

SUN MOUNTAIN TOWNHOMES ZONE CHANGE AND DEVELOPMENT PLAN

PROJECT STATEMENT – 4TH SUBMITTAL

NOVEMBER 2024

This is a revised project statement to address additional public comments received during the 3rd Submittal review of the project and to provide clarifications and updates as the plans have been updated based on review comments. New language has been provided in red.

REQUEST

N.E.S. Inc., on behalf of E6 Development LLC, requests approval of a zone change from R-2 (Two-family Residential) to R-flex Medium and a Development Plan for the Sun Mountain Townhomes.

LOCATION AND SITE CONTEXT

Location: The Sun Mountain Townhomes project site is comprised of 2.22 acres and is located northeast of W Uintah St and N 21st St.

Surrounding Zoning: The site is currently zoned R-2 (Two-family Residential) and is proposed to be rezoned to R-flex Medium. Surrounding zone districts include PDZ (Planned Development Zone) Multi-family to the north, R-5 (Multi-family High) to the east across 20th St, and R-2 (Two-family Residential) to the south and the west across W Uintah and N 21st St respectively.

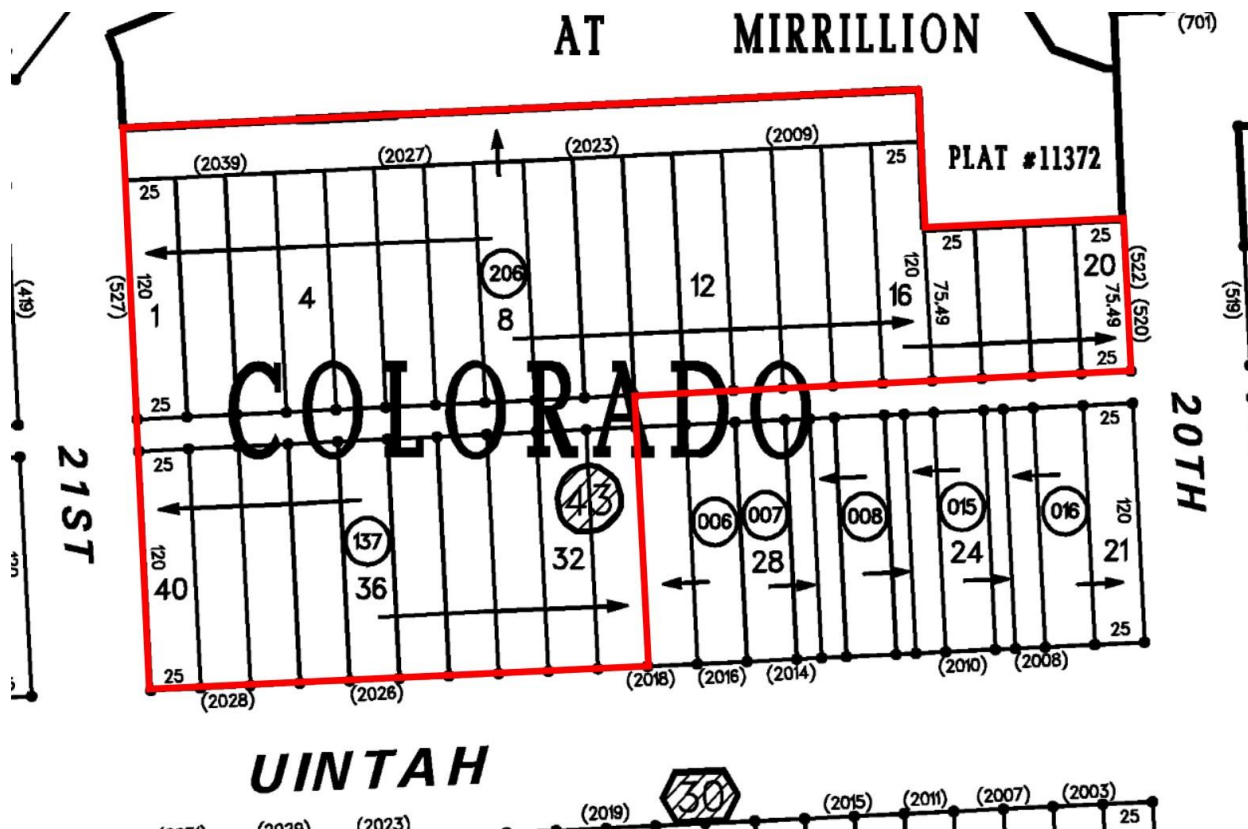


Surrounding Land Uses: The surrounding land uses includes medium-density residential townhomes to the north, single-family and high-density multi-family uses to the east across N 20th St, and multi-family and single-family uses to the south across W Uintah St. An analysis of surrounding densities



