

**YES COMMUNITIES
ANTELOPE RIDGE MANUFACTURED HOME PARK
STORAGE YARD TO RESIDENTIAL LOT CONVERSION**

**PLANNED UNIT DEVELOPMENT
CITY OF COLORADO SPRINGS, COLORADO**

Submitted by:

YES Antelope Ridge, LLC
5050 S. Syracuse Road, Suite 1200
Denver, CO 80237

Date:

November 20, 2024

PUD243

This is not the correct document, a PUD Development Plan for an amendment will consist of the amended original PUD Plan (PUD-98-003) with proposed changes included

Introduction

The Antelope Ridge Manufactured Home Park is a 74.3-Acre property consisting of single family manufactured homes. The property is situated on the east side of Colorado Springs and is bounded by Barnes Road on the north, Marksheffel Road on the east, Windermere single family subdivision on the south, and Antelope Ridge Drive on the west. The development contains 338 residential pad sites for manufactured / modular homes, a leasing office, playground and pool amenities. The property is platted as follows:

- Parcel A: Lot 1, Tracts A and B in Chateau at Antelope Ridge Filing no. 1, El Paso County, Colorado; Recorded December 9, 1999 at reception no. 99185575.
- Parcel B: Lot 1 and Tract A, in Chateau at Antelope Ridge Filing no. 2, El Paso County, Colorado, Recorded November 4, 2002 at reception no. 202192387.
- Parcel C: Easement rights contained in easement agreement recorded October 16, 1998 at reception no. 9815054 September 1, 1999 at reception no.

Please include a discussion about which residential lot will not be used.

The property is currently zoned as a "PUD Residential Rural District and "RS-5000"

It was explained to staff that a residential lot will not be used and this storage yard will be transitioned into 2 lots. thus no technical lot increase. Please include this discussion.

Purpose

To convert the materials storage yard, located in the southeast corner of the property to residential usage (See Exhibit A attached). The storage yard area encompasses approximately 0.3-acres and is to be repurposed for the placement of two single family modular homes. This PUD will allow for adequate vehicular and pedestrian circulation. The redevelopment will promote housing densities equivalent and compatible with the existing community, ensure the best desirable land use and strengthen stability of the overall community development.

Development Standards

The storage lot conversion will be developed in accordance with the provisions of the City of Colorado Springs development criteria. This will include adherence to the current zoning assignments a noted in the Introduction section above. The two new home sites will be designated at units 4330 and 4334. The specific layout for the homes including driveway access and garage placement is shown on Exhibit B as attached.

