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## SKYLINE RIDGE FILING NO. 1 DEVELOPMENT PLAN

### PROJECT STATEMENT

FEBRUARY 2023

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### REQUEST

N.E.S. Inc., on behalf of DHI Communities a D.R. Horton Company and SJGJ LLC, requests approval of a Development Plan for Skyline Ridge Filing No. 1, a 14-units duplex development on seven (7) lots, and one (1) tract for public access, on 1.661-Acres.

### LOCATION

The property is located at 2525 South Boulevard, which is located generally south of State Highway 24 and west of S 21<sup>st</sup> Street. The site is comprised of one platted parcel with frontage on South Boulevard and Race Street. The property will be replatted into seven (7) residential lots to accommodate a duplex on each lot.

The property is bounded by light industrial/commercial and single-family residential development to the north, vacant residential and industrial land to the south (some of which is under this owner's control); single-family development to the west, and vacant industrial land (under this owner's control) to the east. Adjacent residential streets include South Blvd. and Race St. to the north.



**ZONING**

Skyline Ridge Filing No. 1 is zoned R-2, Two-family Residential. Duplexes are allowed as a use by right in the R-2 zone district. The adjacent properties to the north and west are also zoned R-2. The vacant land to the east and south is zoned M-1, Light Industrial.



Residential development in the R-2 zone must meet the zoning standards below. This development meets these standards. Density is 8.43 DU/AC. Maximum density in the R-2 zone district is determined by lot area and width requirements.

Standard	Minimum Requirement
Lot Area	7,000 sf
Lot Width	50'
Front Setback	25'
Side Setback	5'
Rear Setback	25'
Lot Coverage	30%
Building Height	30'

## PROJECT DESCRIPTION

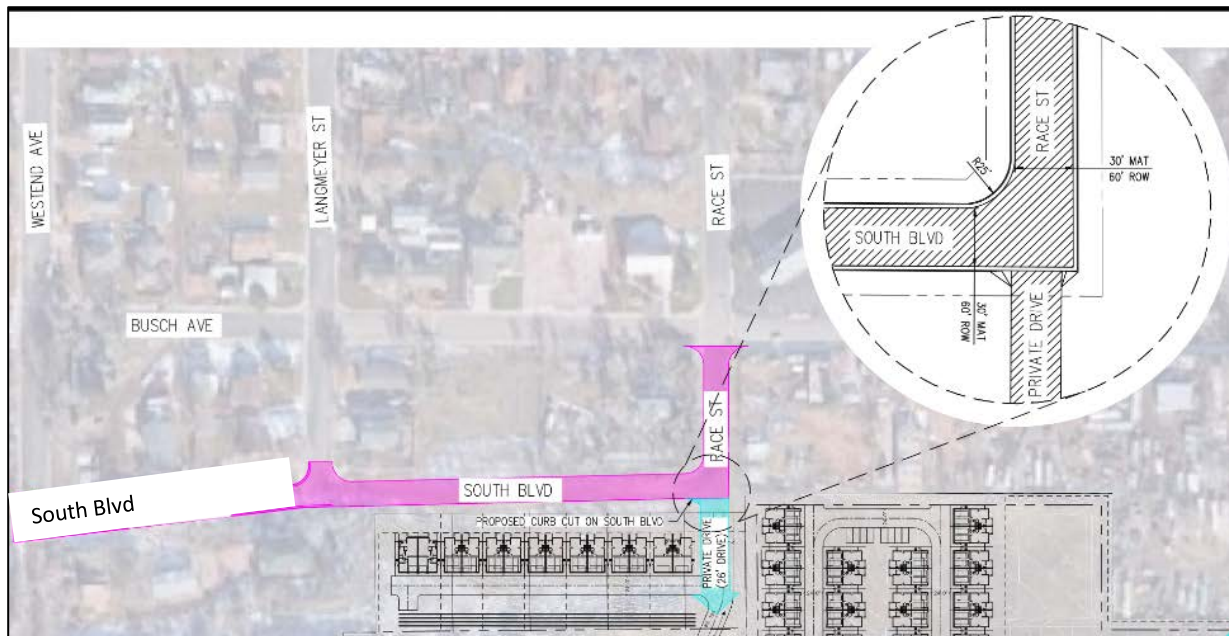
Skyline Ridge Filing No. 1 is part of a larger market rate rental townhome development comprised of the adjacent property to the east and south, Skyline Ridge Filing No. 2. The two properties must have separate Development Plans because Filing No. 1 is zoned R-2 and duplexes are allowed as a use by right, and Filing No. 2 is zoned M-1, and multi-family development is allowed as a conditional use.

