



ARCHITECTURE & ENGINEERING

PLANNED DEVELOPMENT

CONCEPTUAL SUBMITTAL

2020-04-13

Name of Development TBD, for now referred to as Florida Road Mixed Housing

Florida Road and Colorado Ave, parcel # 566521200091

Applicants: Stu Wright and John Stevens (the applicants currently have the property under contract)

Current Owner: Cummins, ML Real Estate LLC

The Cummins parcel is a 4.18 acre parcel, located at the west corner of Florida Road and Colorado Avenue. The parcel has not ever been developed, and has not been annexed into the City of Durango.

The parcel is bounded on the left by single-family homes on Folsom Drive. These residential lots are approximately 7000 SF each. To the north is Ryler Park, which has both single-family and duplex homes. The single-family lots are approximately 4000 SF, duplex lots are around 7000 SF. South of the parcel is a mixed residential/commercial parcel, which currently appears to be used as an RV park. East across Florida Road is a mix of residential and commercial, with the Riverhouse Children's Center, Silverview multi-family housing, and a mix of single-family lots.

Residential use is the logical choice for this property. It will help meet the City's housing needs, and the proposed layout offers a variety of needed housing types.

The proposed development is mixed housing. It includes single-family lots, patio home/duplex lots, and multi-family (townhome) lots. The mix of lots is in conformance with LUDC 3-2-2 Housing Palette, including single-family detached (3-2-2-2), duplexes (3-2-2-6) and Townhomes (3-2-2-7).

The density of the development meets the proposed zoning (RM), at 8.85 units/acre.

The developers of the property MAY construct some of the housing, but will offer for sale single-family, duplex and multi-family lots to local builders. The developers will construct the infrastructure, including roads, sidewalks, drainage, utilities, and street trees. The infrastructure will be constructed as one project, with the build-out of housing to follow the demand, and will likely mostly be by other builders. The infrastructure construction will be begin after project approvals, although the start day will depend on economic factors that are highly in flux right now.

The development will have its own architectural covenants, which will include architectural requirements, limits of use (no commercial except home-based businesses), etc. The development also will fall under LUDC height and design restrictions.

The development will be served by City water, sewer, and trash (residential roll-out containers, bear-proof). Power by LPEA and gas by Atmos will be extended to all lots. The new streets will be constructed to City standards and dedicated to the City.