EXHIBIT A

Antelope Ridge

Please also include which residential lot will not be used



4001 Gray Fox Heights
Colorado Springs, CO 80922

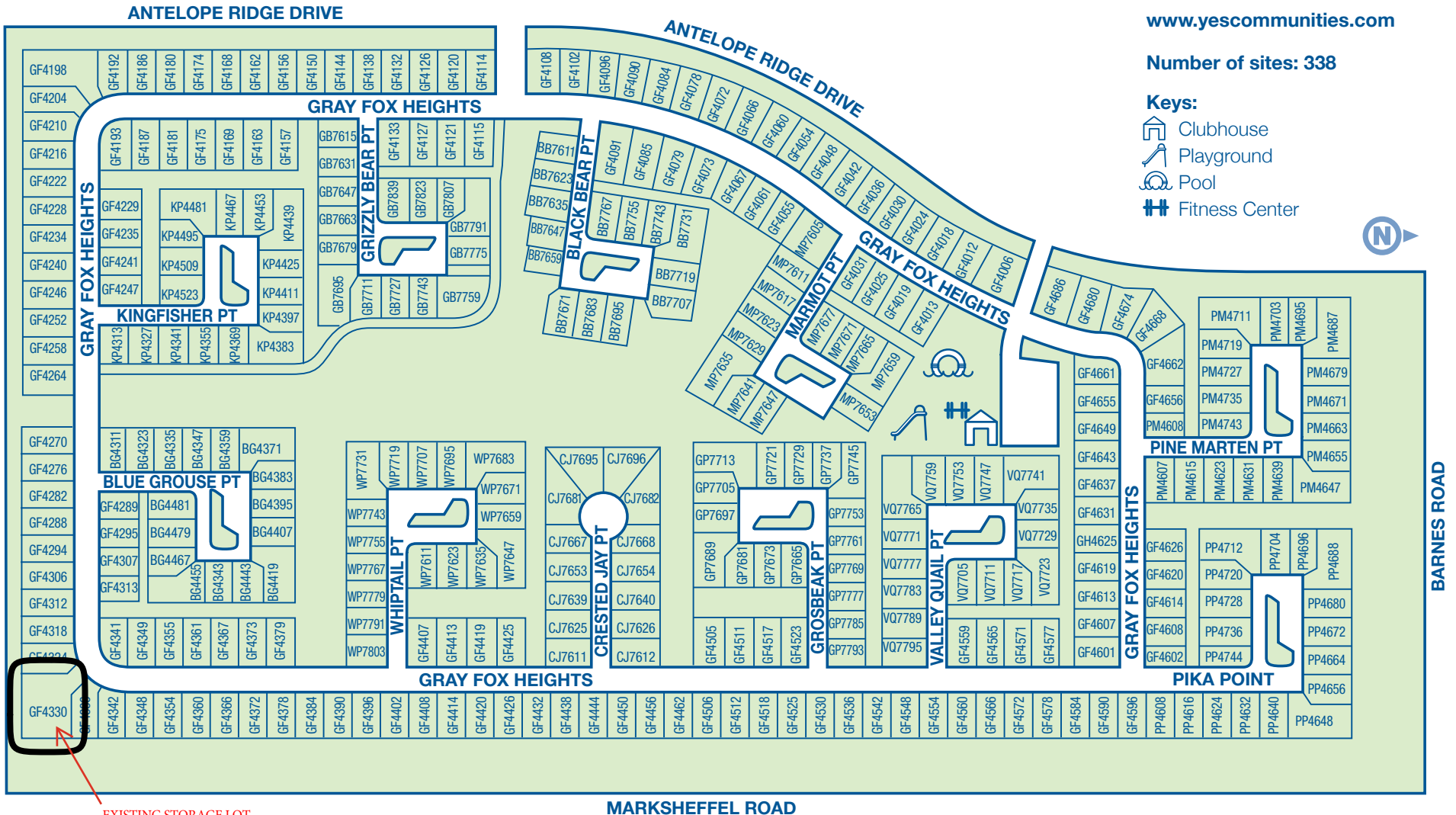
719.573.1200 ph

Visit us online at:
www.yescommunities.com

Number of sites: 338

Keys:

- Clubhouse
- Playground
- Pool
- Fitness Center



EXISTING STORAGE LOT
TO BE CONVERTED TO TWO
RESIDENTIAL HOME SITES

FILE LOCATION: S:\23_1422_001 ANTELOPE RIDGE EROSION SURVEY\000 CAD\04 PLAN SET\DEVELOPMENT PLAN\SP01.DWG

SITE LEGEND
 - - - - - PROPERTY BOUNDARY LINE
 - - - - - SETBACK LINE
 - - - - - EASEMENT BOUNDARY LINE

GENERAL NOTES
 1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
 2. THIS SITE PLAN IS BASED ON A PDF ALTA.

CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

OWNER/DEVELOPER:
YES! COMMUNITIES
 4001 GRAY FOX HEIGHTS 317.587.0460

APPROVAL:

