

Tutt Corners Addition

Annexation, Zoning, Concept Plan

City File Numbers

CPC A 14-00133 – LEGISLATIVE

CPC ZC 14-00134 – LEGISLATIVE

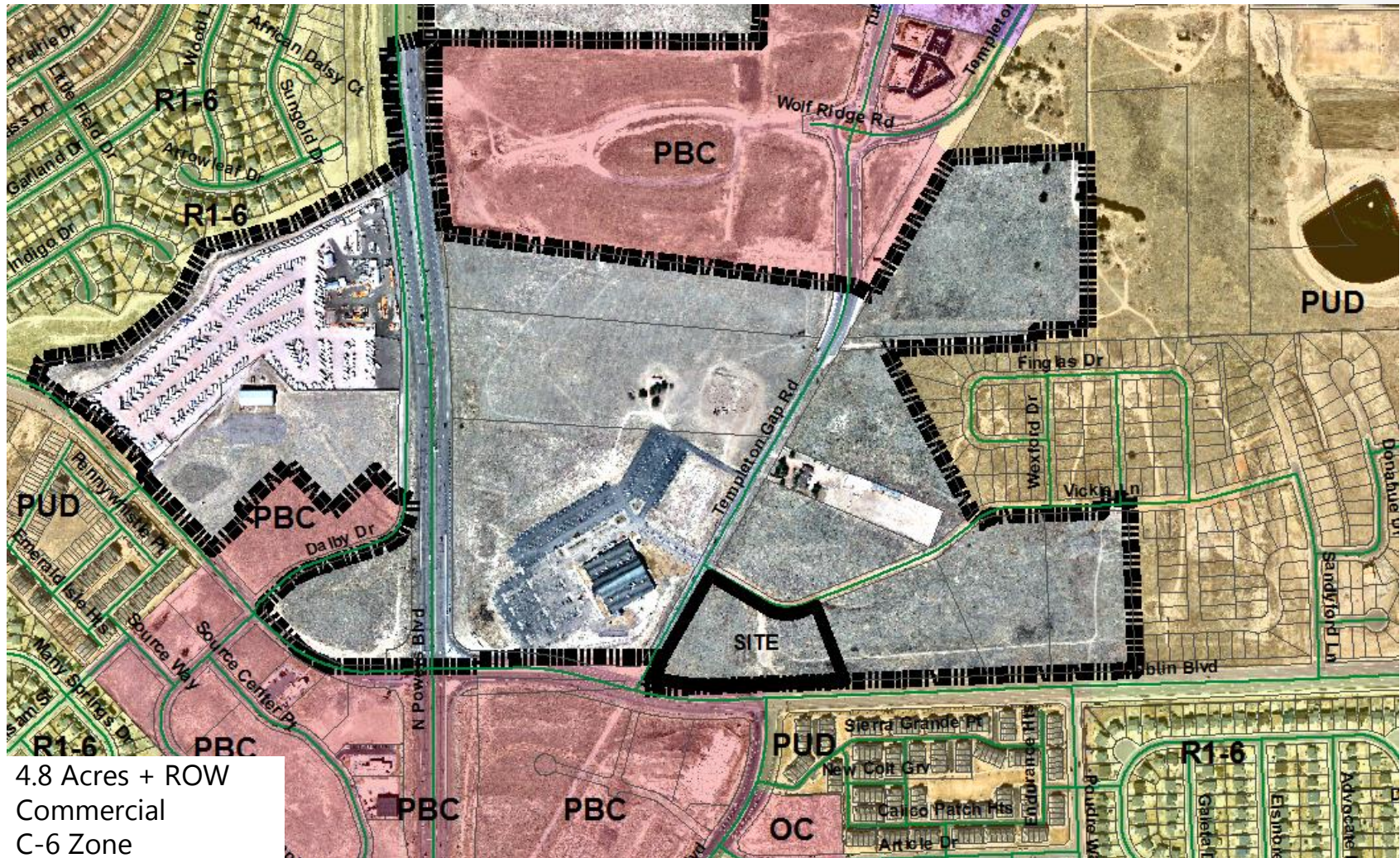
CPC CP 14-00135 – QUASI-JUDICIAL

City Council, July 14, 2015

Meggan Herington, AICP

Principal Planner

Vicinity Map



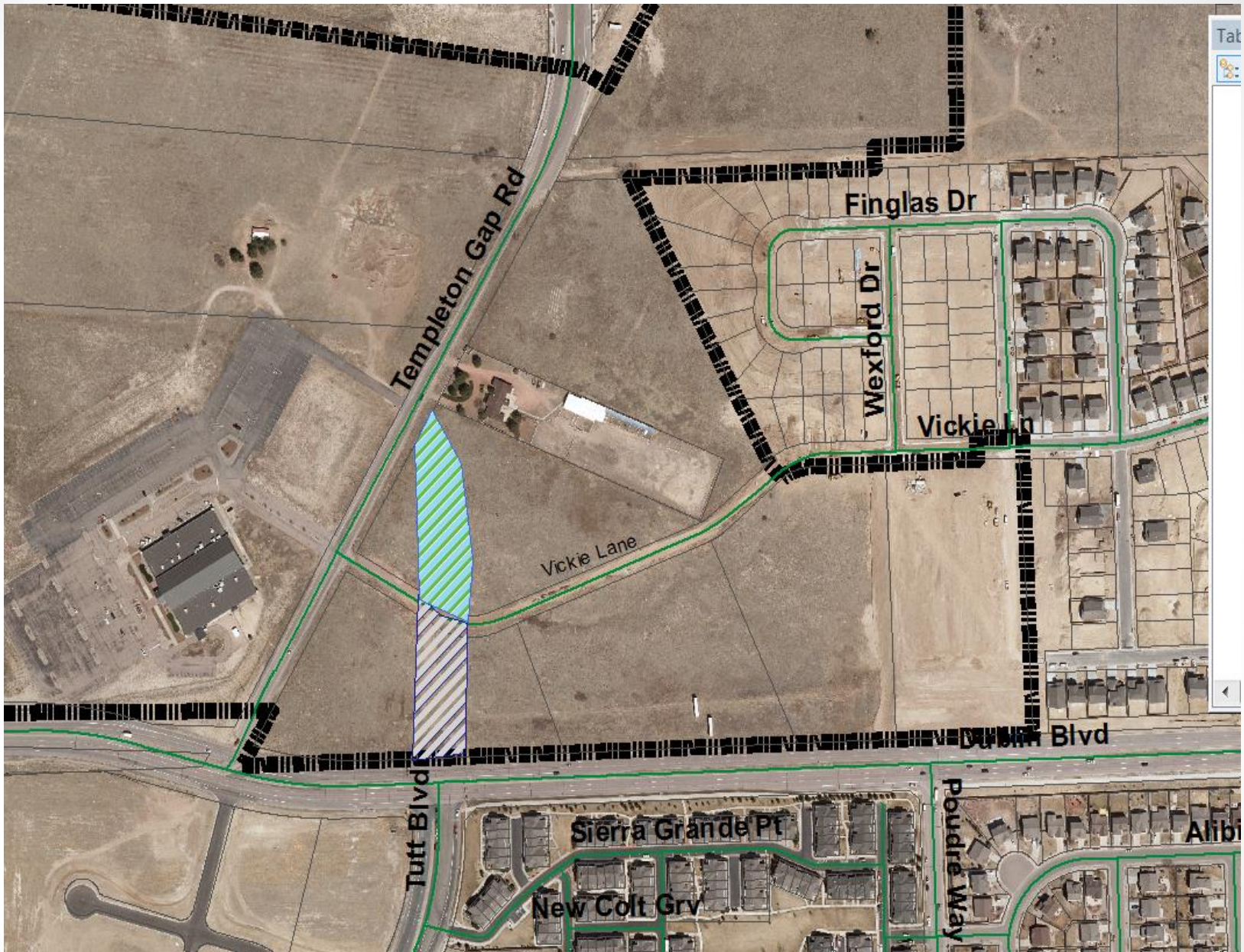
4.8 Acres + ROW
Commercial
C-6 Zone

Annexation

- Annex 6.3 acres into the City of Colorado Springs
- Develop property on City Services
- Inclusion into the SECWCD
- Fiscal Impact Analysis
- Annexation Agreement
 - Pay police and fire fees with platting
 - Dedicate ROW for Tutt Boulevard
 - Water and sanitary sewer design
 - Contribution for curb, gutter and sidewalk for Tutt
 - Cost recovery filed for Dublin

Establish Zoning

- Establish the C-6/AO Zone
- General Business with an Airport Overlay
- Allow all uses in permitted and conditional in the C-6 zone
- “District accommodates general commercial uses that are typically high volume traffic generators and are generally dependent on more than the immediate neighborhood for their market area.”



Stakeholder Process

- Noticed 228 neighbors within 500 feet
- Posted property
- No neighborhood opposition was received,
- Review agencies have commented on support of the project including COS Airport, Utilities, Fire, Engineering, SD 49 and E-911/Police.

Recommendation

City Planning Commission recommended approval unanimously (7-0) at their May 21st hearing.

Staff recommends approval of the applications, finding that they are in conformance with City Code, Comprehensive Plan and Annexation Plan.

Questions?