Filing No. 1 is comprised of 14 townhomes in seven (7) two-story duplex buildings, with each building on its own lot. The property is currently one parcel which will be platted into seven individual lots, and one tract for access to the adjacent Skyline Ridge Filing No. 2, in alignment with Race St. The townhomes will be a mix of two- and three-bedroom units, in three different designs with similar footprints. Unit mix will be eight (8) two-bedroom units and six (6) three-bedroom units. Development is proposed to occur in one phase over 500 days.

## Access

The property is located at the intersection of South Blvd. and Race St., and direct access to the development will be via a full access private drive as an extension of Race St. on the east side of the development. This access drive will serve another private access drive at the rear of the units where the garages will be located. This access drive will also provide access to the private drives in the adjacent related development Skyline Ridge Filing No. 2. An access easement in favor of the adjacent property will be provided on the plat of Skyline Ridge Filing No. 1, which will follow the DP process. The Skyline Ridge Filing No. 2 CU/DP is submitted at the same time as, and will be platted in conjunction with, the CU/DP and plat for Skyline Ridge Filing No. 1.

All adjacent streets are classified as residential streets, and are marginally improved. Improvements including pavement, curb and gutter and sidewalk will be completed with a residential section on South Blvd. from Race St. to Langmeyer St. Improvements on Race St. from South Blvd. to Busch Ave. will occur with the Skyline Ridge Filing No. 2 development.



The private street in Tract A is 26' wide to allow adequate fire access to the proposed residential and accessory buildings. The access drive to the garages is 24' wide. The driveways will meet the turning radii required by CSFD and all fire lanes will be appropriately marked.

### **Traffic**

A Traffic Impact Study (TIS) is submitted with this application. The purpose of this study is to evaluate the impact of the vehicular trips projected to be generated by the proposed overall Skyline Ridge development on study area intersections and roadway system. The study includes 2022 (existing), 2025 (year of anticipated project build-out), and 2045 (long-term) analysis horizons. The following intersections are included in the study:

- Busch Ave./S. 21st St.
- Wheeler Ave./S. 21st St.
- Busch St./Race St.
- Busch Ave./Pecan St.
- S. 26h St./Westend Ave.
- Gold Camp Rd./Bear Creek Rd.
- Wheeler Ave./Bear Creek Rd.

The proposed DHIC Skyline Ridge development is projected to generate 1,169 daily vehicle trips of which 78 are projected to be generated during the a.m. peak hour and 92 during the p.m. peak hour. Based on the analyses contained in the TIS geometric and operational improvements/modifications to the study area roadways and intersections as recommended in the study are expected to sufficiently mitigate and/or off-set the impacts created by the traffic generated by the proposed DHIC Skyline Ridge development.

The study recommends no geometric or operational changes for Busch Ave., Wheeler Ave, or S. 21<sup>st</sup> St., however, S. 21<sup>st</sup> St. is anticipated to be expanded to two travel lanes in each direction with a center two-way left turn lane by 2045, based on the 2045 Long Range Transportation Plan. No significant geometric or operational modifications are anticipated for the intersections of Busch Ave./Race St., Busch Ave./Pecan St., S. 26<sup>th</sup> St./Westend Ave., Gold Camp Rd./Bear Creek Rd., Wheeler Ave./Bear Creek Rd.

Both the Busch Ave./S. 21<sup>st</sup> St. and the Wheeler Ave./S. 21<sup>st</sup> St. intersections are anticipated to be expanded along with widening of S. 21<sup>st</sup> St., and will meet signal warrants by 2025. Due to their proximity to each other and the nature of the Wheeler Ave./S. 21<sup>st</sup> St intersection (4-legged with completion of the gold Hill Mesa development), it is recommended that only the Wheeler Ave./S. 21<sup>st</sup> Street intersection be signalized in conjunction with completion of the east leg as part of the Gold Hill Mesa development.

### **Parking**

All units will have rear loaded two car garages, for a total of 28 parking spaces. There will be no direct access from South Blvd. as garages will be served by a private access drive. Each garage will have a 6' long approach, to prevent parking in front of garages. Based on the unit make-up of eight (8) two-bedroom units and six (6) three-bedroom units, the Zoning Code requires a total of 26 parking spaces.