1. Mirrillion Heights – North of project site – 18 units on 1.82 acre – 9.89 du/acre
2. Stepping Stones Condos – North of project site – 130 units on 9.72 acres –13 du/acre
3. Townhomes (1983) - East at N. 20th St. & Henderson 5 units on 0.17 ac = 29.4 units/ac
4. Henderson Apartments - East of project site – 14 units on .28 acres – 50 du/acre
5. 1915 – 1927 Henderson – 16 units on .55 acres (4 parcels) – 29 du/acre
6. 2031 – 2039 W Uintah – 4 units on .41 acres – 9.75 du/acre

Site History: The project site was originally part of the West Colorado Springs Addition No. 2 subdivision and was comprised of 30 platted lots. In 1977, a portion of Henderson Street directly adjacent to the northern parcel of the project site was vacated and distributed to the adjacent property owners. This right-of-way vacation eliminated the potential for direct road access for 19 of the platted, R-2 lots.



PROJECT DESCRIPTION

The Sun Mountain Townhomes Development Plan encompasses 2.220 acres and proposes 26 new residential townhome units. The units will be dispersed among seven separate buildings, six buildings with 4 units and one building with 2 units. The buildings are proposed to be 3 stories and 32’ in height. All required parking will be accommodated on-site.

ACCESS AND TRAFFIC

Access: There are 4 access points proposed to serve the site. One access point will utilize an existing access directly onto W Uintah St on the southeast side of the project site. This access will only serve the two-unit building’s personal garage stalls. An additional full movement access is proposed on the northwest corner of the site directly off N 21st St which will serve one of the 4-unit buildings and additional guest parking stalls. The east/west alley that splits the site will remain unobstructed and

provide access to the remaining units and guest parking stalls. An 8' wide Tract (Tract G) is proposed to be dedicated to the city with the future plat to allow the applicant to make necessary improvements to improve drainage, provide enhanced emergency access, and meet city standards for an alley.

City Code supports utilization of the alley as an access point for the townhome project. The proposed layout and design of the site complies with the purpose of the subdivision standards set forth in City Code 7.4.3 as it promotes design flexibility, ensures safe and effective emergency response, and provides for adequate vehicular access to all adjacent properties. In addition to meeting the purpose of the City's subdivision code, the site was impacted by the land use decision to vacate Henderson Street in 1977 which eliminated the potential for direct street access to the 19 platted lots that comprise the northern parcel of the project. The proposed layout will grant access to a comparable number of units that were historically platted, while meeting the standards of adequate access as set forth in the Engineering criteria. City Traffic Engineering has reviewed the Development Plan and does not have any objections to the layout as shown.

Traffic: A Traffic study was conducted and is submitted as part of the development applications. The study estimates that there will be a total of 187 trips per day with 12 total trips during the morning peak hour and 15 total trips during the afternoon peak hour. This equates to about 1 trip every 5 minutes in the morning and 1 trip for every 4 minutes in the afternoon peak hour dispersed among 4 different access points. The busiest anticipated turning movement is a right-turn to exit the site from the alley onto N 20th St. This movement is expected to occur 4 times during the morning peak hour and 3 in the afternoon peak hour. Additionally, the original plat had 10 lots with direct access onto W Uintah St where the current plan only shows 2 units with direct access. Overall, this is a better layout than what may have previously been allowed. There are also multi-modal transportation opportunities in the immediate vicinity including 2 different bus routes and bike routes.

ARCHITECTURE

The proposed architectural style and materials are intended to match the character, bulk, and scale of the surrounding neighborhood. Building materials include stone, cement siding, and shingles. The maximum height of the structures range from 31'6" to 34'3" with some variation in rooflines.





LANDSCAPE AND BUFFERING

This project is directly adjacent to townhomes to the north. The townhome development to the north is the same use as the proposed project and does not require a landscape buffer between the two sites. Where the property abuts both N 21st St and N 20th St, which are both considered Residential streets, a 10' landscape setback applies. Where the site abuts single-family homes, which is on a portion of the southeastern property boundary and across the alley from the southern property boundary, a 15' landscape buffer and privacy fence is required along these property boundaries. The southernmost property boundary of the site is adjacent to W Uintah St. W Uintah is considered a Minor Arterial and requires a 20' landscape setback.

