

PROJECT STATEMENT
SUNDANCE AT ROCK CREEK
CONDITIONAL USE DEVELOPMENT PLAN & FINAL PLAT

Sun Dance at Rock Creek LLC is proposing a multi-family development project within the Colorado Springs City limits at the southwest corner of State Highway 115 and Pine Oaks Road. The Sundance at Rock Creek project will consist of 240 multi-family apartment units with a variety of 1, 2 and 3-bedroom apartment units; a clubhouse; maintenance building; garage parking; and a lift station to be built as part of a separate project in coordination with Cheyenne Mountain State Park and Colorado Springs Utilities. The site is 14.63 acres and is zoned PBC (Planned Business Center). The site is bordered by State Highway 115 and Fort Carson to the east, Cheyenne Mountain State Park to the north and west, and vacant county zoned land to the south. The site is currently part of the JL Ranch Master Plan originally approved in 1987 and currently being reviewed by the City of Colorado Springs for a Major Amendment to permit the proposed multi-family use. The PBC zoning shall remain as it allows for multi-family residential development as a conditional use.

The applications being to the City of Colorado Springs for consideration include:

- Conditional Use Development Plan w/ Preliminary Landscape Plan
- Final Plat, to be platted and developed as a single phase

Master Plan Major Amendment:

The Sundance at Rock Creek parcel is part of the JL Ranch Master Plan and is currently under review for a master plan major amendment changing the land use from commercial to multi-family (CPC MPA 99-00208-A1MJ19).

Development Plan

The development plan proposes 240 multi-family residential units on 14.63-acres for a density of 16.40 DU/ Acre. The development has been planned to take advantage of natural topography as the site sits below State Highway 115 and the state park to the west and south. The development includes a clubhouse and pool deck area, garage parking, a maintenance facility, an enclosed dog park area in the southwest corner of the site, as well as multiple areas of usable open space. The proposed development will be accessed from Pine Oaks Road with no direct access to State Highway 115.

Development Plan Review Criteria

1. ***Will the project design be harmonious with the surrounding land uses and neighborhood?*** The project will be designed to harmoniously blend with the adjacent land uses and neighborhood through architectural stylization, color schemes and landscape material elements.

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? The proposed land use is compatible with the

surrounding uses as there are no existing uses found on adjacent lands. All neighboring parcels are vacant or open space. As part of the approved JL Ranch Master Plan the adjacent transportation roadways, utility infrastructure, drainage/ detention, and school capacity have all been planned to accommodate a much larger several hundred residential unit, commercial intense development. A lift station, water main, and forced sanitary sewer mains are being installed as part of a separate on-going project in coordination with Cheyenne Mountain State Park and Colorado Springs Utilities.

2. ***Will the structures be located to minimize the impact of their use and bulk on adjacent properties?*** There are no existing structures or developments in the vicinity of this proposed project as the site is surrounded by Fort Carson to the east and Cheyenne Mountain State Park to the west and south.
3. ***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?*** Landscaping will be provided per the City of Colorado Springs Landscape Code and Policy Manual. This includes screening and buffering with a mix of deciduous and evergreen plant material around the perimeter of the site as well as providing internal landscaping. Existing vegetation will be retained where feasible, particularly in the southern area of the site. A final landscape plan will be submitted in the future prior to building permit approval.
4. ***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?***
The project will be accessed from one location along Pine Oaks Drive. There is no direct access permitted to either State Hwy 115 or the state park. Internal circulation was designed to provide a looped driveway dispersing interior traffic. An existing traffic signal at Pine Oaks Rd and State Hwy 115 will help provide safe and efficient access into the site minimizing dangerous turning movements.
5. ***Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?*** Yes, internal circulation was designed to provide a looped driveway dispersing interior traffic.
6. ***Will streets and drives within the project area be connected to the streets outside the project area in such a way that discourages their use by through traffic?*** There is only one point of access entering and exiting the site eliminating any cut through traffic.
7. ***Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?*** Ample parking has been designed into the site layout to include limited garage parking and surface parking throughout the site.

8. ***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?*** Handicap accessible sidewalks and walkways have been provided throughout the site to each of the buildings, the clubhouse, maintenance facility and the fenced dog park area. ADA ramps have been provided throughout the site at all intersections. ADA accessible units will be provided as required.
9. ***Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?*** The street system is designed to accommodate the anticipated traffic and provide ample parking for residents in the most efficient manner possible.
10. ***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 primary pedestrian system is in conformance with the City Subdivision design standards and ADA guidelines. In addition, interior sidewalk connections have been included providing access to the internal open space areas.
11. ***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 into the project design?*** The design takes advantage of the existing topography while preserving steep slopes and mature stands of vegetation in the southern portions of the site. The existing drainage swale along the eastern boundary will also remain. There are no other natural features found on site.

Request for Alternative Compliance:

The following items are being requested for alternative compliance:

Code Section: Chapter 7, Article 4, Section 323(G)(H) Landscape Buffer and Screen

Code Requirement: 6' opaque structure required along buffer edge

Request: Eliminate 6' opaque structure along the west and southern buffer edges

Justification: The site borders the state park to the west and vacant county land to the south, both of which are natural settings with rolling topography and existing stands of vegetation offering incredible views from the proposed development. There are no proposed resident buildings along the boundaries and the single level garages will act as an opaque screen from the state park. To the south, the land is vacant and rises sharply above the proposed site negating any affects the screen fence may provide. The landscape planting requirements are being met along the western border and existing stands of mature vegetation will remain to the south.