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Drexel, Barrell & Co.

June 2, 2023

City of Colorado Springs – Land Use Review
Attn: Logan Hubble, Planner II
30 South Nevada Ave, Suite 701
Colorado Springs, CO 80903
719-385-5099

**RE: Project Statement – Concept Plan Major Amendment
The Market at Pine Creek Subdivision**

Mr. Hubble,

On behalf of DBG Properties, LLC, please accept this project statement and the enclosed supplemental materials as Drexel, Barrell & Co's application and request for review and approval of a proposed Major Amendment to the Concept Plan for The Market at Pine Creek Subdivision.

The property is located at west of the intersection of Powers Boulevard and Union Boulevard and is bounded on the southwest by Royal Pine Drive, on the northwest by City owned open space, on the northeast by Powers Boulevard and on the southeast by Union Boulevard. The property is currently platted as Lot 2, The Market at Pine Creek Filing No. 2, Lot 2, The Market at Pine Creek Filing No. 3, Lot 2, The Market at Pine Creek Filing No. 4, Lot 2, The Market at Pine Creek Filing No. 5, and Lots 1-4 of Markets at Pine Creek Filing No. 6. All lots are currently zoned PBC which is converting to MX-M (Mixed-Use Medium Scale) under the new LDC.

The previously approved Concept Plan (AR CP 05-00222-A2MN19 – approved March 20, 2020) for The Market at Pine Creek Subdivision Filing No. 1 proposed multiple commercial/retail uses. This application for a Major Amendment to the approved Concept Plan is specifically related to Lots 1-4 of Filing 6, in order to revise the proposed land-use to allow multi-family residential. La Plata, the overall developer of the site, is consenting to allow multi-family development within The Market at Pine Creek Subdivision and the CC&R's do not prohibit Multi-family development.

The level of site planning detail shown on the Concept Plan has been reduced to general land use bubbles and access points for clarity. The future Development Plan submittal for the proposed multi-family development will show building locations, required parking spaces, landscape areas and all pertinent site planning information. A trip generation memo is included with this submittal in accordance with Condition of Record number one of the currently approved Concept Plan.

Concept Plan Review Criteria:

1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?
No. The proposed development will serve to increase the general health, welfare, safety and convenience of the neighborhood. By providing for a mix of multi-family workforce housing and commercial uses, this amendment to the concept plan will not only help potentially diversify the housing options in Colorado Springs, but will also help to synergize and solidify the adjacent neighborhoods.
2. Will the density, types of land uses and range of square footages permit adequate light and air both on and off site?
Adequate light and air will be permitted and actually enhanced with the proposed amendment to the Concept Plan with a reduction in proposed commercial use.
3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and community?
Yes. All setback and buffer requirements between differing land uses are appropriate, and will be incorporated into the site development plan(s) providing for an attractive revitalized area.
4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?
Ingress and egress points to the site are already fixed with a right-in/right-out on Royal Pine Drive and a full-movement access at the roundabout at Royal Pine Drive and Purple Plum Way. Internal traffic circulation will be handled with private streets that meet CSFD criteria. Parking will be provided as required by City code and loading/service areas will be minimized. Pedestrian facilities already exist along Royal Pine and Union and internal sidewalks and paths will be added with the proposed development in accordance with ADA criteria.
5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
The proposed amendment to the Concept Plan will reduce the impact to existing streets with reduced trip generation produced by the proposed multi-family residential. Open space and amenities will be provided on-site. Some additional students will be anticipated for local schools but school and park fees will be paid as part of the development approval process.
6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?
The Concept Plan amendment preserves and maintains existing properties and adjacent areas and will actually reduce impacts in critical areas such as traffic generation.

7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?

The Concept Plan amendment will provide more of a buffer and transition from the nearby single-family residential to the existing and proposed commercial in the area with the allowance for multi-family development.

8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

Yes. This amendment to the concept plan is consistent with City Zoning and Subdivision Code, and the applicable elements of the Comprehensive Plan in a number of ways, not limited to:

Working to complete an unfinished development (infill) area and utilize existing roadway and utility infrastructure connections.

Adding to the diversity of housing stock provided within the City, while promoting a vibrant neighborhood with strong ties to the surrounding area.

Providing for an integrated mix of land uses within close proximity to each other and incorporating safe physical connections to the City's network of infrastructure, trails and employment opportunities.

We trust you find our application and request for this Concept Plan Major Amendment acceptable. We look forward to working with the City in processing the application and submittal for this high-quality development. Please contact us if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.



Tim D. McConnell, P.E.
President