Alternative Landscape Compliance is requested for the landscape requirements along the South property line adjacent to the alley. The request is to allow a 0' buffer where 15' is required. More than 15' from the property lines to the building has been maintained however landscaping cannot be accommodated as the alley is intended to provide access to the new residences and guest parking stalls. Additional trees and shrubs have been provided throughout the site to compensate for lack of buffering in this area. Aside from the renovated home at 2008 W Uintah Street, the other 4, single-family homes adjacent to this property line have existing outbuildings that provide a buffer along the alley.

The project also requires internal landscaping requirements which is demonstrated as being met on the final landscape plan. The active green space on site will total 10% where 10% is required.

GEOLOGIC HAZARDS

A Geologic Hazard Report was prepared by Entech and submitted in conjunction with the Development Plan and Zone Change applications. The report has been reviewed by City Engineering Development Review and Colorado Geological Survey (CGS). The report identifies existing geologic and engineering conditions that will have constraints on the site including areas of possible fill, expansive soils, and the potential for high radon levels. An area of downslope creep was also mapped in the northwest portion of the site where retaining walls and a driveway is proposed. In identifying the constraints, mitigation

techniques for each of the listed constraints were identified in the report and in summary, development of the site can be achieved if mitigation of fill and slope conditions are performed. Additionally, the results of the stability analysis show that the factors of safety of 1.5 or greater is achieved with either the over excavation or drilled pier approach for their buildings.

RESPONSE TO NEIGHBORHOOD CONCERNS

Four applications were submitted to the City in 2022 that have since been formally withdrawn, including a Rezone, Concept Plan, Subdivision Plat, and an Alley Right-of-Way Vacation. The previous submittals proposed a rezone from R-2 to R-5 to accommodate 56 units of apartments dispersed among three, 45' tall buildings on the site. A neighborhood meeting was held in 2022 after review of the 1st submittal, and the primary concerns expressed included the proposed apartment land use, density, traffic, height, slope stability, and restricted access to the East/West alley adjacent to the site. These concerns have been considered and addressed in the new design of the project as follows:

Land Use: The previous project proposed 56-units of apartments between three buildings. The new proposal is for 26 fee-simple townhomes. The townhome units are dispersed among seven buildings; six buildings with 4 units and one building with 2 units. The newly proposed layout is a similar configuration to the townhomes directly north of the site which are also arranged in 2 to 4-unit clusters.

Density: The proposed density was reduced by 50% from 24.2 dwelling units per acre to 11.71 dwelling units per acre. The new density is compatible with the medium and high-densities of existing developments in the surrounding area. The densities in the area range from 9.75 du/acre to 50 du/acre.

Traffic: Due to the reduction in proposed units from 56 to 26 units, the anticipated impact to traffic will be significantly reduced from the previous proposal. The previous trip generation study anticipated 377 daily trips; the current proposal would reduce the total daily estimate by 50% with an expected trip generation of 187 trips per day. The morning and afternoon peak estimates were also substantially reduced. The morning peak hour trip generation was previously estimated to be 22 trips, the new proposal estimates a 45% reduction to only 12 trips. The afternoon peak hour trip generation was previously estimated to be 29 trips, the new proposal estimates a 48% reduction to only 15 trips. The traffic to and from the site will also be dispersed among 4 different access points where only 3 were previously proposed, and only 2 individual lots will be accessed directly off Uintah Street. The City deemed the previous proposal acceptable in terms of the traffic impacts on surrounding roads, and the reduced number of trips proposed with this new plan will have a negligible impact.

Height: The height of the proposed townhomes will be significantly less than the height of the previously proposed apartments. The max height for the R-5 zone district is 45' and the original concept anticipated maximizing this zoning height allowance. The new proposal to rezone to R-flex Medium also allows a maximum height of 45', however, the proposed townhome buildings will have a maximum height of 32'.

Slope Stability: A geological hazard study was submitted with the previous concept plan and zone change requests. Colorado Geological Survey (CGS) did not have any objections to the previous

applications but provided comments and suggestions to ensure sound construction of the proposed buildings. The Geological Hazard Report submitted with the application addresses the previous comments from CGS. The original layout called for multiple large retaining walls throughout the site to accommodate the new apartment buildings. The revised layout reduces the number and height of the proposed retaining walls on site and aims to integrate the buildings into the existing grade to minimize land disturbance throughout the process.

