



GILLIGANS ISLAND FILING NO. 1

Conditional Use Development Plan Final Plat

May 21, 2024

Revised August 14, 2024

PROJECT STATEMENT

Description:

Gilligans Island Filing No. 1 is a proposed 4.701-acre single family lot development comprised of the following:

1. An existing platted, but vacant 1.196-acre single family lot (Lot 3, Sierra Vista Estates)
2. An unplatted 3.505 parcel which includes an existing barn (to remain)
3. Numerous public utility and private access easements (to remain)

The site is located at the southwest corner of Mayfield Lane and El Encanto Drive, and it is proposed to be replatted into a single residential lot and small tract. The proposed single-family home will also include an accessory dwelling unit above the garage, which triggers the need for Conditional Use Development Plan. Disturbance is less than 1 acre and will be exempt from City of Colorado Springs Drainage Criteria Manual Water Quality and Green Infrastructure requirements.

The overall site is zoned "R-E (Single Family Estate)", and is not within the Hillside or Streamside overlay nor does any FEMA floodplain affect the site.

The overall area is bounded by existing "R" Zone single family residential homes, the majority of which are much smaller (in lot size) than the proposed 4.530-acre lot.

A summary of the proposed land use review actions are:

1. Conditional Use Development Plan (CUDP)

The CUDP will provide the development details associated with the proposed 4.530-acre lot to support the proposed ADU.

2. Final Plat

The Final Plat will create 1 lot and 1 tract, by combining the existing platted lot with the unplatted westerly parcel.

Justification:

Utilization of this combined lot/parcel to create a single-family residential lot for a single home with integral ADU, while also keeping the existing barn, is a significant change from the 7-lot proposal, in 2020. This application is more compatible to the existing adjacent neighborhood uses.

Additional Findings supporting the Conditional Use Request:

- A. Surrounding neighborhood: As all adjacent properties are the same zone “R”, the proposed creation of a single-family lot (where 7 had been previously proposed) provides for compatibility with the values and qualities of the surrounding neighborhood. The integral ADU has no impact on the compatibility as it will not be distinguishable from the rest of the home.
- B. Intent of Zoning Code: As stated above, the current R Zoning acknowledges residential development for this site. The inclusion of an integral ADU triggers a requirement a Condition Use Development Plan be submitted (as provided with this application).
- C. The Comprehensive Plan conformance with goals and policies is met as this is located in a residentially defined area and maintains the characteristics of the neighborhood.

The following reflects adherence to City UDC Criteria as defined in 7.5.515.D.1:

- A. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4; **All requirements of 7.5.409. A, B, C and D are adhered to as a part of this approval**
- B. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s); **All requirements of 7.3.3. A, B, C and D are adhered to as a part of this approval**
- C. The details of the 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; **Single-family compatibly (both site and building) is reflected in the proposed DP**
- D. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable; **No off-site impacts are anticipated with this Development Plan**
- E. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals; **The Development Plan adheres to all applicable plans.**
- F. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district; **All required dimensional standards are adhered to**
- G. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City’s Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations; **All proposed grading and stormwater facilities adhere to required regulatory requirements**
- H. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking and loading requirements in Part 7.4.10 (Parking and Loading); **All requirements are adhered to. No variances required**
- I. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts); **No overlay districts are present on this lot.**

- J. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site; **Not applicable to this site as no sensitive or hazardous conditions exist**
- 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, and; **No public utility extensions required as a part of the project.**
- 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 Engineering Criteria, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project. **All public improvements required by this project are reflected on the proposed Development Plan.**

Issues List:

Specific items identified at the Pre-app meeting include:

1. **Conditional Use Development Plan** required for integral ADU use. This is included with this application.
2. **Final Plat** required. A Final plat is included with this application.

We respectfully request your favorable consideration of all items listed above.