

October 15, 2024

Tamara Baxter
Planning Supervisor
Land Use Review - Planning and Community Development
30 S. Nevada Ave. Suite 701
Colorado Springs, CO. 80901

**RE: Cottages at Kettle Creek – DEPN-24-XXXX
Alternative Landscape Compliance Request**

Dear Ms. Baxter:

On behalf of Goodwin Knight, N.E.S. Inc. requests Alternative Landscape Compliance for the Cottages at Kettle Creek Development Plan for multi-family residential. Alternative Compliance is requested for the following landscape code requirements:

CODE SECTION:	7.4.908 of the Landscape Code
REQUIREMENT:	All multi-family projects shall provide a minimum of fifteen (15) percent total green space. Of the fifteen (15) percent, ten (10) percent shall be active green space and five (5) percent shall be non-activated green space.
CODE SECTION:	7.2.603.E.2.c.(1) and (2)
REQUIREMENT:	Inner Buffer Zone: The inner buffer zone shall be vegetated with at least one (1) tree for every twenty (20) feet of stream frontage. Outer Buffer Zone: The outer buffer zone should be vegetated with at least one (1) tree for every thirty (30) feet of stream frontage.
CODE SECTION:	7.4.906.1.A.(2)
REQUIREMENT:	Buffer 2: Landscape strip meeting the standards for trees, shrubs, and vegetative cover in the Landscape Policy Manual at least fifteen (15) feet in width and incorporating a wall or fence meeting the standards of Section 7.4.910 (Fences and Walls) and seven (7) feet in height provided there are no conflicts with public utilities.

JUSTIFICATION:

The request for alternative compliance relates to Landscape Code Section 7.4.908, which states that all multi-family projects are required to provide ten (10) percent of the overall site area as active green space. The property is comprised of approximately 134,539 sf of undevelopable land that is occupied by Preble's meadow jumping mouse habitat and Streamside overlay due to a very small segment of Kettle Creek traversing the southeast corner of the site. This entire area must be protected from development encroachment, and therefore will serve as passive open space for the development. Total open space

provided is comprised of 179,833 sf (37.2%), of which 45,294 sf (9.4%) is active and 148,311 sf (27.8%) is passive. The active open space areas are connected, usable, intermingle with the passive open space area, and positively contribute to quality of life for those living in the development. The proposed active open space areas are good quality, programmed spaces that include sun deck, firepit and picnic areas, tot lot and viewing area, small gathering and/or pet waste areas sprinkled throughout the development, pet exercise area, and breeze trail with exercise stations and overlook seating areas along the passive open space area. The trail, pet exercise area, work out stations, and overlook areas bring activity adjacent to the passive open space and streamside area of the site, and connect these areas to the residential portion of the development. Because of the extensive amount of passive undevelopable open space on the site, the applicant is requesting alternative compliance to provide 9.4% active open space on the property instead of the required 10%.

The second request for alternative compliance relates to placement of the plantings required in the streamside overlay buffer zones and in the south property boundary buffer. Because the property is constrained by Preble's meadow jumping mouse habitat the entire habitat area must be protected from development encroachment and must be protected from land disturbing activities. As such, the required streamside buffer A and buffer B tree plantings and the required south property boundary buffer plantings have been located outside of the inner and outer streamside buffer areas and outside of the Preble's habitat. These plantings have been placed between the residential development and the western Preble's habitat boundary. This placement provides buffering of the residential portion of the site while preserving views of the open space/streamside area and retaining a connection thereto. Further to preserve views and connection to the open space and streamside areas, and protect them from encroachment, a split rail fence has been placed along the western boundary of the Preble's habitat, instead of the required opaque buffer fence.

Sincerely,

A handwritten signature in black ink that reads "Kimberly Johnson". The signature is written in a cursive, flowing style.

Blaine Perkins
Project Manager
N.E.S. Inc.