
CHEYENNE VISTA TOWNHOMES

PROJECT STATEMENT

DECEMBER, 2019

REQUEST

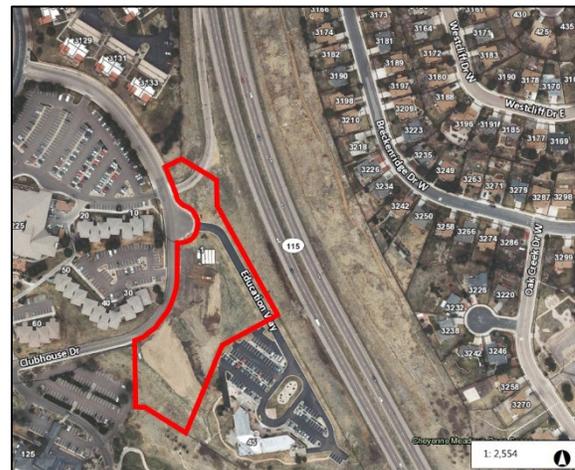
N.E.S. Inc. on behalf of KDG Capital requests approval of the following application:

1. A Conditional Use Permit for R-5 residential
2. Development Plan

LOCATION

The property is located at 0 Clubhouse Drive. The property is 4.03 acres located in the City of Colorado Springs. The property is zoned PBC (Planned Business Commercial). The property is South East of Cheyenne Mountain Resorts, North of Junior Achievement and East of Highway 115. The following are the surrounding land uses and Zoning:

- North: Condominiums, R-5.
- South: Institution Educational, PBC.
- West: Resort, PBC CU.
- East: Single-family lots, R-1-6.



PROJECT DESCRIPTION

The project consists of a total of twenty-seven, three story units in combinations of three to six-unit buildings with garages and rooftop decks for each unit. The property is currently vacant and part of the Cheyenne Mountain Ranch Master Plan. All proposed alleys are private, owned and maintained by the Home Owners Association. All units will have a two-car garage and a two-car driveway twenty-foot minimum in length. In addition, fourteen off-street parking spaces are provided along Clubhouse Drive (private). Tracts will provide central community open spaces to serve as amenity areas for the townhomes. These tracts and all property landscaping will be owned and maintained by the Home Owners Association. The proposed townhome project will have a density of 6.7 units per acre and is well within the density of the PBC-R-5 zoning.

The units will front open space and the front doors will be accessed via sidewalks. Two access points will be provided off Clubhouse Drive (private). All access drives are proposed and will operate as stop controlled intersections. The garages to the units accessed off Clubhouse Drive will be accessed at the rear via twenty-foot wide private drives. The Cheyenne Vistas Homeowners Association will be responsible and maintain everything outside the building footprint/lot lines including all landscaping, tracts, hardscapes, driveways, and private drives. Each individual residential lot will be responsible for trash service.

SOILS AND GEOLOGY

The Geotechnical investigation carried out by CTL Thompson Inc., identifies no geologic hazards that preclude construction and development of the proposed Cheyenne Vista Townhomes. The site-specific geologic hazards identified that may pose constraints to development include steep slopes, expansive soil and bedrock, and erosion. Slopes at the site are as steep as 2:1 (horizontal to vertical) and appear to be stable in their current condition. Regional geologic conditions that could impact the site include seismicity and radioactivity. We believe each of these conditions can be mitigated with engineered design and construction methods commonly employed in this area.

TRAFFIC

According to the Traffic Generation Analysis provided by SM Rocha, LLC, the proposed Cheyenne Vista Townhomes has the potential to generate approximately 198 daily trips with 12 of those occurring during the morning peak hour and 15 during the afternoon peak hour based on twenty-seven units. The peak hour traffic volumes anticipated for Cheyenne Vista Townhomes are considered minor. These minor volumes are not likely to negatively impact operations of Clubhouse Drive or other adjacent roadways or intersections. The proposed site-generated traffic for Cheyenne Vista Townhomes is expected to create no negative impact to traffic operations for the surrounding roadway network and proposed site accesses. Analysis of site-generated traffic has concluded that proposed development traffic volume for Cheyenne Vista Townhomes is minor. This initial analysis was based on thirty-five units. Since the initial submittal the project has reduced the number of units to twenty-seven; therefore, the impacts are anticipated to remain minor and have no negative impact on traffic operations.

UTILITIES

An 8" PVC private waterline, telephone line and gas pipe that serves Junior Achievement (JA) currently bisects the property in a 20-foot private utility easement. The project proposes relocating the private utility easement to align with the proposed building layout and re-laying the telephone and gas service to JA within a new 20-foot private easement. To continue to provide water service to JA, the project proposes to run an 8" private waterline north from the public waterline in Wister Point to connect into the existing JA waterline. A private utility easement to JA will be provided for this connection. This relocation allows for more efficient layout of the proposed units and an opportunity to upgrade the utility service to JA.