Alley Access: There is currently an east/west public alley splitting the project site. The previous proposal included a request for right-of-way vacation to vacate the alley along the portion that splits the two parcels. The proposal to vacate the alley raised concern over neighborhood connectivity and traffic. The revised proposal no longer includes a request to vacate the alley and will retain and enhance public access by platting an additional 10' tract intended for improvements that will widen the alley.

As described above, the neighborhood concerns from the public input process from the withdrawn proposal were taken into consideration and informed the new design of the project. The current proposal for a rezone to R-flex Medium and development plan for 26 new townhome units is consistent with the surrounding area and will further the City's goals by contributing to a variety of housing options.

A neighborhood meeting to inform surrounding residents of the current submittal was held on May 29, 2024, prior to the first submittal of the Development Plan and Rezone requests. This meeting had approximately 23 attendees representing 20 unique households. The primary concerns raised at this meeting included the prospect of the existing alley turning into a through road, desire for a guarantee that the proposed development represents what will actually be built, concerns over the development potential of R-flex Medium versus what is already allowed in R-2, and desire for more information on the city approval process.

As presented at the neighborhood meeting, the Development Plan is running concurrent with the proposed rezone request. When this is done, any major modifications to the Development Plan must be reviewed and decided upon by the original determining body, which in this case will be City Council. This provides a more enhanced public process for any significant modifications to the plan. R-flex Medium only allows residential uses and a couple civic uses including a daycare center and religious institution. However, any change to the current proposal would require a separate application, city and public review process. Lastly, the existing alley is not proposed to turn into a road. It will be constructed to meet city engineering standards for an alleyway and maintain alignment with the east/west alleys across N 20th Street and N 21st Street.

A response to the neighborhood comments received during the 1st review period was also provided with the second submittal that was distributed for review on September 11, 2024.

PROJECT JUSTIFICATION

CONFORMANCE WITH ZONE MAP AMENDMENT CRITERIA (CODE SECTION 7.5.704.D)

- 1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).**

PlanCOS Compliance:

The proposed rezoning will occur in the Old Colorado City neighborhood, an Established Historic neighborhood as established by the *Vibrant Neighborhoods Framework*.

The neighborhood typologies in PlanCOS are intended to be “considered in context to the surrounding land uses, land use transitions, and overall character.” Additionally, the plan states that “Most Established Neighborhoods within the city should expect some degree of infill and redevelopment.” Finally, PlanCOS identifies that “Historic Neighborhoods have an especially high value for preserving the legacy of existing design and architecture, although they may have to experience some amount of change especially in areas of transition with less historic uses.”

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.*

The proposed rezoning is a key step in allowing for these underutilized residential parcels to be redeveloped into 26 new townhome units. The surrounding area is largely comprised of 1 and 2-family dwellings with a variety of higher-density developments throughout the surrounding area. The proposed medium-density townhome development, with only 11.71 du/acre, will provide housing variety in this established neighborhood while maximizing upon existing public infrastructure and services. The proposed density, layout and overall design will also be in keeping with the surrounding neighborhood.

The project site is identified as being partially within the Uintah Gardens Community Activity Center typology in the *Unique Places Framework* and partially within the Neighborhood Center Activity Center.



Predominant Typology

-  Neighborhood Centers
-  Community Activity Centers

Neighborhood Center recommendations include ‘integrate different uses and housing types’ and, “improve sidewalks and bike lanes.”

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

Strategy UP-2.A-1: Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions

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.

Strategy UP-2.A-5: Revise zoning and building regulations to be more streamlined and flexible regarding infill, redevelopment, and mixed-use development, especially in older, underutilized commercial areas.

Community Center recommendations include “Diversify housing types and densities adjacent to commercial areas.”

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.*

This project proposes to redevelop two underutilized parcels near a community activity center. The proposed infill project will contribute to housing variety in an area near established commercial services.

The project site is identified as being within the Old Colorado City Experience Economy activity center in the *Thriving Economy Framework*.

