



TRADITIONS AT COLORADO SPRINGS FILING NO. 1

Conditional Use Development Plan Concept Plan

June 28, 2016

PROJECT STATEMENT

Description:

Traditions at Colorado Springs Filing No. 1 is a proposed 6.0 acre development comprised of a single four-story apartment building with integral clubhouse facility located at the southwest corner of the intersection of Snowy River Drive and Tutt Boulevard. The site is currently unplatted and vacant and was a part of the previously approved North Powers II Concept Plan (2/23/2010), CPC CP 09-00107. This site was designated as retail on the approved Concept Plan. The site is currently zoned PBC-AO (Planned Business Center with Avigation Overlay). The proposed project includes vehicular garages, car ports and surface parking to support the proposed building.

The overall area is bounded by:

- Existing small lot retail/commercial developments with some vacant lots to the south. An existing shared right-in/right-out drive aisle serves both the proposed Concept Plan area and existing southerly developments.
- Existing unnamed private shared drive aisle to the north.
- Existing Tutt Boulevard (public arterial) to the east. No improvements other than installation of sidewalk are required.
- Existing Powers Boulevard (SR 21) to the west.

A summary of the proposed land use review actions are:

1. **Conditional Use Development Plan** to provide the development details associated with the proposed apartment use.
2. **Concept Plan** to provide the future development intent of the remaining 7.0 acre site south of the Development Plan.

Justification:

Current regional demand for quality apartments, as well as this site being adjacent to a major retail corridor make this site attractive to the proposed age-restricted 55+ use. The proposed highly amenitized development will create a setting very compatible to this use.

The introduction of this age-restricted residential use also further diversifies the residential offerings in this area.

Issues List:

Specific issues raised at the Pre-app or LDTC meetings include:

- Sound mitigation along Powers Boulevard
 - The placement of garages along Powers along with the placement of a concrete sound wall will provide protection as required by the City Noise Policy.
- The Developer will conduct a neighborhood meeting as requested, if warranted with site notification/posting.

We respectfully request your favorable consideration of all items listed above.