## Buildings

The proposed duplex townhome development will be comprised of a mix of two- and three-bedroom units in three building styles, all with similar footprints. The development will incorporate a mix of building materials including vertical and horizontal fiber-cement siding, cast stone accents, and asphalt shingles. The color pallet will be natural wood and grey tones. The unit mix will be eight (8) two-bedroom units and six three-bedroom units.

The maximum height allowed is 30'. The maximum height of all buildings will be within the allowed height limits as follows:

Building Type	Maximum Height
Two-story Craftsman	27'-5"
Two-story Farmhouse	27'-3"
Two-story Traditional	28'-7"

All units will have individual trash and recycling pickup, so there will be no trash enclosure.

## Amenities

Skyline Ridge Filing No. 1 is part of a larger market rate rental townhome development comprised of the adjacent property to the east and south, Skyline Ridge Filing No. 2. The two properties must have separate Development Plans because of separate zoning, however, they will be commonly owned and function as one community. Therefore, the amenities made available in Filing No. 2 will be enjoyed by those living in Filing No. 1. These amenities include a range of indoor and outdoor amenities, including a clubhouse with indoor fitness center and restrooms, outdoor pool, covered patio, seating areas, and grilling and picnic areas; as well as a maintenance building with indoor pet wash.

Each unit will have a fenced private side yard. While the outdoor space for Filing No. 1 will be limited to the area beyond the private access drive at the rear of each lot, the broader development will have outdoor open space of more than 12 acres due to existing retained grades in the south and west portions of the property. Sidewalk will be provided along South Blvd. as well as along the west side of Tract A to tie into the sidewalk and approximately one acre of trails in the broader development.

## Park, Open Space, and Landscaping

This property is 1.661 acres but is part of the larger Skyline Ridge Development, which provides extensive open space areas due to grades. Since these areas are not candidates for public parkland, the developer anticipates the City will request a cash in lieu of land dedication.

The development plan provides approximately 18,700 sf of open space south of the accesses drive. Further, the overall Skyline Ridge Development provides over 12 acres of open space areas on the site, the majority of which are passive spaces due to grades. Included in the open space calculation is the pool and surrounding deck and yard area. Additional interior and covered amenity space of 1,040 square feet is provided in the fitness area, dog wash, and covered patio.

Sidewalks are to be provided along the west side of Track A and across the rear of Lot 7 to provide connectivity to Filing No. 2 amenities and approximately 1 mile of trails.

Landscaped setbacks or buffers are required along the north, south and east exterior boundary due to zoning boundaries. It is proposed that there be no buffering required along the south and east common boundary with Skyline Ridge Filing No. 2, as this development is part of the overall rental community, but under a separate Development Plan due to zoning.

