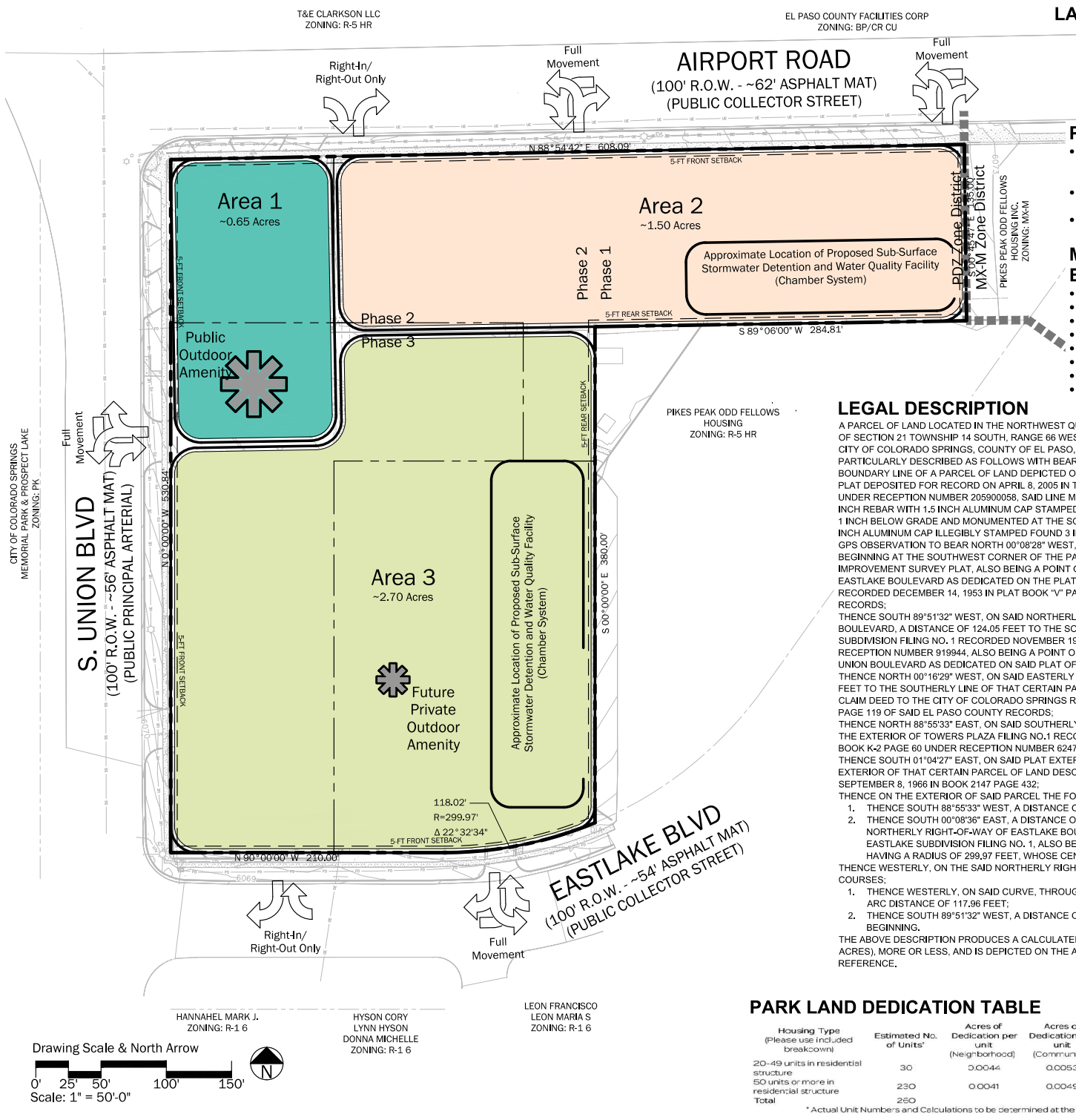
# DREAM CENTERS COMMONS

## LAND USE PLAN




## PHASING

- Phase 1: Adaptive Reuse of Existing Buildings (Full Campus); Multi-Family in Area 2;
- Phase 2: Multi-Family,in Area 2; Mixed-Use in Area 1
- Phase 3: Multi-Family, Mixed-Use, Civic and Community Amenity in Area 3

## MAX. DENSITY/ BUILDING AREA

- 103 Residential Units (Area 2)
- 157 Residential Units (Area 3)
- 10,000 sf Retail (Area 2)
- 12,000 sf Restaurant (Area 1)
- 12,000 sf Medical (Area 3)
- 20,000 sf Office (Area 3)
- 6,000 sf Community Building (Area 3)
- 14,000 sf School (Existing) (Area 3)

