

HANCOCK AND CHELTON CONDITIONAL USE

PROJECT STATEMENT

NOVEMBER 2024

REQUEST

N.E.S. Inc., on behalf of Springs Land Ventures, requests approval of a Conditional Use Request with a Land Use Statement to allow for single-family detached residential in an MX-M zone located Northwest of where Hancock Expy dead ends into S Chelton Rd.

LOCATION, ZONING, AND PROJECT DESCRIPTION

The project site is located Northwest of where Hancock Expressway dead ends into South Chelton Road. The site is approximately 7.21 acres in size and is currently undeveloped. The site is on the northern boundary of the Hancock Commons Urban Renewal Area which will construct the future Hancock Expy extension and is adjacent to single-family residential to the northwest, multi-family residential to the east and planned multi-family/commercial across the future road extension to the south. The site is currently zoned MX-M and borders R-1 6 (single-family) to the northwest, residential PDZ (multi-family) to the east, and residential PDZ (multi-family) to the south. This project proposes compact-lot, detached, single-family residential with a density range of 5-16 du/acre.



PROJECT JUSTIFICATION

CONFORMANCE WITH CONDITIONAL USE REVIEW CRITERIA (CODE SECTION 7.5.601.C)

a) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards);

The proposed use for the site is detached single-family residential and there are no applicable use specific standards.

b) The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and

The project site is surrounded by existing and planned residential uses with varying densities from low-density, single-family to high-density multi-family up to 25 du/acre. The proposed medium-density, single-family residential development will provide a buffer between the lower-density residential to the northwest and the higher-density uses to the east and south. The maximum height of the future single family detached development is proposed as 45'. The proposed lots will comply with all R-Flex Medium development standards.

c) the City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

The existing roadways have the capacity to support the proposed development which will have a minimal impact on existing traffic with a medium-density range of 5-16 du/acre. There are currently no existing sidewalks and missing curb & gutter adjacent to the site along S Chelton Road. However, new sidewalks, along with curb & gutter and the completion of the S. Chelton traffic lanes, will be installed with the development. The drainage design for the development will adhere to the City of Colorado Springs Drainage Criteria Manual. A full spectrum detention pond will be provided at the southwest corner of the site and will reduce release from the site to at or below historic rates. Green Infrastructure infiltration areas will be provided throughout the site as required by the DCM.