

July 6, 2020

**Land Use Review Division  
Planning & Community Development  
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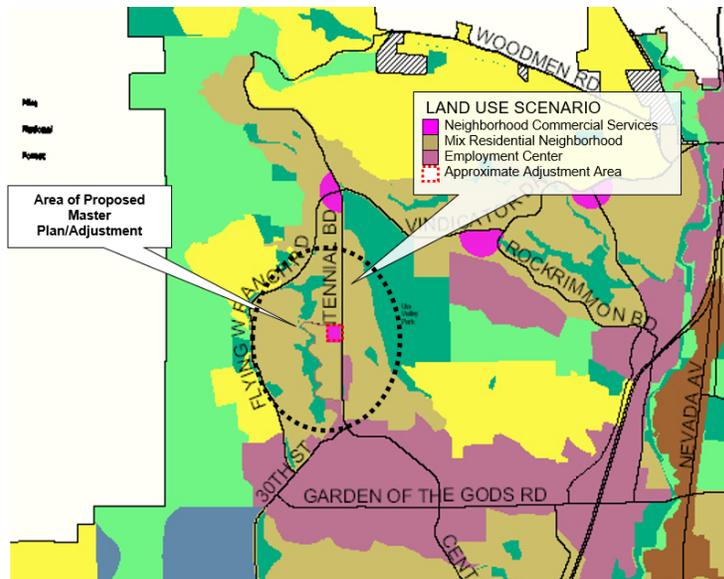
## **RE: Major Amendment to the Mountain Shadows Master Plan**

### **PROJECT DESCRIPTION & JUSTIFICATION:**

A major amendment to the Mountain Shadows Master Plan to convert  $\pm 2.42$  acres of Research & Development (R&D) to Medium High (MH) Residential with a maximum density of 14 DU/AC. The overall remaining R&D acreage within the Master Plan area is reduced from  $\pm 335$  acres to  $\pm 332$  acres for a net loss of  $\pm 2.42$  acres, which becomes MH Residential. The adjusted overall MH Residential land uses increase from 28 acres to  $\pm 31$  acres in support of a 22 unit increase from 392 to 420 dwellings.

The proposed amendment maintains the general land use scenario in Mountain Shadows Comp Plan as well as consistency with the previously implemented 2020 Master Plan land use scenarios at the time of approval. The proposed amendment maintain the intent and are consistent with the previous 2020 Master Plan approval.

### **PROPOSED MASTER PLAN AMENDMENT**



PlanCOS has replaced and superseded the 2020 Master Plan. The PlanCOS Vibrant Neighborhoods Framework identifies the Mountain Shadows community as an established suburban neighborhood. The following have been cited from the Goals and Policies within the Vibrant Neighborhoods Plan section in support of the proposed amendment:

***Policy VN-3.E, Encourage and support the integration of mixed-use development in neighborhoods***

***Strategy VN-3.E-3: Though a combination of Zoning Code changes and development review decisions, encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.***

The existing Mountain Shadows Master Plan integrates 1,109 acres of mixed density residential together with 335 acres of R&D which is concentrated further south following Centennial Blvd around the Garden of the Gods Rd corridor. The amendment represents a refinement to the planned land uses in response to increased market demand for existing land uses supported by the Plan. The ±2.42 acres land use shift within the 1,750 acres Master Plan area in favor of MH Residential land uses represent 0.14% impact to the approved land use mix.

#### **PUBLIC FACILITIES:**

##### **Public Access**

Tuscan Foothill Village benefits from good access to existing major and minor roadways adjacent to the site. The existing roadways were planned anticipating future development of the site and therefore are adequate to accept the impacts within adopted service standards.

Centennial Boulevard fronts the easterly boundary of the site and provides direct access to a future private roadway. Existing Terra Cotta Trail is located in the vicinity of the northerly boundary. The existing intersection of Terra Cotta and Silverstone Terrace will be reconstructed to a proposed round-a-bout to provide coordinated traffic movement between the existing public roads and on-site private drives. Direct access to the commercial parcel will be provided via Silverstone Terrace.

In addition to the proposed round-a-bout mentioned above the only public street improvements proposed are deceleration lanes at the intersections of Centennial and Terra Cotta and Centennial and the proposed private drive south of the site. All proposed on-site roadways are anticipated to be private.

##### **Stormwater and Drainage Facilities:**

Proposed private storm sewer systems will collect runoff from the site and convey the discharges to the existing public storm sewer network along the westerly boundary of Centennial Boulevard. The existing storm network was planned anticipating future development of the site and is adequate to accept the impacts within adopted criteria.

Currently there exists a number of storm laterals stubbed into the site. These laterals will be extended to provide the private on-site storm sewer system.

**Public Utilities:**

Utilities are located adjacent to and stubbed into the site. Meetings with representatives from Colorado Springs Utilities indicate that the existing capacity of water, wastewater, gas & electric systems are adequate to meet the demands of the proposed development.

**Police & Fire:**

The Colorado Springs Police Department and Colorado Springs Fire Department provide police, fire, and public safety services to property within the master plan area.