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WESTERLY BOUNDARY LINE OF A PARCEL OF LAND DEPICTED ON THAT CERTAIN IMPROVEMENT SURVEY PLAT DEPOSITED FOR RECORD ON APRIL 8, 2005 IN THE RECORDS OF EL PASO COUNTY UNDER RECEPTION NUMBER 205900058, SAID LINE MONUMENTED AT THE NORTH END BY A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP STAMPED "FLATIRONS SURVEY PLS 28283" FOUND 1 INCH BELOW GRADE AND MONUMENTED AT THE SOUTH END BY A 5/8 INCH REBAR WITH 1.5 INCH ALUMINUM CAP ILLEGIBLY STAMPED FOUND 3 INCHES BELOW GRADE, DETERMINED BY GPS OBSERVATION TO BEAR NORTH 00°08'28" WEST, A DISTANCE OF 299.96 FEET;
BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND DEPICTED ON SAID IMPROVEMENT SURVEY PLAT, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EASTLAKE BOULEVARD AS DEDICATED ON THE PLAT OF EASTLAKE SUBDIVISION FILING NO. 1 RECORDED DECEMBER 14, 1953 IN PLAT BOOK "V" PAGE 6 OF SAID EL PASO COUNTY RECORDS;
THENCE SOUTH 89°51'32" WEST, ON SAID NORTHERLY RIGHT-OF-WAY OF EASTLAKE BOULEVARD, A DISTANCE OF 124.05 FEET TO THE SOUTHWEST CORNER OF I.O.O.F SUBDIVISION FILING NO. 1 RECORDED NOVEMBER 19, 1982 IN PLAT BOOK S-3 PAGE 6 UNDER RECEPTION NUMBER 919944, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF UNION BOULEVARD AS DEDICATED ON SAID PLAT OF EASTLAKE SUBDIVISION FILING NO. 1;
THENCE NORTH 00°16'29" WEST, ON SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 531.28 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A QUIT CLAIM DEED TO THE CITY OF COLORADO SPRINGS RECORDED AUGUST 12, 1957 IN BOOK 1642 PAGE 119 OF SAID EL PASO COUNTY RECORDS;
THENCE NORTH 88°55'33" EAST, ON SAID SOUTHERLY LINE, A DISTANCE OF 606.44 FEET TO THE EXTERIOR OF THE CHAPERS PLAZA FILING NO.1 RECORDED SEPTEMBER 20, 1968 IN PLAT BOOK K-2 PAGE 60 UNDER RECEPTION NUMBER 624748 OF SAID EL PASO COUNTY RECORDS;
THENCE SOUTH 01°04'27" EAST, ON SAID PLAT EXTERIOR, A DISTANCE OF 133.71 FEET TO THE EXTERIOR OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED SEPTEMBER 8, 1966 IN BOOK 2147 PAGE 432;
THENCE ON THE EXTERIOR OF SAID PARCEL THE FOLLOWING (2) TWO COURSES;

1. THENCE SOUTH 88°55'33" WEST, A DISTANCE OF 283.38 FEET;
2. THENCE SOUTH 00°08'36" EAST, A DISTANCE OF 379.96 FEET TO THE PREVIOUSLY CITED NORTHERLY RIGHT-OF-WAY OF EASTLAKE BOULEVARD AS DEDICATED ON THE PLAT OF EASTLAKE SUBDIVISION FILING NO. 1, ALSO BEING A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS OF 299.97 FEET, WHOSE CENTER BEARS NORTH 22°40'05" WEST;

THENCE WESTERLY, ON THE SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING (2) TWO COURSES;

1. THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°31'49", AN ARC DISTANCE OF 117.96 FEET;
2. THENCE SOUTH 89°51'32" WEST, A DISTANCE OF 84.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 210,186 SQUARE FEET (4.82522 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

## PARK LAND DEDICATION TABLE

| Housing Type (Please use included breakdown) | Estimated No. of Units* | Acres of Dedication per unit (Neighborhood) | Acres of Dedication per unit (Community) | Total Acres of Land Dedication (Neighborhood) | Total Acres of Land Dedication (Community) |
|---|---|---|---|---|---|
| 20-49 units in residential structure | 30 | 0.0044 | 0.0053 | 0.1 | 0.2 |
| 50 units or more in residencial structure | 230 | 0.0041 | 0.0049 | 0.9 | 1.1 |
| Total | 260 | | | 1.1 | 1.3 |

* Actual Unit Numbers and Calculations to be determined at the time of Development Plan(s)