## **PROJECT JUSTIFICATION**

### **CONFORMANCE WITH DEVELOPMENT PLAN REVIEW CRITERIA (CODE SECTION 7.5.502.E)**

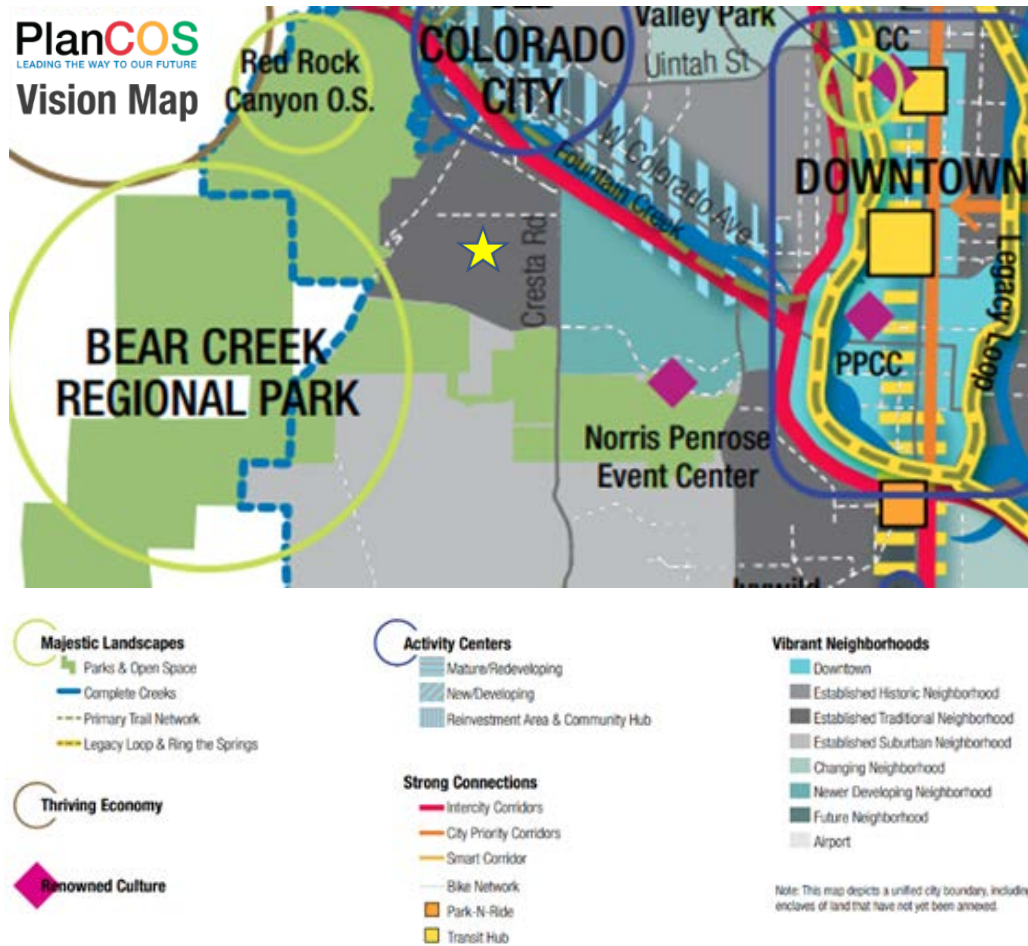
#### **A. THE DETAILS OF THE USE, SITE DESIGN, BUILDING LOCATION, ORIENTATION AND EXTERIOR BUILDING MATERIALS ARE COMPATIBLE AND HARMONIOUS WITH THE SURROUNDING NEIGHBORHOOD, BUILDINGS AND USES, INCLUDING NOT-YET-DEVELOPED USES IDENTIFIED IN APPROVED DEVELOPMENT PLANS.**

The surrounding neighborhood is a mix of uses and building types and there is no specific building type or character to emulate. The site is adjacent to vacant land on two sides, that is proposed to be developed with the same type of housing, and of which this development will be a part. This use provides a transition from the commercial/industrial to the northeast and the single-family residential to the west. The proposed duplex townhome development will be comprised of three residential building types, all of which will be two story, with appropriate mass and scale for a transitional land use. Exterior finishes will incorporate a mix of residential building materials including vertical and horizontal fiber-cement siding, cast stone accents, and asphalt shingles. The color palette will be natural wood and grey tones. The mix of building materials and styles will be compatible with and complimentary to the mix of uses, building styles, and building materials within the neighborhood.

Landscaped setbacks or buffers are required along the north, south and east exterior boundary due to zoning boundaries. It is proposed that there be no buffering required along the south and east common boundary with Skyline Ridge Filing No. 2, as this development is part of the overall rental community, but under a separate Development Plan due to zoning.

#### **B. THE DEVELOPMENT PLAN SUBSTANTIALLY COMPLIES WITH ANY CITY- ADOPTED PLANS THAT ARE APPLICABLE TO THE SITE, SUCH AS MASTER PLANS, NEIGHBORHOOD PLANS, CORRIDOR PLANS, FACILITIES PLANS, URBAN RENEWAL PLANS, OR DESIGN MANUALS.**

The Skyline Ridge Filing No. 1 rental townhome community will support many of the “Big Ideas” in PlanCOS. These include “every person in the city deserves to live in a great neighborhood”, “proactive support for a full spectrum of attainable housing opportunities, located in different areas of the city”, and the need for “areas to infill and adapt in response to a myriad of trends including demographics, technology, and the market.” The Plan COS Vision Map shows that the subject property is near Old Colorado City, a Reinvestment Area and Community Hub and Majestic Landscapes including Bear Creek Regional Park and Red Rock Canyon Open Space.



The property is in the Midland neighborhood, which is identified as a “Established Traditional Neighborhood” in the “Vibrant Neighborhoods” chapter of PlanCOS. The goal of this neighborhood typology is to recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. This development adds to the mixed-use character of the existing neighborhood, and supports ongoing investment by incorporating off-site public improvements such as improving streets with pavement, curb, gutter, and sidewalks.

