

Project Statement

The Nook at Shiloh Mesa

Small Lot PUD Development Plan

The Nook at Shiloh Mesa is proposed as a Small Lot PUD development totaling 20.93 acres with 91 detached single family lots using the guidelines established for this type of small lot development. The site is located north of Woodmen Road off of Marksheffel Road adjacent to the banks of Sand Creek which borders the property to the north and west. Along the southern boundary exists vacant land with an approved Master Plan and Concept Plan for multi-family, commercial or office use. The site is within the Woodmen Heights Master Plan (CPC MPA 06-00206-A10MN17) and the Woodmen Heights Commercial Center Concept Plan (CPC PUP 07-00100-A1MN11) with an approved use of Multi-Family/ Regional Commercial/ Office. The site is currently zoned PUD/ AO/ SS which shall remain.

The applications being submitted to the City of Colorado Springs for review include a request for Master Plan Amendment, Concept Plan Amendment, Rezone and Small Lot PUD Development to permit the proposed 91 detached single-family small lot units for a density of 4.35 dwelling units per acre. The rezone is required because the original use permitted under the existing PUD was for multi-family and office/ commercial. The proposed rezone will revise the permitted uses to include single-family detached residential. The design incorporates numerous areas of common open space with landscaping and pedestrian access throughout the community and utilizes the creek as a prominent feature incorporating the regional trail. The design also incorporates 42 guest parking stalls with handicapped accessible stalls in a variety of locations as well as on street parking along Frigid Air Point. All roadways are intended to be privately owned and maintained by the metropolitan district. All common landscape and open space areas will be owned and maintained by the metropolitan district.

Master Plan and Concept Plan Amendment

The proposed amendment to both the Woodmen Heights Master Plan (CPC MPA 06-00206-A10MN17) and the Woodmen Heights Commercial Center Concept Plan (CPC PUP 07-00100-A1MN11) are being requested to permit a change in use from the approved Multi-Family/ Regional Commercial/ Office to the proposed small lot detached single-family residential. The approved concept plan illustrates this area has primarily multi-family housing and while the proposed Nook at Shiloh Mesa is a similar residential use the density will be much lower. The proposed amendments result in a loss of approximately 2 acres of office use and 2 acres of commercial use; however, there remains a significant amount of commercial and office space available for development with better frontage along both Marksheffel Rd and Woodmen Rd.

DEVELOPMENT PLAN REVIEW CRITERIA:

1. *Will the project design be harmonious with the surrounding land uses and neighborhood?*

The proposed project is consistent with existing and proposed development to the east and west as well as planned developments to the north. The small lot PUD creates a suitable

transition from the intense commercial/ office approved uses to the Sand Creek channel and regional trail system.

2. *Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools, and other public facilities?*

This project will be compatible with the neighborhood and will not overburden the existing streets, utilities, or public facilities as the previously approved uses allow much greater intensity and scale of uses. Compatibility is achieved by providing appropriate buffers, screening and landscaping.

3. *Will the structures be located to minimize the impact of their use and bulk on adjacent properties?*

The project includes adequate buffers and landscape setbacks as well as numerous pockets of internal open/ common space for the residents to enjoy.

4. *Will landscaping, berms, fences, and/or walls be provided to buffer the site from undesirable views, noise, lighting, or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?*

The proposed landscaping and perimeter screening is adequate in providing buffering from adjacent uses to the east and south. There are no screening elements to the north or west as the design purposefully left the creek assessable and visible.

5. *Will vehicular access from the project to the streets outside the project be combined, limited, located, designed, and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise, and pollution and promotes free traffic flow without excessive interruption?*

One vehicular access point is providing via a full movement intersection with Frigid Air Point and Marksheffel Dr. Frigid Air Point is a proposed private drive and will provide a secondary access point to the parcels located south of the site. This roadway has been designed with on street parking and slower travel speeds to discourage cut through traffic.

6. *Will all the streets and drives provide logical, safe, and convenient vehicular access to the facilities within the project?*

The streets and drives provide logical, safe, and convenient vehicular access to both individual units and guest parking areas.

7. *Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?*

Internal streets are designed to serve the community with Frigid Air Point designed to limit cut through traffic.

8. *Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?*

Guest parking has been provided throughout the development including handicapped accessible stalls. In addition, each home has a 2-car garage and a full length driveway.

9. *Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?*

Accessible parking spaces, ramps, and routes to the individual units and throughout the community have been provided.

10. *Will the design of streets, drives, and parking areas within the project result in a minimum of area devoted to asphalt?*

The parking and circulation aisles are designed as efficiently as possible to minimize asphalt area.

11. *Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?*

The pedestrian walkways are an integral part of the design and provides access throughout the site, including the regional trail.

12. *Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes, and rock outcroppings? Are these significant natural features incorporated in the project design?*

The design retains the existing Sand Creek Channel and makes this a focal point of the design with homes fronting the creek and the continuation of the regional trail along its banks.

ISSUES LIST:

- 1) Rezone of commercial and office use acreages to permit single family detached residential.
- 2) Sand Creek channel improvements and timing as it relates to this project.
- 3) Regional trail layout and location.