly handled the ditch by not implementing proper upstream erosion and sediment control and not properly clearing downstream systems of any debris from their construction sites. This is a great opportunity to rectify the situation.

As for the other concerns, City Planning code directs us to implement proper screening from residential zones and any other different land uses. These screenings are implemented in our design plans by way of natural landscaping with trees and shrubs as well as screening fences (6' cedar fence, not chain linked fencing). Pedestrian sidewalk surrounding this development is not required. Proper ADA requirements and routing are being met for the development. The proposed buildings meet height restrictions and the conditions for R-5 zoning to meet the conditional use permit.

#2

From: Gayle Bleckert

Response: The parcel is zoned as PBC CU, allowing for conditional use development. City ordinances are to be met, including R-5 zoning standards which have criteria for multifamily housing that restrict building/unit densities and therefore traffic impacts. This development is consistent with those standards and is in compliance with the original intent of the subdivision.

#3

From: Erik Sanchez

Response: The proposed development is for 20 townhome units. The design renderings may be viewed with the Development Plan which can be accessed via City resources. The intent of the development is to implement an attractive aesthetic consistent with the surrounding area in order to blend into the Holland Park community. As seen on the design renderings, the architecture does not consist of cheap finishes nor is the design simplistic or box-shaped like most low-quality products. This will not be low-income housing.

#4

From: Leonard Tomsik

Response: Cost of the units is to be determined but an expected ballpark rental rate is anticipated to be between \$2,000-\$3,000 per month per townhome unit; subject to change.

It is not low income housing.

#5

From: Karl O. Prax

Response: This is not a rezone. Residential development is permitted via conditional use permitting per City code. Colorado Springs Utilities is actively involved in the analysis of water supply and conveyance for all proposed developments.

#6

From: Joe Brehmer

Response: Thank you for your comments, Joe. We hope we can be good neighbors and move forward responsibly.

The text within the Drainage Report referring to a 50' easement may have been a mistake as we do not identify a 50' common access and utility easement on the site. There is a 40' easement on the east boundary. The south easement is a 30' easement that we intend to preserve. There is no former 50' distance to adhere to, there are existing easements and code stated building setbacks. This development is within those standards.

The development intends to resolve the current drainage issues by use of full spectrum detention for the development which will reduce the overall flow to the existing ditch, which other have stated, is not functioning properly as it currently exists. This development has been tasked to analyze and propose drainage infrastructure to resolve the existing issues.

There is no encroachment of anyone's property as there are building setback standards set forth in the City code.

All code compliance and required screening is to be implemented as a part of this development.

The Creekview Townhomes is a PUD community of similar density to that of the proposed development. The Creekview Townhomes was rezoned from OC/CR to PUD, a much stricter process than a conditional use permit that required a rezone through Planning Commission and

City Council. While does not necessarily have direct bearing on the permitting of this development, it was worth noting as a precedent for nearby, or in this case directly adjacent, development.

Joe – we would like to reach out to discuss our plans as we go through the City Development Plan application process to keep you informed and aware of our plans so that we can be good neighbors and find solutions together.

Thank you.

#7

From: Edwina Houlmieri

Response: The parcel is zoned as PBC CU, allowing for conditional use development. City ordinances are to be met, including R-5 zoning standards which have criteria for multifamily housing that restrict building/unit densities and therefore traffic impacts. This development is consistent with those standards and is in compliance with the original intent of the subdivision.

#8

From: Andrea Prax

Response: The parcel is zoned as PBC CU, allowing for conditional use development. City ordinances are to be met, including R-5 zoning standards which have criteria for multifamily housing that restrict building/unit densities and therefore traffic impacts. This development is consistent with those standards and is in compliance with the original intent of the subdivision.

City code for building setbacks and required screening is met. There is landscape code that requires tree and shrub counts. Existing trees to be removed will either be spaded or replaced as required to meet landscape code.

#9

From: Patrick Cochran

Response: The parcel is zoned as PBC CU, allowing for conditional use development. City ordinances are to be met, including R-5 zoning standards which have criteria for multifamily housing that restrict building/unit densities and therefore traffic impacts. This development is consistent with those standards and is in compliance with the original intent of the subdivision.

The property is not owned by the City to serve as a public park nor is it designated as a no-built zone.

#10

From: Victoria Dziezawiec

Response: The parcel is zoned as PBC CU, allowing for conditional use development. City ordinances are to be met, including R-5 zoning standards which have criteria for multifamily housing that restrict building/unit densities and therefore traffic impacts. This development is consistent with those standards and is in compliance with the original intent of the subdivision.

The property is not owned by the City to serve as a public park nor is it designated as a no-built zone. It is not open space.

#11

From: Joe Pero

Response: The parcel is zoned as PBC CU, allowing for conditional use development. City ordinances are to be met, including R-5 zoning standards which have criteria for multifamily housing that restrict building/unit densities and therefore traffic impacts. This development is consistent with those standards and is in compliance with the original intent of the subdivision.

Landscaping standards are being met.

#12

From: John Hartnett

Response: The parcel is zoned as PBC CU, allowing for conditional use development. City ordinances are to be met, including R-5 zoning standards which have criteria for multifamily housing that restrict building/unit densities and therefore traffic impacts. This development is consistent with those standards and is in compliance with the original intent of the subdivision.

#13

From: Callan Sailer

Response: The parcel is zoned as PBC CU, allowing for conditional use development. City ordinances are to be met, including R-5 zoning standards which have criteria for multifamily housing that restrict building/unit densities and therefore traffic impacts. This development is consistent with those standards and is in compliance with the original intent of the subdivision.

This development will be a part of the greater commercial HOA which includes the Creekview Townhomes. We are already in discussions with the HOA to contribute to the refurbishment of the pavement within the common ingress/egress.

Building setbacks and screening standards are met. Landscape standards are being met.

We thank the City for allowing our citizens to have their voices heard and for allowing the Project Team to respond. We hope that we have clearly and effectively addressed the comments with respect for those that took the opportunity provide feedback.

Sincerely,

The Project Team – Centennial Boulevard Townhomes