Strategy TE-4.A-2: *Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity centers, and urban corridors.*

The project site is within the 'Experience Economy' typology which is considered an activity center and is correlated with the Old Colorado City urban corridor typology in Chapter 3 of PlanCOS. The proposed project would modestly increase density in this area while remaining in keeping with the character of the surrounding neighborhood. This infill project will capitalize on existing infrastructure in the area and contribute to the established arts and culture industry in the vicinity.

Westside Plan Compliance:

The Westside Master Plan is not codified and is intended to be used as a development guideline as it only makes recommendations on the area. Approved in 1980, insofar as it is still relevant today, the guidelines in the Westside Plan are completely in support of the proposed plan.

This development is within the Westside Plan boundaries and is identified on the Generalized Land Use map as straddling the *Medium-density Residential (5-16 du/ac'* and *Residential/Office* land uses. It is also identified as being within the *North Bluff* subarea.

The *Medium-density Residential (5-16 du/acre)* land use designation encompasses majority of the project site. The intent of this land use recommendation is to encourage development flexibility without detracting from the single-family character of the area. Recommendations for the Medium Density land use includes a density range of 5-16 du/acre, a height limit of 35', a mix of detached, semi-detached, attached and multi-family product types, and site plan review process to evaluate compatibility with the surrounding area.

The remaining portion of the site is within the *Residential/Office* land use designation which is only on a small portion of the map and spans between N 20th St and N 21st St on the north and south side of W Uintah. The intent of this land use designation is to encourage future uses on this block to function as a buffer between the commercial uses to the east and the low-density residential uses to the west. Recommendations for the *Residential/Office* land use includes the intent to permit all residential use types, recommends a maximum height of 35', and suggests the need for a plan review process that considers how future development is compatible with the surrounding area.

The land use recommendations for the *North Bluff subarea* encourages higher density residential to accommodate a variety of housing options in the area, maximize land utilization, and to capitalize on existing public investments in the area. Additional recommendations in the subarea acknowledges that the land use trend along W Uintah between 19th and 21st is toward higher density residential uses. Finally, the subarea recommendations state that any redevelopment or land use changes should be subject to a review process focused on compatibility with the surrounding area.

The proposed project is in conformance with the intent and recommendations of the Westside Plan. The proposed medium density residential townhome development is located directly adjacent to multiple minor arterial streets which maximizes the use of existing infrastructure in the area as intended. With the proposed density of 11.71 du/acre, the impact to existing traffic patterns will be minimal as detailed in the traffic study. Additionally, as noted in the Westside Plan, the trend for this area is largely toward higher density residential uses rather than toward more single-family housing. This project proposes what the plan identifies as medium-density residential (11.71 du/acre), which is compatible with the *Medium Density Residential (5-16 du/acre)* and *Residential/office* land use designations. It is also compatible with the existing and recommended land uses in the surrounding area. This project will serve as a buffer between the commercial uses to the east and the low-density residences to the west and will integrate into the surrounding neighborhood with minimal impact to the character and traffic in the immediate area. The proposal also includes an enhanced site plan review process that includes an administrative review, a recommendation by planning commission, and final decision made by City Council.

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

The proposed rezone will not be detrimental to public interest, health, safety, convenience or general welfare. The R-flex medium zone district accommodates a mix of residential uses with a density range of 5-16 du/acre. The surrounding neighborhood is comprised of a mix of zone districts and land uses that are compatible with the proposed rezone.

A Geohazard Report was prepared for this project as described earlier in the project statement and it does identify development constraints for the property including areas of possible fill, expansive soils, potential for high radon levels, and an area of mapped downslope creep. It further describes mitigation techniques that can be employed for each of these conditions that would make development at this site possible.

Additionally, adequate fire access has been demonstrated on the development plan through a separate exhibit. This exhibit shows that fire trucks have adequate access to serve the site and that hose lay distances are sufficient to provide service to all areas of the buildings. City Fire has reviewed the plans for compliance and did not provide any objections to the plans as shown.

3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

The purpose of the R-flex Medium zone district, as stated in City code section 7.2.209.A, is to *“accommodate a mix of detached and attached low- to medium-density housing up to a maximum residential density of five (5) to sixteen (16) dwelling units per acre. A mix of dwelling and/or lot types, building forms and architecture, and design is strongly encouraged to break up monotony and provide a variety of housing options.”*

The surrounding neighborhood is comprised of low, medium, and high-density residential uses as well as some higher-intensity commercial uses. The proposed re-zone would allow for infill development that promotes greater flexibility in housing types while maintaining the density and character of the surrounding neighborhood.