PlanCOS goals and strategies that support this development include:

Goal VN-1: Increase neighborhood identity, inclusion, and participation throughout the city for residents, employees, and visitors.

Goal VN-2 Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

Strategy VN-2.A-3 specifically directs the City to “support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.”

The property is subject to the Westend Master Plan of 1980, and is in the Midland Neighborhood (10). The development Plan is consistent with the goals of the Master Plan, which is considered Operative. The goals of the plan include installation of public improvements where they will provide “substantial benefit to the immediate area and Westside in general” and improvement of pedestrian access. This development will improve the surrounding streets with pavement, curb, gutter, and sidewalk; which will benefit those in the immediate and broader area. Private trails will be provided within the development. The plan also includes a goal to “Develop Range of Housing Types”, including use and price point. This rental duplex development introduces a new housing type and option in the neighborhood which is compatible with existing development. The plan also includes a goal to “Encourage Infill”, which is exactly what this development is, as the site is currently vacant and surrounded except to the west by existing development. For the Midway area specifically, there are goals to encourage new residential development and initiate a public improvements program to improve street condition among other facilities.

**C. THE PROJECT MEETS DIMENSIONAL STANDARDS, SUCH AS BUT NOT LIMITED TO, BUILDING SETBACKS, BUILDING HEIGHT AND BUILDING AREA SET FORTH IN THIS CHAPTER, OR ANY APPLICABLE FBZ OR PUD REQUIREMENT.**

The R-2 zone standards are applicable to this project. The project meets all zoning standards.

**D. THE PROJECT GRADING, DRAINAGE, FLOOD PROTECTION, STORMWATER QUALITY AND STORMWATER MITIGATION COMPLY WITH THE CITY'S DRAINAGE CRITERIA MANUAL AND THE DRAINAGE REPORT PREPARED FOR THE PROJECT ON FILE WITH THE CITY ENGINEERING DEPARTMENT.**

A Drainage Report, prepared by Harris Kocher Smith (HKS) is included with this application. This report applies to Skyline Ridge Filing No. 1 and Skyline Ridge Filing No. 2. The grading, drainage and stormwater quality provisions conform to the drainage criteria manual.

**E. THE PROJECT PROVIDES OFF-STREET PARKING AS REQUIRED BY THIS CHAPTER, OR A COMBINATION OF OFF-STREET OR ON-STREET PARKING AS PERMITTED BY THIS CHAPTER.**

The development provides a total of 28 parking spaces in two-car garages attached to each unit. City Code requires 26 parking spaces based on bedroom count. It should be noted that, while guest parking is not required for R-2 duplex development, one of the amenities this development has access to in the Skyline Ridge Filing No. 2 is guest parking.

**F. ALL PARKING STALLS, DRIVE AISLES, LOADING/UNLOADING AREAS, AND WASTE REMOVAL AREAS MEET THE LOCATION AND DIMENSION STANDARDS SET FORTH BY THIS CHAPTER.**

All parking stalls meet the dimensional standards of the Zoning Code. The private street in Tract A is 26' wide to accommodate CSFD access and maneuvering, and access drive for garages is 24' wide. This development has no loading/unloading area and no trash enclosure, as each unit will have trash and recycling pickup service.



**G. THE PROJECT PROVIDES LANDSCAPED AREAS, LANDSCAPE BUFFERS, AND LANDSCAPE MATERIALS AS SET FORTH IN THIS CHAPTER AND THE LANDSCAPE DESIGN MANUAL.**

All required landscape setbacks and buffers are identified on the Development Plan and the required plantings are provided consistent with the Landscape Design Manual. Because the property is in the WUI, landscape plantings have been managed to minimize the threat of fire spread. It is proposed that there be no buffering required along the northwest portion of the site along the common boundary with Skyline Ridge Filing No. 1, as this development is part of the overall rental community, but under a separate Development Plan due to zoning.

**H. THE PROJECT PRESERVES, PROTECTS, INTEGRATES OR MITIGATES IMPACTS TO ANY IDENTIFIED SENSITIVE OR HAZARDOUS NATURAL FEATURES ASSOCIATED WITH THE SITE.**

There are no sensitive or hazardous natural features identified on the site.