## DIMENSIONAL STANDARDS

| Building Height | Lot Coverage and Single-Family Residential Lot Area | Residential Density and Non-Residential Intensity | Building Setbacks | Projections in to Setbacks | Landscape Buffers | Parking Requirements | Fences and Walls | Architecture and Design |
|---|---|---|---|---|---|---|---|---|
| Building height shall be no greater than 62-feet. | Maximum Lot Coverage and Minimum Single-Family Residential Lot Areas are not applicable (similar to MX-M Zoned property in the UDC). | Residential Density and Non-Residential Intensity requirements are not applicable (similar to MX-M Zoned property in the UDC). | The following setbacks apply for perimeter setbacks and internal setbacks for all property lines:<br><br>Front: 5-Feet Setback;<br>Rear: 5-Feet Setback<br>Side: 0-Feet Setback | See Section 7.4.203 of the UDC for Standard Exceptions to Setback Requirements. In addition, porches, balconies, stoops and decks with elevations of 48-inches or less may be within the setback, but shall not extend beyond the property line. | Landscape buffers shall be provided per Section 7.4.906 of the UDC for exterior property boundaries of the Land Use Plan for non-Multi-Family land uses. Minimum buffer width shall match building setbacks and shall not be required between the lots internal to the zone boundary. | Parking requirement total shall be met through shared parking for the overall campus (Areas 1-3) rather than individual lots. Minimum parking requirements shall follow Section 7.4.1003 of the Colorado Springs UDC. Shared parking reductions shall apply per UDC Section 7.4.10-B and applied campus-wide. | Fences and Walls within the front setback of all subdivided lots shall be no greater than 48-inches in height. If opaque, Opaque fences and walls outside the Front Setback shall not exceed 72-inches in height. | New construction shall meet the requirements of Sections 7.4.1103, 7.4.1104, and 7.4.1105 of the UDC. Lighting shall meet Section 7.4.12. |

## PROJECT DESCRIPTION

This Land Use Plan is for the purposes of providing a plan to accompany the Zone Change from MX-M/R-5 HR Zoning to PDZ Zoning. This Land Use Plan provides land uses applicable for the property as well as dimensional standards for future development plans for the included properties.

## FLOODPLAIN STATEMENT

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0733G with an effective date of December 7, 2018, the subject property is located in Zone X (an area determined to be outside of the 500-year Floodplain).

## SITE DATA

| | |
|---|---|
| Master Plan | Not Applicable |
| Current Zoning | MX-M, R-5-HR |
| Proposed Zoning | PDZ (ZONE-24-0003) |
| Total Land Area | 4.825 AC |
| Proposed Maximum Density | 53.89 DU/AC |
| Site Addresses | 501 and 575 S. Union Blvd and 1810 Eastlake Blvd |
| Tax Schedule Numbers | 6421205004, 6421205011, 6421205002, & 6421205012 |
| Development Schedule | Fall/Winter 2024 |

See Dimensional Standards (On this Sheet) for Maximum Building Heights, Minimum Setbacks, Minimum Parking Requirements and Other Development Standards.

## GENERAL NOTES

1. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State Accessibility Laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State Accessibility laws lies with the property owner.
2. Redevelopment of the site to include on-site private Full Spectrum Detention, Stormwater Quality treatment and Green Infrastructure. Ownership and maintenance to be by the individual lot owner(s), or an association created by owners.
3. No directly adjacent channel improvements are required as a part of this site development. All new and redevelopment projects are required to construct or participate in the funding of channel stabilization measures. Drainage Basin fees paid, at the time of platting go towards channel stabilization within the drainage basin.
4. No existing storm infrastructure is located on or directly adjacent to the site.
5. All public access points not being utilized must be filled in with curb/gutter matching the existing adjacent type. Show and call this out on the forthcoming Development Plan(s).
6. Property owners are responsible for the maintenance for shared common tracts, access drives, preservation areas, and landscape areas adjacent to their property.
7. An approved development plan is required before any building permits may be issued within the PDZ district per section 7.2.703.
8. Signage is not approved per this plan. A separate sign permit is required. Contact the Development Review Enterprise at 719-385-5982 to begin a sign permit application.
9. The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in file LUPL-24-0004. The applicant (or property owner) has attested there are no separate mineral estate owner(s) identified and no further action was taken.
10. Accessory Dwelling Units (both integrated and detached) are not permitted within the boundaries of this development.
11. Passive and Active Recreation Requirements, UDC Section 7.4.908.B.1.a(1), shall be accommodated campus-wide rather than by each parcel. Each Development Plan submitted shall note the required area by the development to be accommodated.
12. School and Park Fees shall be provided at the time of building permit in lieu of land dedication.