4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height, density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.

The proposed medium-density townhome development is compatible with development in the surrounding area. The project site is directly south of an existing medium-density townhome development with similar bulk and scale to what is being proposed. However, due to the grade of the site and the integration of the units into the slope, the peak of the proposed townhomes will sit below the existing development to the North. Additionally, there is a robust network of multi-modal transportation opportunities in the immediate vicinity of the site. The site is within 2 blocks of 2 different bus stops and directly adjacent to a marked, shared lane bike-route and within 2 blocks of other established bike routes.

5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.

The proposed application includes 2 parcels that total 2.22 acres of land. These 2 parcels previously had 1 single-family home on each. Both single-family homes have been vacant since 2022 and were demolished in early 2023. The original platting configuration that makes up the 2 parcels included 31 residential lots. These lots would not be developable under the current zoning due to past City decisions, current utility constraints, and setback requirements that are not consistent with the surrounding area. The proposed rezone would allow for the large, underutilized parcels to be developed with a similar density to what is allowed under the current zoning but with greater flexibility in the overall design. This rezone will capitalize on existing public infrastructure and services in the area and contribute to a variety of housing types in the city.

- 6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).**

This rezone request is submitted with a Development Plan application which details how all relevant development standards are being met.

- 7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.**

There are no concept plans relevant to this site.

- 8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.4 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.**

This application will not create an ADS-O zone district.

- 9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.**

This application is not a rezone to a PDZ zone district.

- 10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).**

This site is not within an overlay-district. City Code section 7.2.209.C outlines the additional standards for the zone district. These additional standards include:

- 1. Each Development Plan or Phasing Plan based off the approved Land Use Plan shall meet the established density of the district.*
- 2. Each development shall comply with all applicable standards relating to Compact Lots in this UDC.*
- 3. Reference Part 7.3.3 for additional use-specific standards*

The Development Plan accompanying this rezone request demonstrates a gross density of 11.71 du/acre, which is well within the allowed density of 5-16 du/acre. This development plan also demonstrates how the compact lot requirements are met. There are no use-specific standards related to multi-family in the R-flex medium zone district.

CONFORMANCE WITH DEVELOPMENT PLAN CRITERIA (CODE SECTION 7.5.515 D.)

The decision-making body shall review the Development Plan application or amendment and approve, approve with conditions, or deny the application based on the following criteria:

A. The decision-making criteria in Section [7.5.409](#) (General Criteria for Approval) apply unless modified by this Subsection 4;

1. Compliance with this UDC: The proposed use and development shall comply with all applicable standards in this UDC, unless the standard is lawfully modified or varied.

The property is proposed to be rezoned to R-flex medium zone district and at 11.7 dwelling units per acre, the project sits well within the density range of 5-16 du/acre allowed by the zone district. All other development standards are met.

2. Compliance with Other Applicable Regulations: The proposed use and development shall comply with all other City regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property. This includes, but is not limited to, floodplain, water quality, erosion control, and wastewater regulations.

The project meets all city, state, and federal regulations. The property is not in a floodplain. Stormwater is managed by an on-site detention pond on the southeast corner of the site. A drainage plan is also included in the application submittal. Wastewater for the site will be accommodated by a new sanitary sewer line that will run through the existing alley. A geologic hazard report has also been submitted as part of this application and will be reviewed by CGS.

3. Compliance with Engineering Standards and Utilities: The proposed use and development shall comply with standards for roadway design and construction, access, drainage, water, sewer, emergency/fire protection, and others established by federal, state, county, service district, City, Colorado Springs Utilities, and other regulatory authorities. Utility services must be connected as required by this UDC.

The project meets all engineering standards. There are no new roads proposed with this development and the existing alley will be paved to meet City Engineering standards. Drainage and erosion control will comply with applicable engineering standards, as provided in the drainage report included with this submittal. A new sanitary sewer is proposed to serve this development and is proposed to run through the existing alley. Electric service will be used for on-site lighting and to serve the new residences. The site is designed to accommodate emergency vehicles and apparatus.