**I. THE BUILDING LOCATION AND SITE DESIGN PROVIDE FOR SAFE, CONVENIENT AND ADA-ACCESSIBLE PEDESTRIAN, VEHICULAR, BICYCLE, AND APPLICABLE TRANSIT FACILITIES AND CIRCULATION.**

A pedestrian walkway is provided along the west side of Tract A and along the rear of Lot X and accessible routes are provided from the public right-of-way to each building. Bike racks are located at the Clubhouse building in Filing No. 2 to accommodate those who use their bike to get to those amenities, and the property is in proximity to bike facilities located in surrounding streets. Residents will also be allowed to store bicycles in their private garages or private fenced yards.

**J. THE NUMBER, LOCATION, DIMENSION AND DESIGN OF DRIVEWAYS TO THE SITE SUBSTANTIALLY COMPLY WITH THE CITY'S TRAFFIC CRITERIA MANUAL. TO THE EXTENT PRACTICABLE, THE PROJECT SHARES DRIVEWAYS AND CONNECTS TO DRIVE AISLES OF ADJOINING DEVELOPMENTS.**

The property has frontage on South Blvd., however, access to all units is provided by a full access private street in Tract A which connects to an access drive for garages. The external roads adjacent to the development are in place and two points of access are provided to the site. It should be noted that the private street in Tract A also provides access to the west side of Filing No. 2. The Skyline Ridge Filing No. 2 CU/DP is submitted at the same time as, and will be platted in conjunction with, the Development Plan and plat for Skyline Ridge Filing No. 1. An access easement will be provided with the Skyline Ridge Filing No. 1 plat.

All adjacent streets are classified as residential streets, and are marginally improved. Improvements including pavement, curb and gutter, and sidewalk will be completed in these rights of ways in conjunction with Skyline Ridge Filing No. 1 and Skyline Ridge Filing No. 2.

All private access drives will be 26' wide to provide access to all buildings and parking areas for residents and emergency services. Access drives for garages are 24' wide. All fire lanes within the site will be adequately marked as fire lanes and meet the turning radii required by CSFD.

**K. THE PROJECT CONNECTS TO OR EXTENDS ADEQUATE PUBLIC UTILITIES TO THE SITE. AS REQUIRED BY COLORADO SPRINGS UTILITIES, THE PROJECT WILL EXTEND THE UTILITIES TO CONNECT TO SURROUNDING PROPERTIES.**

The Preliminary Utility and Public Facilities Plan included in the Development Plan set identifies all proposed extensions and connections to public utility infrastructure.

**L. IF NECESSARY TO ADDRESS INCREASED IMPACTS ON EXISTING ROADWAYS AND INTERSECTIONS, THE PROJECT INCLUDES ROADWAY AND INTERSECTION IMPROVEMENTS TO PROVIDE FOR SAFE AND EFFICIENT MOVEMENT OF MULTI-MODAL TRAFFIC, PEDESTRIANS AND EMERGENCY VEHICLES IN ACCORDANCE WITH THE CITY'S TRAFFIC CRITERIA MANUAL, PUBLIC SAFETY NEEDS FOR INGRESS AND EGRESS AND A CITY ACCEPTED TRAFFIC IMPACT STUDY, IF REQUIRED, PREPARED FOR THE PROJECT.**

A Traffic Impact Study is submitted with this application, and covers traffic generated by the overall Skyline Ridge development, including Filing No. 1 and Filing No. 2. This study evaluates site generated traffic and potential impacts on the surrounding road network, and makes recommendations accordingly. Based on the analyses contained in the study, geometric and operational improvements/modifications to the study area roadways and intersections are expected to sufficiently mitigate and/or off-set the impacts created by the traffic generated by the proposed Skyline Ridge Filing No. 2 development. The study found that both the Busch Ave./S. 21<sup>st</sup> St. and the Wheeler Ave./S. 21<sup>st</sup> St. intersections are anticipated to be expanded along with widening of S. 21<sup>st</sup> St., and will meet signal warrants by 2025. Due to their proximity to each other and the nature of the Wheeler Ave./S. 21<sup>st</sup> St intersection (4-legged with completion of the gold Hill Mesa development), the study recommends that only the Wheeler Ave./S. 21<sup>st</sup> Street intersection be signalized in conjunction with completion of the east leg as part of the Gold Hill Mesa development.

**M. SIGNIFICANT OFF-SITE IMPACTS REASONABLY ANTICIPATED AS A RESULT OF THE PROJECT ARE MITIGATED OR OFFSET TO THE EXTENT PROPORTIONAL AND PRACTICABLE. IMPACTS MAY INCLUDE, BUT ARE NOT LIMITED TO LIGHT, ODOR, AND NOISE.**

No significant off-site impacts are anticipated with this development.

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