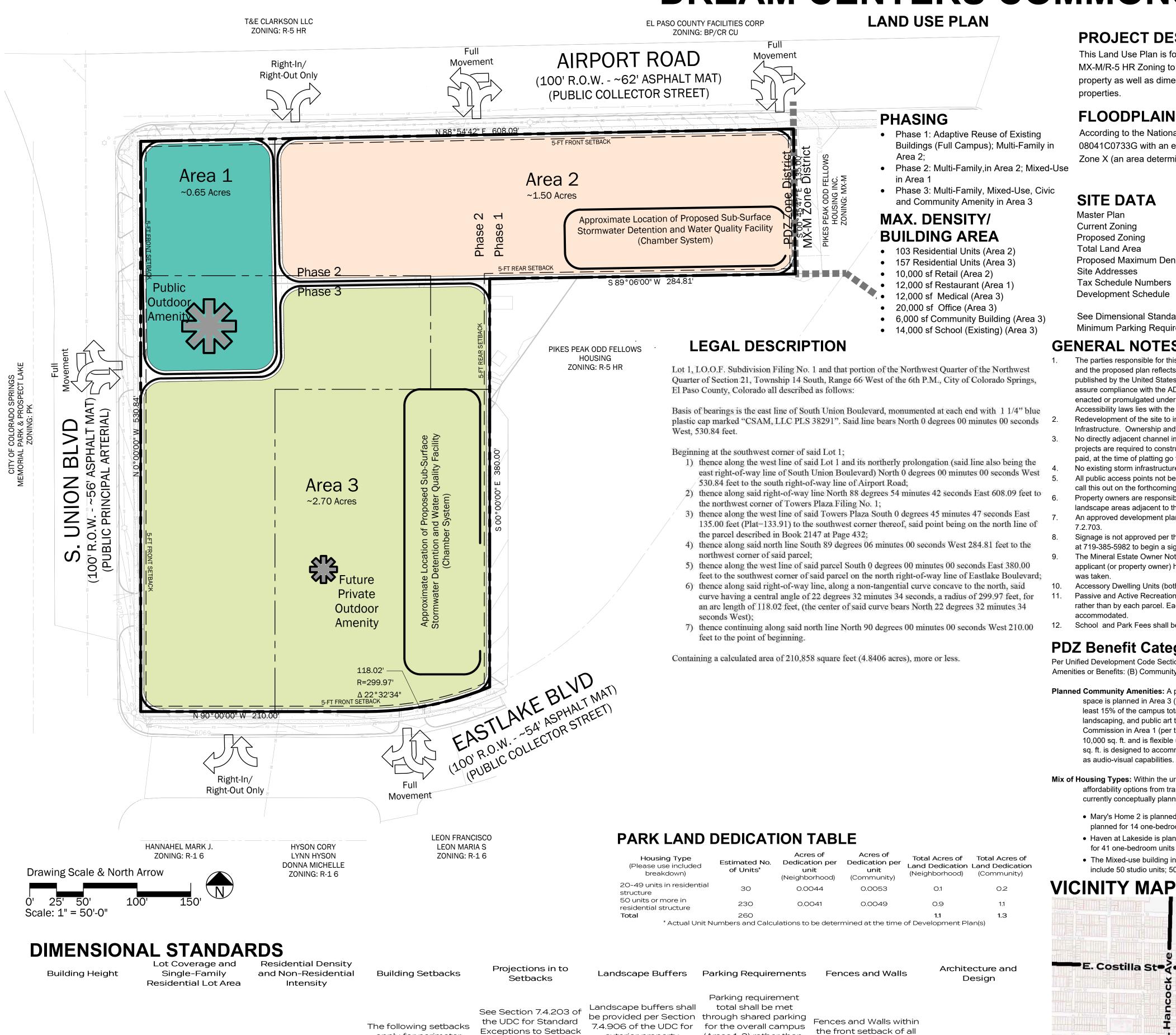
DREAM CENTERS COMMONS



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

(Areas 1-3) rather than

parking requirements

shall follow Section

7.4.1003 of the

Colorado Springs UDC.

Shared parking

reductions shall apply

B and applied campuswide.

boundaries of the Land individual lots. Minimum

the lots internal to the per UDC Section 7.4.10-

Use Plan for non-Multi-

Family land uses.

