

28 March 2023

Adventure Way Townhomes – Re-Zone Project Statement

Description

Location: 7830 Idaho Lane
(Adventure Way and Quail Brush Creek Drive)

Current Zoning: A AO (Agricultural / Airport Overlay)

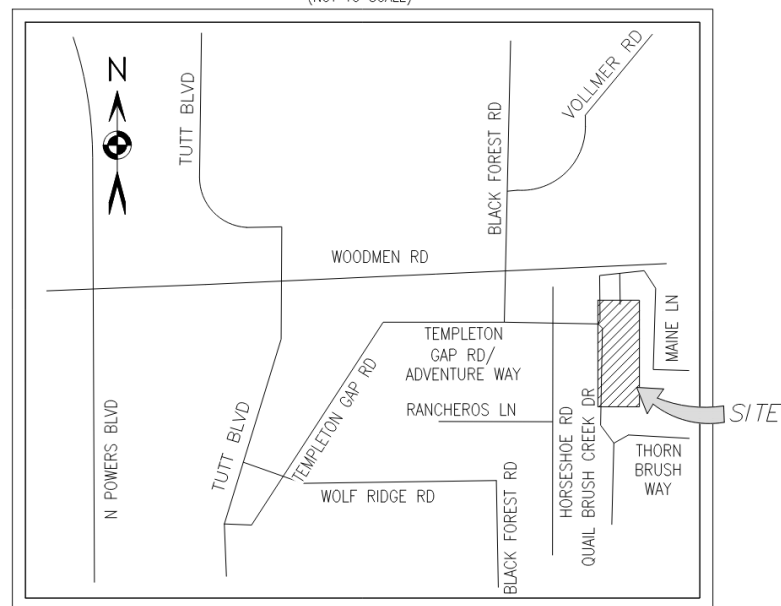
Proposed Zoning: MX-M (Mixed-Use / Medium Scale)

Current Land Use: Residential (Residence is vacant)

Proposed Land Use: Multi-family Residential

Proposed Density: 11.5 Dwelling Units / Acre

VICINITY MAP
(NOT TO SCALE)



This property is on the east side of Adventure Way / Quail Brush Creek Drive, just south of Woodmen Road. The 3.83-acre site is vacant and zoned A / AO – agricultural. The area immediately around the site is zoned with a combination of RR-5 (County residential rural) and PUD zones with single family and multi-family developments.

The intent of this project is to re-zone the subject property from an agricultural A zone to a MX-M (Mixed-Use / Medium Scale) zone for the purposes of developing multi-family townhouses. Eleven four-plex townhouse units are proposed on the multi-parcel site.

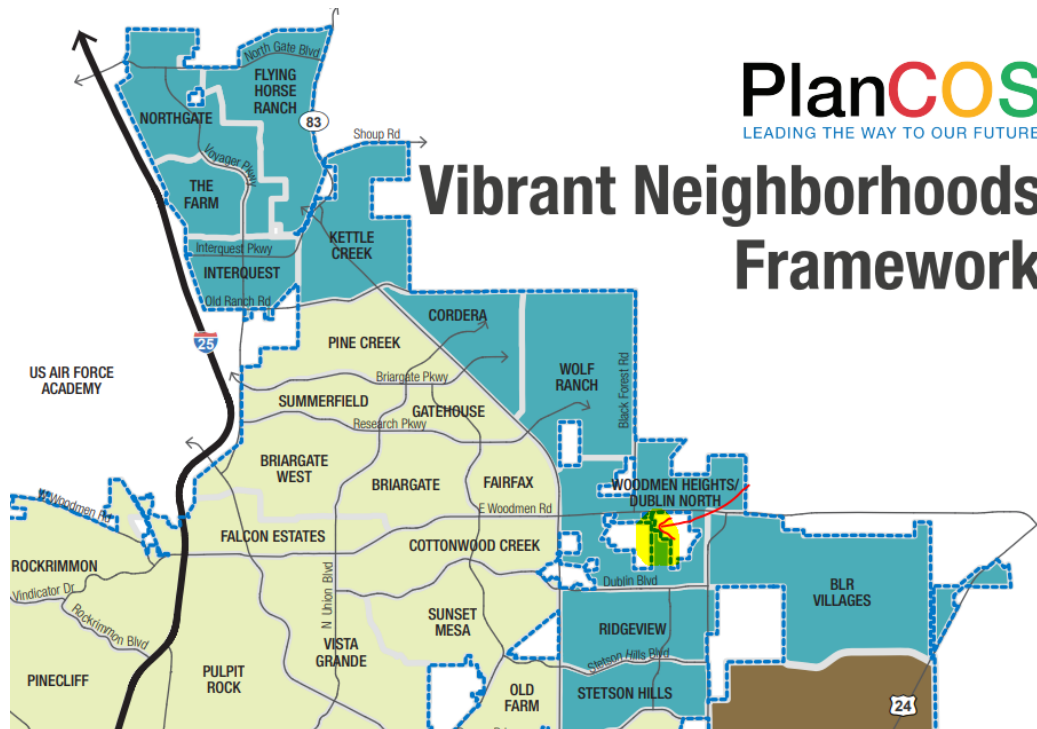
Justification

Zone Change Review Criteria (Section 7.6.03(B)):

1. The Action Will Not Be Detrimental to the Public Interest, Health, Safety, Convenience or Welfare:

Re-zoning the property provides a more beneficial zoning that allows development that would be appropriate for this location, considering existing adjacent zones. The current agricultural zone is severely restrictive for development. A more general commercial zone opens up the possibilities on this property. Surrounding zones in the area include several PBC (transitioning to MX-M) and PUD zones with multi-family developments. Rather than providing apartments with high occupant turn-over on the property, townhomes would provide occupant-owners that are more likely to positively contribute to the community with an intent to increase their investment and the area property values, thus benefitting the neighboring properties.

2. The Proposal is Consistent with the Goals and Policies of the Comprehensive Plan



This property is located in the midst of the Woodmen Heights /Dublin North neighborhood and is classified as a newer developing neighborhood per the PlanCOS Vision Map (community Plan for the development of Colorado Springs). This proposal is consistent with the comprehensive plan Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements, specifically subsection A-3, that encourages the support for a variety of housing types and sizes. With nearby high-density apartment complexes and

single-family homes (both large and small parcels), this development will offer another medium density option for the neighborhood housing. Subsection A-5 directly addresses the need for multi-family and commercial zoning districts in order to maximize the availability and distribution of this increased heights or densities. This proposal directly addresses this policy directive.

Policy VN-3.A: Preserve and enhance the physical elements that define a neighborhood's character. As this property currently sits as an undeveloped site, the existing agricultural zoning does not offer a useful means to develop a property beyond a single-family residence to meet the housing needs of the area. Few residential and commercial opportunities exist with such a zone. Rezoning to an MX-M zone will open up those possibilities to better meet the needs of this growing area.

3. Where a Master Plan Exists, the Proposal is Consistent with Such Plan or an Approved Amendment to Such Plan.

The North Dublin Master Plan was amended to include this property in 2008 for residential uses of up to 11.99 du/ac.

Thank you for your consideration.

Regards,
Jason Shoudis, Architect
Bucher Design Studio, Inc.