The Cheyenne Vista Townhomes will be served by proposed public 8" water and 8" sanitary lines in Holder Heights and Wister Point. A 50-foot public utility easement will be provided in both streets. Individual services will be provided to each of the 27 proposed townhomes.

PROJECT JUSTIFICATION

Conditional Use Review Criteria (Section 7.5.704)

1. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

The proposed use will not injure the value or quality of the surrounding neighborhood. The property is currently vacant. The proposed improvements will provide a quality housing option on a currently underutilized property. The proposed landscaping and structures will improve and complement the aesthetics and quality of the surrounding neighborhood. The landscaping will compliment neighboring properties. Deciduous and Evergreen trees, Bluegrass turf and strategically placed shrub beds will accentuate access points and signage in addition to meeting the city requirements. The proposed buildings are designed to be sensitive to the established, contextual architecture and “sense of place” associated with the Cheyenne Mountain Resorts, and surrounding area. The proposed architecture reflects natural themes, materials and design elements. The structures have a modern rustic appearance harmonizing with the surrounding natural features such as Cheyenne Mountain. Materials such as vertical timber siding and local stone are used throughout the buildings.

2. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

In the PBC zone district (Planned Business Commercial), Multi Family is a Conditional Use provided it follows the R-5 standards. The Cheyenne Vista Townhomes, meet the R-5 zoning requirements of the City Zoning Code. The Cheyenne Vista Townhomes will provide for safe access to the site through private alleys and a network of sidewalks, and positively contribute to the overall visual appeal of the neighborhood. This conditional use request is consistent with the intent and purpose of the Zoning Code to promote public health, safety, and general welfare.

3. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

The proposed use is consistent with PlanCOS. The site is within an established suburban neighborhood. The adjacent land uses are commercial, office, high density residential, and golf course. The proposed use provides an appropriate transition between uses that provide varied intensities and scale in this area. The proposed use will provide a smooth transition between the condominiums to the North and Cheyenne Mountain Resort Country Club to the South and East. The project provides an additional housing choice in the area.

Housing for All

Housing should reflect our community, not only where people live now, but where they want to live in the next phases of their life. This Plan recognizes the market realities that impact our housing and what we choose to regulate, incentivize, or subsidize. A fundamental expectation is to move our community in the direction of more housing choices. We choose to accomplish this less by mandated exactions and requirements and more by proactive accommodation, incentives, and support for a full spectrum of attainable housing opportunities, located in different areas of the city.

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 UP-2. A: Support infill and land use investment throughout the mature and developed areas of the city.

Strategy UP-2. A-4: Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.

The proposed townhomes integrate with the adjacent supportive land uses of Cheyenne Mountain Resort Country Club Golf Course, a recreational land use, and Junior Achievement, an educational land use.

Review Criteria for Development Plan (Section 7.5.502.E)

- 1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding, neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.**

The townhomes have been situated to accommodate the overall topography of the site, viewshed corridors, and access. The earth tone colors of the building materials will blend into and be harmonious to the surrounding neighborhood and environment. The heights of the buildings do not exceed the maximum building height of 45 feet in the R-5 Zone.

- 2. The development plan substantially complies with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.**

The property is located in the implemented Cheyenne Mountain Ranch Master Plan. The proposed townhomes comply with the Cheyenne Mountain Ranch Master Plan as a conditional use.

- 3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirements.**

The proposed townhomes meet dimensional standards for building height, in the R-5 zone district. The building setbacks, and building area of Cheyenne Vista Townhomes meet the R-5 design requirements. The overall site meets the lot coverage R-5 design requirements; however, the individual lots do not meet the minimum lot coverage R-5 design requirements.

4. The project grading, drainage, flood protection, storm water quality and storm water mitigation comply with the City's drainage criteria manuals and the drainage report prepared for the project on file with the City Engineering Department.

A Drainage Report has been prepared by JR Engineering and included in this submittal. In accordance with the Colorado Springs Drainage Criteria Manual, Volume 2 the proposed Cheyenne Vista Townhomes has implemented processes for reducing runoff volumes, treating the water quality capture volume (WQCV), stabilizing drainage ways, and implementing long-term source controls.

The proposed Cheyenne Vista Townhomes provide open spaces and lawn areas interspersed within the development that helps disconnect impervious areas and reduce runoff volumes. Roof drains from the structures will discharge to lawn areas where feasible to allow for infiltration also runoff volumes and minimizing directly connected impervious area.

Water Quality treatment for this site is provided in the proposed full spectrum detention and water quality pond. The pond was designed for full spectrum detention per the Colorado Springs Drainage Criteria Manual. The pond calculations can be found in the appendices of the **preliminary** drainage report. The runoff from this site will be collected within inlets and conveyed to the proposed pond. Upon entrance to the pond, flows will be captured in a forebay designed to promote settlement of suspended solids. A trickle channel is also incorporated into the pond to minimize the amount of standing water.