## PDZ Benefit Categories

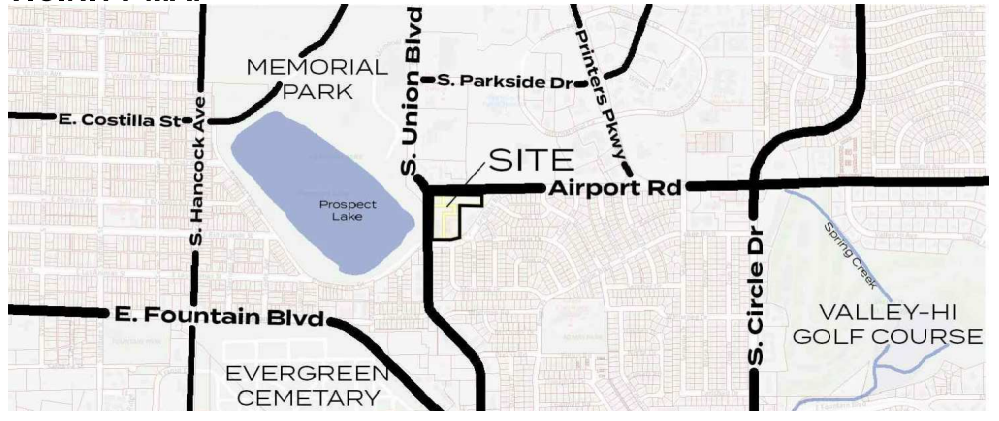
Per Unified Development Code Section 7.2.705, the proposed PDZ District will incorporate the following required Community Amenities or Benefits: (B) Community Benefits and (C) Mix of Housing Types.

**Planned Community Amenities:** A public outdoor community space is planned for Area 1 and an indoor community gathering space is planned in Area 3 (per this Land Use Plan). The combined area of these community amenities shall be at least 15% of the campus total area, or 29,272 sq. ft. The outdoor gathering space will feature adaptable seating, landscaping, and public art that meets the criteria outlined in the Public Art Master Plan as reviewed by the Public Arts Commission in Area 1 (per this Land Use Plan). The outdoor community space will have a permanent area of at least 10,000 sq. ft. and is flexible up to 30,000 sq. ft. The indoor community space in Area 3, with a minimum size of 3,000 sq. ft. is designed to accommodate public gatherings and will feature flexible seating and table arrangements, as well as audio-visual capabilities.

**Mix of Housing Types:** Within the urban context of the proposed development, housing unit types shall provide a continuum of affordability options from transitional to market rate options. Each housing building will vary in quantity of units. As currently conceptually planned, the three distinct buildings and market segments are as follows:

- Mary's Home 2 is planned for residents with income levels below 30% Area Median Income (AMI). The unit mix is planned for 14 one-bedroom units; 14 two-bedroom units; and 2 three-bedroom units.
- Haven at Lakeside is planned for residents with income levels between 30% and 70% AMI. The unit mix is planned for 41 one-bedroom units and 32 two-bedroom units.
- The Mixed-use building in Area 3 is planned for residents with income levels over 70% AMI and is in concept to include 50 studio units; 50 one-bedroom units; 50 two-bedroom units; and 7 units with three or more bedrooms.

## VICINITY MAP




| Potential Land Uses | Area 1 | Area 2 | Area 3 |
|---|---|---|---|
| Dwelling, Single-family Attached | | × | × |
| Dwelling, Multi-family | × | × | × |
| Dwelling, Live/Work Unit | | × | × |
| Short Term Rental Group | | × | × |
| Cooperative Living | | × | |
| Group Living Residence, Small | | × | |
| Group Living Residence, Medium | | × | |
| Group Living Residence, Large | | × | |
| Human Services Establishment, Small | | × | × |
| Human Services Establishment, Medium | | × | × |
| Human Services Establishment, Large | | × | × |
| Long-term Care Facility | | × | × |
| Adult or Child Day Care Center, Large | | × | × |
| Adult or Child Day Care Center, Small | | × | × |
| Club, Lodge, and Service Organization | × | × | × |
| Park | × | × | × |
| Religious Institution | × | × | × |
| School, Elementary or Secondary | | | × |
| School, Higher Education | | | × |
| Alcohol Production Uses | × | | |
| Commissary Kitchen | × | × | × |
| Entertainment or Recreation, Indoor | × | × | × |
| Semipublic Community Recreation | × | × | × |
| Medical Office | × | | × |
| Office | × | | × |
| Liquor Sales | × | | × |
| Personal or Business Service, Small | × | | × |
| Retail Sales, Medium | × | | × |
| Retail Sales, Small | × | | × |
| Parking Lot | × | × | × |
| Outdoor Seating or Dining, Accessory | × | | × |
| Mobile Vending Truck, Temporary | × | | × |

## DEVELOPMENT CONTACTS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DREAM CENTERS COMMONS

Colorado Springs, CO

Date Submitted: Feb. 6, 2024
Resubmitted: Mar. 13, 2024
Resubmitted: April 23, 2024

**APPROVAL STAMP**

LU1
LAND USE PLAN
SHEET 1 OF 1

**Not For Construction**

**Colorado Springs Land Use Review**
**File Number(s): LUPL-24-0004**