PROJECT:
LOT 1 AT CHATEAU AT ANTELOPE RIDGE FILING NO. 1

SEPTEMBER 2023

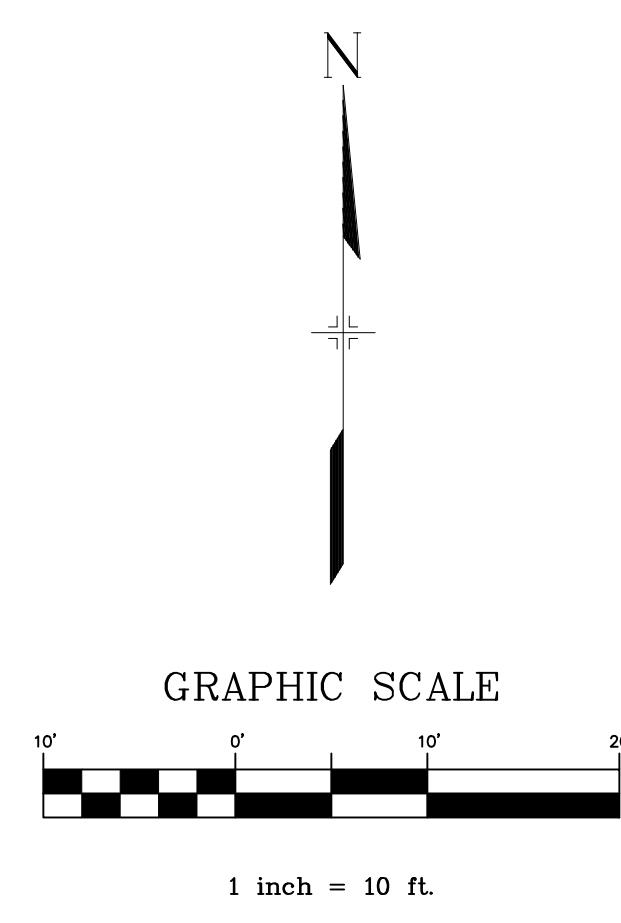
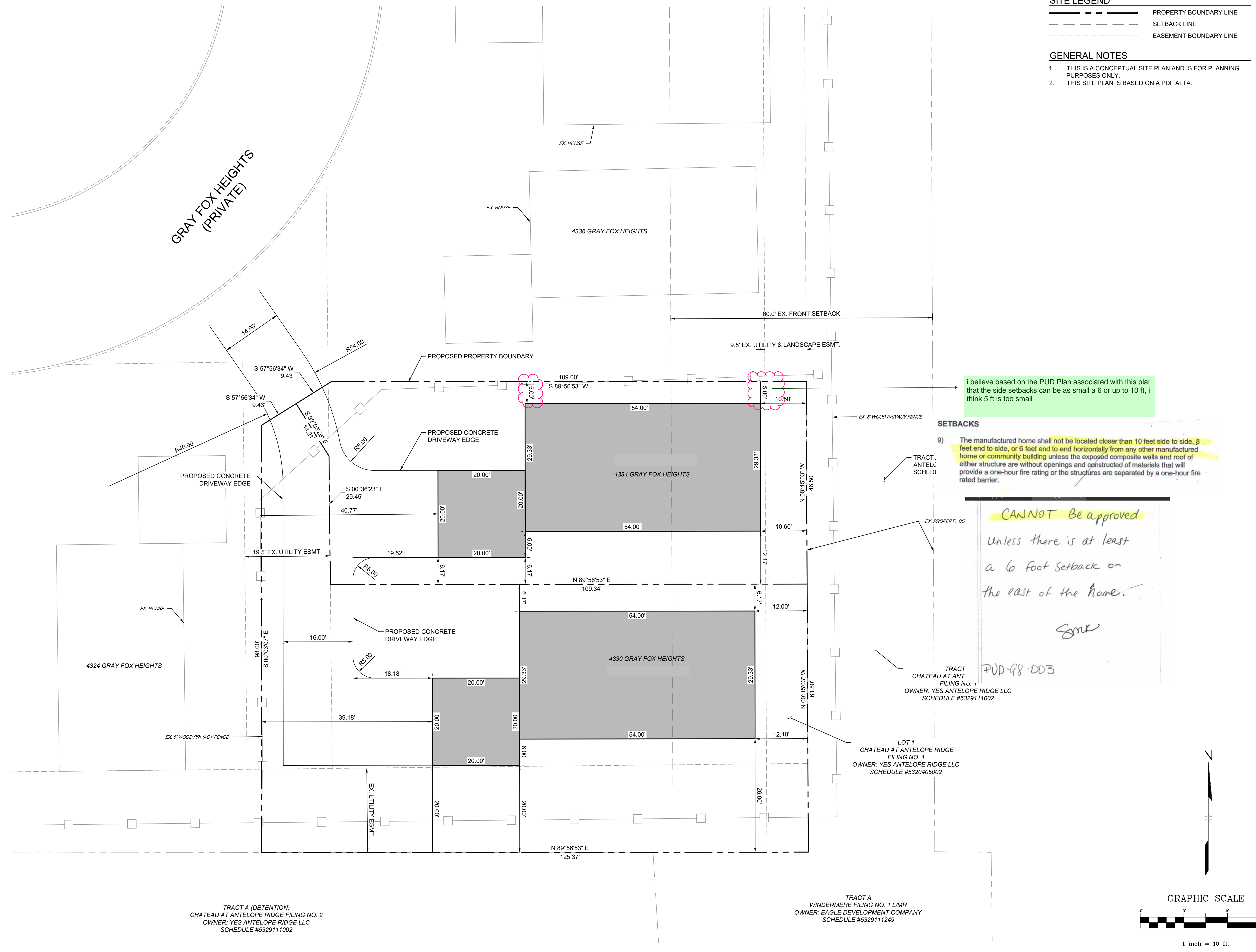
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
 PROJECT NO: 23.1422.001
 DRAWN BY: RAD
 CHECKED BY: NMS
 APPROVED BY: NMS

EXHIBIT B
SITE PLAN

SP01
SHEET 1
 CITY FILE NO.: AR DP 23-XXXXX



GRAY FOX HEIGHTS
 (PRIVATE)

i believe based on the PUD Plan associated with this plat that the side setbacks can be as small as 6 or up to 10 ft, i think 5 ft is too small

SETBACKS
 9) The manufactured home shall not be located closer than 10 feet side to side, 8 feet end to side, or 6 feet end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a one-hour fire rating or the structures are separated by a one-hour fire rated barrier.

CAN NOT Be approved
 Unless there is at least a 6 foot setback on the east of the home.

Sme
 PUD-98-003

TRACT A (DETENTION)
 CHATEAU AT ANTELOPE RIDGE FILING NO. 2
 OWNER: YES ANTELOPE RIDGE LLC
 SCHEDULE #5329111002

TRACT A
 WINDERMERE FILING NO. 1 LMR
 OWNER: EAGLE DEVELOPMENT COMPANY
 SCHEDULE #5329111249