BMP's will be utilized to minimize off-site contaminants and to protect the downstream receiving waters. Site specific temporary source control BMPs that will be implemented include, but are not limited to, silt fencing placed around downstream areas of disturbance, construction vehicle tracking pads at the entrances, designated concrete truck washout basin, designated vehicle fueling areas, covered storage areas, spill containment and control, etc. The permanent erosion control BMP's include asphalt drives and parking, storm inlets and storm pipe, an extended detention basin (detention and water quality pond), and permanent vegetation.

The proposed Cheyenne Vista Townhomes development drainage improvements, including storm sewer and a detention and water quality pond were designed to meet or exceed the Colorado Springs Drainage Criteria. The proposed development will not adversely affect the offsite drainageways or surrounding development.

5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.

Parking areas have been designed to accommodate the required City parking standards and designed to take in to consideration the topography of the site. The City Code requires two parking space for every unit which equates to fifty-four parking spaces for the Cheyenne Vista Townhomes. Each unit will have a two-car garage to satisfy the parking requirement. In addition to the unit garage parking, two driveway spaces are provided. Additional guest parking is provided by three handicap parking spaces and one van space on Education Way, and three spaces are provided on Gates View. Fourteen spaces are provided along Clubhouse Drive, some of these spaces are within the project limits and some are further south. All of the spaces are on properties owned by the same entity.

6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.

The development plan illustrates and provides dimensions for parking stalls, and drive aisles that meet the location and dimension standards set forth in the Code. The proposed locations of the private alleys and driveways have been carefully designed to address slope and drainage on-site. Each individual residential lot will be responsible for trash service.

7. The project provides landscape areas, landscape buffers, and landscape materials as set forth in this chapter and the landscape design.

The Final Landscape Plan illustrates proposed landscaping for the site that meets minimum landscape standards for the City. Seven trees are placed in the landscape setback along the public section of Clubhouse Drive. Mixes of Evergreen and Deciduous trees buffer the non-residential uses on the East and South side of the site. The landscape buffer to the south is extensive due to the steep elevation change. The landscaping on the East side buffers the far extents of Junior Achievement's parking lots. Existing vegetation will be retained to the maximum extent possible along Education Way. The Final Landscape Plan includes 17 internal trees that meet the internal tree requirements.

8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

No significant natural features have been associated with the property. The property has been used as a holding area for construction equipment and overflow parking, this portion of the property is denuded of vegetation. The steep grade on the southern portion of the site is occupied by a mix of native grasses and forbes without tree cover.

9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.

ADA access and movement has been accommodated on-site. Pedestrian walkways through the property have been identified on the Development Plan. Several units have been designed to be fully ADA accessible. The location of the buildings and site design provide for safe, convenient pedestrian and vehicle circulation. The location of the front access to buildings into open space provides an additional level of separation between pedestrian and vehicular circulation to have minimal vehicle conflicts.

10. The number, location, dimension and design of driveways to the site substantially comply with the City's traffic criteria manual. To the extent practicable, the project shares driveways and connect to drive aisles of adjoining developments.

Two access points are provided off Clubhouse Drive (private). The garages to the units accessed off Clubhouse Drive will be accessed at the rear via twenty-foot wide private drives. The minimum length of driveways is twenty-feet.

11. The project connects to or extends adequate public utilities to the site. As required by Colorado Spring Utilities, the project will extend the utilities to connect to the surrounding properties.

The Cheyenne Vista Townhomes will be connected to CSU utilities, wastewater and water, currently located within Clubhouse Drive. The existing private eight-inch waterline and gas pipe that bisect the property to service Junior Achievement will become public and relocated slightly south through the property and bend to reconnect with the existing waterline and gas pipe at the property line shared with Junior Achievement.

12. If necessary, to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrian and emergency vehicles in accordance with the City's traffic criteria manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.

All the streets and drives provide logical, safe and convenient vehicular access to the Cheyenne Vista Townhomes by its members. Access to the property is provided via Clubhouse Drive and Education Way. This will include normal traffic to the townhomes and all construction traffic.

According to the General Traffic Analysis carried out by SM Rocha, LLC, the proposed Cheyenne Vista Townhomes has the potential to generate approximately 256 daily trips with 16 of those occurring during the morning peak hour and 20 during the afternoon peak hour. The peak hour traffic volumes anticipated for Cheyenne Vista Townhomes are considered minor. These minor volumes are not likely to negatively impact operations of Clubhouse Drive or other adjacent roadways or intersections. The proposed site-generated traffic for Cheyenne Vista Townhomes is expected to create no negative impact to traffic operations for the surrounding roadway network and proposed site accesses. Analysis of site-generated traffic has concluded that proposed development traffic volume for Cheyenne Vista Townhomes is minor.

13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.

Off-site impacts have been reasonably addressed.

CONCLUSION

Based on the above assessment, the proposed Conditional Use, Development Plan and Nonuse Variance for Cheyenne Vista Townhomes is consistent with the City's Comprehensive Plan, the intent and purpose of the Zoning Code and the relevant review criteria set out in the Zoning Code.