4. Compliance with Prior Approvals: The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency

with any Annexation Agreement, Land Use Plan, or approved phasing plan for development and installation of public improvements and amenities. (Ord. 23-03)

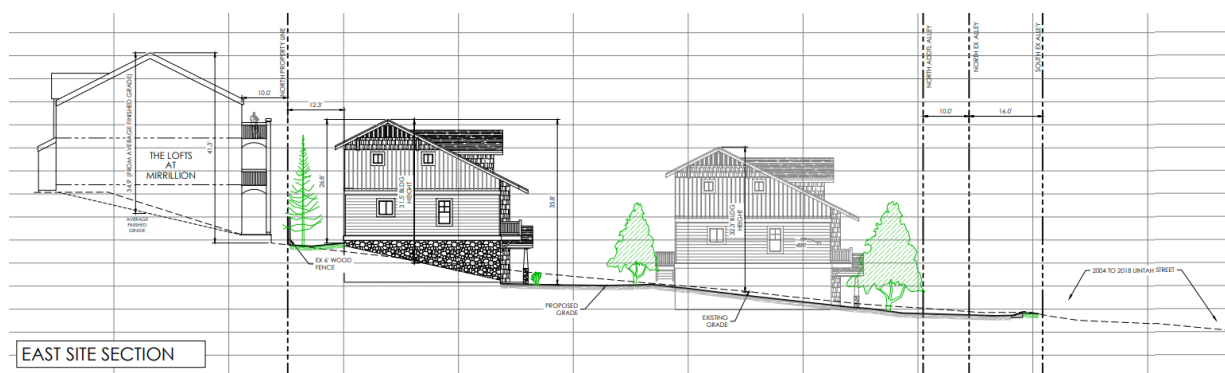
There are no previously approved land use approvals related to this site. The site was originally platted into 30 lots that were later consolidated into two large parcels. These parcels previously had one single-family home on each. A new development plan, zone change, and final plat will be submitted and will become the guiding documents for this project.

B. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);

The use specific standards for multi-family are not relevant as they only apply to properties zoned OR (office/residential) or MX-N (Mixed-use Neighborhood Scale). The R-flex medium zone district has a density range of 5- 16 du/acre, this development will be compliant with this requirement with a density proposal of just under 12 du/acre.

C. The details of the 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 layout of the site conforms well with the existing neighborhood. The proposed 4-unit buildings are situated to the north side of the site which is adjacent to an existing medium-density townhome development developed in comparable 4-unit clusters with a 34'11" maximum height. Additionally, due to the grade of the site, these buildings will sit at a much lower elevation than the existing townhomes to the North making them feel less prominent. The single, 2-unit building is placed on the southeast portion of the project site with a maximum height of 32' which is more compatible with the adjacent 1 and 2-family uses next door and along W Uintah St. A revised exhibit was included below.



The proposed architectural style and materials are intended to match the character of the neighborhood. Building materials include stone, cement siding, and cement shingles. **The proposed maximum height of buildings 1 – 4 and 21 – 24 is 34' 3" and the rest of the buildings are either 31'6" or 32' 3".**

D. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;

Off-site impacts with this development will be minimal. The proposed design and layout of the project considers the context of the neighborhood with the proposed density, architecture, and layout. Traffic generated from the site will be very low and will not require any off-site roadway improvements.

E. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;

As discussed above in Zone Change criteria #1, the plan is consistent with PlanCOS and the Westside Plan.

F. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;

All dimensional standards within the R-flex Medium zone district are met with the proposed plan. This includes setback, height, and lot coverage standards.

G. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations;

The grading, drainage, stormwater quality and mitigation comply with the City's Engineering Criteria, and state and federal standards. The property is not in a floodplain.

H. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading);

The development meets the standards of Article 7.4 as applicable. This includes compliance with the landscape and green space, access and connectivity, and parking and loading requirements.

I. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);

This site is not within any overlay districts so standards set forth in UDC part 7.2.6 do not apply.

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

A geologic hazard report is submitted with the development plan application and will be reviewed by City Engineering and Colorado Geological Survey. The report finds that the proposed development of the site is appropriate if mitigation of fill and slope conditions are addressed.

K. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties; and

The property is served by municipal utilities adjacent to the site. New lines, including a sanitary sewer line and storm drain, will be extended through the east/west alley that runs through the middle of the project site to accommodate the new development. Other existing utilities in the area can support the capacity of the development.

L. 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, pedestrians, and emergency vehicles in accordance with the Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.

There are no new roads proposed with this development. The alleyway running through the middle of the site will be paved to meet City Engineering and City Fire standards. A sidewalk along N 20th and N 21st St will also be constructed with this application.