

1/19/2018

Project Statement: Northpointe at Kissing Camels Estates, Colorado Springs, CO

Applicant: Amanda Orsillo, Orsillo Design
815 N. Foote Ave
Colorado Springs, CO 80909
(719) 650-5938

Developer: Michael Orsillo, Orsillo Land Development LLC
815 N. Foote Ave
Colorado Springs, CO 80909
(719) 650-5938

Owner: Garden of the Gods Club LLC
300 Eagle Dance Cir
Palm Desert CA 92211-7440

Consultant: Charles Cothorn, Springs Engineering
31 North Tejon, Suite 500
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule No: 7327100009

Site Information:

The proposed site for Northpointe is located on a Tract of Land in the NE Section 27-13-6. The site is 7.23 acres. There are no existing structures on the property. An existing 12" DIP water main and sanitary sewer are located on the property. The other utilities are located adjacent to the property. All utilities are provided by Colorado Springs Utilities.

The site is currently zoned R5 CR.

Access to the site is provided by the Glen Vista Point in Kissing Camels Estates.

Request and Justification:

The applicant is requesting approval to create a development plan for 12 single family lots and rezone the property to a PUD.

The City of Colorado Springs previously approved this property for the development of 22 condominium units on an R5 CR zone. The property is within the approved Garden of the Gods Club Master Plan. The proposed development is within what was intended in that approved Master Plan.

This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by CTL Thompson dated May 8, 2008 and updated letter dated January 19,2018 which identified the following specific geologic hazards on the property: steeply dipping expansive bedrock, landslide deposits, potentially unstable and steep slopes. It did not, however, identify geologic conditions we believe preclude development of the site as planned, provided certain conditions are met including irrigation restrictions.

Because of the Geo-hazard set back required from the back of the lots, the buildable areas on many of the lots would be too small if we use either the 20 feet setback required for R5 or the 25 foot setback required by R1-6000 zoning. This geo-hazard set back is required to meet safe building standards and to mitigate the geological hazards on this property. Therefore, a zone change to PUD is requested in order to allow the front set back requirements to be set at 15 feet or 10 feet for side loaded garages. This proposed PUD development will complement the existing Kissing Camel Estates.

Existing and Proposed Facilities:

There are no existing buildings or detention ponds on the property.

Existing utilities to the development include the following:

- Water service-City of Colorado Springs
- Sewer service- City of Colorado Springs
- Electric service- City of Colorado Springs
- Gas service- City of Colorado Springs
- Telephone service-Century Link
- Fire Protection- City of Colorado Springs

Impact Identification:

Any air and water pollution in the area would be limited to that associated with vehicle traffic related to a residential development. There are no wetlands or FEMA regulated floodplains on site.

Pedestrian Access:

Pedestrian Access will be maintained on the existing roadway, Glen Vista Point; and then along the proposed roadway being named Lyons View Point.

Transportation:

Roadway traffic will access the site via Glen Vista Point.

Project Documentation

The proposed improvements include a detention pond on the South-Central portion of the development.

Detention Pond: All roof and street drainage from the developed portion of the site will flow into the proposed lined detention pond.

Sincerely,



Amanda Orsillo, Orsillo Design