

Parkside at Mountain Shadows – Development Plan Interpretation

The reconstruction of Parkside at Mountain Shadows presents unique challenges. The community was initially constructed in phases, predominantly by one builder per phase. Rebuilding of the community will not be completed in orderly phases, but rather will be undertaken all at once. Anticipating the probability of numerous builders involved in reconstruction and possible changes to building types, lot coverage's and setbacks, the City has prepared a comprehensive document to shepherd builders and homeowners through the reconstruction process. The original development plan (DP) – PD DP 84-95-A1 was approved in 1984 and subsequent amendments as well as plats and replats were also recorded.

Development Plan Design Parameters

The following is a summary of the pertinent design parameters for the community.

Building Types:

The approved DP showed an intentional mix of building types. Specific building types (one-story, two-story, tri-level and bi-level) are identified on the DP for each lot. It is evident, however, that numerous homes were not originally constructed per the building type identified on the DP. Therefore:

- 1) A home may be constructed consistent with building type shown on the approved DP.
- 2) If a different building type than reflected on the approved DP was originally constructed, the same or identical "non-conforming" home may be built. The City will not require adherence to the DP building type and recognizes the building type actually constructed.
- 3) If a building type with a lower height is proposed to be rebuilt than was existing or approved on the DP (2-story to ranch, bi-level to ranch, etc.) no formal City action will be required to approve the building type change (other than normal permit processing).
- 4) If a building type with a taller height is proposed to be rebuilt than was existing or approved on the DP (ranch to 2-story, bi-level to 2-story, etc.) a minor DP amendment for that lot (with neighbor notification) will be required to be processed thru City Land Use Review. The minor amendment review process usually requires 2 weeks due to the notification of adjacent neighbors. Those who wish to amend the plan may be able to expedite review if letters from neighbors are submitted with the request to amend the development plan.

Maximum Height:

30 ft. using non-hillside methodology; most of the grading in the subdivision reflects the post-development finished grade and therefore a non-hillside height calculation methodology can be employed.

Minimum Setbacks:

Adjacent to Public Streets (Flying W Ranch and Champagne): 30'

Adjacent to Public Streets (Majestic, Lions Gate, Hot Springs and Mirror Lake): 12'

Rear (not adjacent to Public Streets): 10'

Front: 18' minimum driveway depth from curb*.

*Lots 66, 76, 78 and 83 of Block 1 and Lots 63, 68, 70 and 72 of Block 2, Parkside at Mountain Shadows Filing No. 5 are allowed a 16' minimum driveway depth.

Side: 5' (10' minimum separation from adjacent structures)**

*While the approved DP reflects a minimum 3' side setback and 7' minimum separation from adjacent structures, this creates a "floating" side setback which creates issues as adjacent properties rebuild. Since the initial approved DP also reflected a minimum cumulative side setback for each lot of 10', proposing 5' on each side does the following:

- 1) Eliminates "floating" side setback condition.
- 2) Does not alter the overall width of a home as previously approved as total side setback remains at 10'.
- 3) Eliminates need for fire rated exterior wall construction for setbacks less than 5'.
- 4) Allows more width between homes to address drainage and grading.

Lot Coverage:

Individual lot coverage by the footprint of the home is limited to 40% as previously approved.

Lots 66, 68, 69, 70, 78, 83, and 90 of Block 1 and Lots 63 and 68 of Block 2, Parkside at Mountain Shadows Filing No. 5 are allowed 45% maximum lot coverage per a development plan amendment approved in 1992.

Basements:

Specific lots on the DP were identified with a "basement" label. This depiction has been determined to have been for informational purposes only, and will not be used to restrict reconstruction.

Bedroom/Bathroom Totals:

Each lot reflected a specific unit and bedroom and bathroom total. This section of the DP has been determined to have been for informational purposes only, and will not be used to restrict reconstruction.

Patios/Decks:

Compliance with City Codes and Regulations will be required (i.e., over 18" in height not allowed in setbacks, etc.).

Additional Information for Consideration

Development Plan Amendment:

Any changes to building type, setback dimensions, or lot coverage standards as identified above may require a DP Amendment or Administrative Relief approval. Combining lots will necessitate review of lot coverage requirements.

Building Code:

Rebuilding efforts require adherence to applicable current Codes. Consultation with your builder/contractor and Pikes Peak Regional Building Department is strongly recommended.

HOA:

Owners should consult their individual HOA documents for other information regarding their community. The City of Colorado Springs does not review and enforce HOA requirements.

Shared Driveways:

The following lots are accessed by shared driveways as identified on the various final plat documents:

Parkside at Mountain Shadows Filing No. 2

Block 1, Lots 29 & 30, 35 & 36, and 37 & 38;
Block 2, Lots 12 & 13, 17 & 18, and 19 & 20.

Parkside at Mountain Shadows Filing No. 3

Block 1, Lots 6 & 7, and 13 & 14.

Parkside at Mountain Shadows Filing No. 4

Block 1, Lots 44 & 45, 46 & 47, 54 & 55, and 56 & 57;
Block 2, Lots 28 & 29, 30 & 31 & 32, 33 & 34, 35 & 36, and 87 & 88.

Parkside at Mountain Shadows Filing No. 5

Block 1, Lots 64 & 65, 66 & 67, 72 & 73, 74 & 75, 79 & 80, 81 & 82, 87 & 88, 90 & 91;
Block 2, Lots 42 & 43, 49 & 50, 56 & 57, 58 & 59, 64 & 65, 66 & 67, 71 & 72, 73 & 74, 78 & 79, 80 & 81, 84 & 85, and 86 & 87.

Coordination among neighbors who share a common driveway is strongly encouraged during the design and construction phases.

Colorado Springs Fire Department (CSFD):

Per CSFD, fire sprinkler systems will not be required for homes being rebuilt that did not originally have sprinklers. As proposed by CSFD, coniferous trees will not be allowed within 15 ft. of a structure (measured from the base of the tree). Deciduous trees as defined in the FireWise Plant Materials document (Colorado State University Fact Sheet No. 6.305) will be allowed as long as the base of the tree is not within 10 ft. of a structure. CSFD will entertain variances to the requirements on an individual lot basis.