Minimum buffer width

shall match building

setbacks and shall not

be required between

zone boundary.

subdivided lots shall be New construction shall

opaque. Opaque fences 7.4.1104, and 7.4.1105 of

and walls outside the the UDC. Lighting shall

meet the requirements

of Sections 7.4.1103,

meet Section 7.4.12.

no greater than 48-

inches in height, if

Front Setback shall not

exceed 72-inches in

apply for perimeter

setbacks and internal

setbacks for all

property lines:

Rear: 5-Feet Setback

Side: O-Feet Setback

Maximum Lot Coverage Residential Density and

Family Residential Lot Intensity requirements

(similar to MX-M Zoned (similar to MX-M Zoned

property in the UDC). property in the UDC).

Areas are not applicable are not applicable

and Minimum Single-

Building height shall be

no greater than 62-

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 PDZ (ZONE-24-0003) Proposed Zoning Total Land Area 4.84 Acres **Proposed Maximum Density** 58.04 DU/AC

Site Addresses 501 and 575 S. Union Blvd and 1810 Eastlake Blvd 6421205004, 6421205011, 6421205002, & 6421205012 Tax Schedule Numbers 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

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 Establishment, 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 Care Facility Accessibility laws lies with the property owner

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. 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.

No existing storm infrastructure is located on or directly adjacent to the site.

All public access points not being utilized must be filled in with curb/gutter matching the existing adjacent type. Show and Club, Lodge, call this out on the forthcoming Development Plan(s). Property owners are responsible for the maintenance for shared common tracts, access drives, preservation areas, and

landscape areas adjacent to their property. An approved development plan is required before any building permits may be issued within the PDZ district per section

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. 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

Accessory Dwelling Units (both integrated and detached) are not permitted within the boundaries of this development. 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

School and Park Fees shall be provided at the time of building permit in lieu of land dedication.

PDZ Benefit Categories

or Recreation, 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 Medical Office 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.

| а | Area | Area | DEVELOPMENT |
|---|------|------|--------------------------------|
| | 2 | 3 | CONTACTS |
| | × | X | OWNER AND DEVELOPER |
| | | | DREAM CENTERS |
| | X | X | C/O MATTHEW AYERS |
| | | | MATTHEW.AYERS@DREAMCENTERS.COM |
| | V | V | 719.204.2027 |

Potential Land Uses

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

Large

Long-term

Adult or Child

Day Care

Center, Large

Adult or Child

Day Care

Center, Small

and Service

Park

Religious

Institution

School,

Elementary or

Alcohol

Production

Uses

Commissary

Kitchen

Entertainment

Indoor

Semipublic

Community

Recreation

iquor Sales

Personal or

Business

Service, Small

Retail Sales,

Medium

Retail Sales,

Small

Parking Lot

Outdoor

Seating or

Dining,

Accessory

Mobile

Vending

Truck,

Temporary

Organization

X X

 \times \times \times

PLANNER/ LANDSCAPE **ARCHITECT**

URBAN LANDSCAPES LLC C/O JOHN OLSON JOHN@URBANLANDSCAPES.DESIGN 719.600.8366

ARCHITECT

ECHO ARCHITECTURE C/O RYAN LLOYD RYAN@ECHO-ARCH.COM 719.387.7836

CIVIL ENGINEER CLASSIC CONSULTING

C/O KYLE CAMPBELL KCAMPBELL@CLASSICCONSULTING.NET

LAND SURVEYOR

COMPASS SURVEYING & MAPPING LLC C/O DON HULSEY 719.354.4120

> Architecture+Interiors URBAN Landscapes DESIGN REVOLUTION **COPYRIGHT 2024** This document is an instrument of service, and as

can be extended only by written agreement with DREAM **CENTERS** COMMONS

> Colorado Springs, CO Date Submitted: Feb. 6, 2024 Resubmitted: Mar. 13, 2024 Resubmitted: April 23, 2024 APPROVAL STAMP

MEMORIAL Cos. Parkside Dro E. Costilla Stede SITE Airport Rd Prospect Lake VALLEY-HI E. Fountain Blvd GOLF COURSE EVERGREE

LU1 LAND USE PLAN SHEET 1 OF 1 **Not For Construction** Colorado Springs Land Use Review File Number(s): LUPL-24-0004