

CITY PLANNING COMMISSION AGENDA
MAY 10, 2023

STAFF: KYLE FENNER, SENIOR PLANNER

FILE NO(S):
A. – CUDP-22-0020 – QUASI-JUICIAL

PROJECT: FLYING HORSE NO. 21 FILING NO. 5 CAPRI AT FLYING HORSE, CONCEPT PLAN AND FINAL PLAT

OWNER/ DEVELOPER: PULPIT ROCK INVESTMENTS LLC

CONSULTANT: PHIL STUEPFERT, HR GREEN



PROJECT SUMMARY:

1. **Project Description:** A Conditional Use Development Plan (Herein referenced CUDP) covering 5.154 acres allowing multi-family residential on PBC Planned Business Center (Herein referenced PBC) zone district. This CUDP proposes a multi-family use allowing for 30, two-dwelling residential units.

This creates a density of just over 11.5 du/acre, considered medium impact. A concurrent final plat application is being processed administratively.

2. Applicant's Project Statement: (see **"Project Statement" attached**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the Flying Horse No. 21 Filing No. 5 Capri at Flying Horse project.

BACKGROUND:

1. Site Address: Property is unaddressed at this time. The parcel sits slightly north of the North Gate Rd and Rollercoaster Rd intersection and is on the east side of Rollercoaster Road.
2. Existing Zoning/Land Use: Existing zoning is PBC (Planned Business Center) and the land is vacant.
3. Surrounding Zoning/Land Use: North: PUD (Planned Unit Development-Residential), and is residentially developed.
South: PBC (Planned Business Center) and is commercially developed
West: PK (Public Park) and is developed as a Community Park
East: PBC (Planned Business Center) and is commercially developed.
4. PlanCOS Vision: The PlanCOS Vision Map (see **"PlanCOS Vision Map"**) identifies the project site as "New/Developing." Additionally, the Vision Map identifies the location as a on a "City Priority Corridor" and an "Intercity Corridor."
5. Annexation: This property was annexed into the City in 2003 with the Flying Horse Ranch Addition (October 14, 2003, Ordinance 03-181).
6. Master Plan/Designated Master Plan Land Use: The subject property is covered by the Flying Horse Master Plan and this Master Plan is currently implemented. The application generally complies with the Flying Horse Master Plan as there are other multi-family housing projects within it. The Flying Horse Master Plan illustrates this specific area to be Community Commercial. The conditional use requests the additional use of multi-family housing, and the lot dimensional standards are supported by the Flying Horse Master Plan.
7. Subdivision: The subject property is within the Flying Horse No. 21 Filing No. 5 subdivision and is currently unplatted. Staff is administratively reviewing a final plat that is running concurrently with this Conditional Use Development Plan proposal.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The property is flat without trees. It is generally rectangular being roughly 580 feet wide and 400 feet high. Access is planned to be from the west via Roller Coaster Road via North Gate Road.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Public notice postcards went to 201 properties within the 1,000-foot notification buffer on two occasions, once at initial review and again prior to the Planning Commission hearing. The site was posted for the required 10-day posting period during both occasions noted above.

Staff received emails of opposition from sixteen (16) individuals (see **"Attached Stakeholder Correspondence"**). All emails were responded to by staff.

Staff input is outlined in the following sections of this report. Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, City SWENT, City Parks, Council of Neighborhood Organizations (CONO), District 20, El Paso County, Police, and E-911. All comments received

from the review agencies have been addressed. City Planning staff notes that the following review agency provided project specific comments:

- City Traffic – The City’s Traffic Engineering Division reviewed and accepted the proposed site design and layout for the project. The developer will be responsible to change the striping for the two-way left-turn lane at the existing shared access to the site. The details of the signing and striping of the future public roadway improvements will be addressed during the construction plans review.
- Colorado Springs Utilities (herein referenced as “CSU”) stated that the curb stop must be at least six (6) feet away from the electric trench and the curb stop must remain outside of the driveway, although it can thereafter be run beneath it. They also asked applicant to reroute the line as depicted to make the design process easier for their gas and electrical field engineers.
- Academy District 20 is requesting land dedication in lieu of fees per the existing City Code as specified, and already dedicated, in the Flying Horse Master Plan.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:

a. Conditional Use Development Plan

The proposal will approve a Conditional Use with the intent to build thirty (30) duplex units across seven (7) lots. Each duplex contains one 2-bedroom unit and one 3-bedroom unit, each with a 1-car garage. These sixty (60) dwellings units create a density of 11.6 dwelling units per acre. Parking requirements were satisfied through a combination of garage spaces, on-site surface parking and one 5% parking reduction for proximity to a designated bike route.

Landscaping shall be installed by the developer and ownership will be transferred to the HOA for long-term maintenance obligations. The internal roads are private with a public access easement; road maintenance will be the responsibility of the HOA.

Colorado Springs Utilities accesses a facility via an easement across the northern portion of the subject property using Blizzard View. That easement remains in full effect in perpetuity. Residential development in a commercial zone district must follow the dimensional controls of the R5 under Chapter 7.

- b. Engineering -- The City’s Engineering Development Review Division (herein referred to as EDRD) Stated: that all EDRD comments had been addressed.
- c. Traffic -- The City’s Traffic Engineering Division stated that they had no further comments. Signing and striping of the future public roadway improvements will be addressed during the construction plans review.
- d. Stormwater – The City’s Water Resources Engineering Division of Public Works (herein referenced as “SWENT”) Reviewed the Conditional Use Development Plan and was satisfied by the addition of the note was added stating that Flying Horse Regional Detention, Facility No. 1 is owned and maintained by the City of Colorado Springs.
- e. Conformance with the City Comprehensive Plan:

The project was evaluated for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. The project is in an area of growth and development in north Colorado Springs as identified by the PlanCOS Vision Map. The PlanCOS Vision Map classifies the area as a New/Developing neighborhood and identifies the project site, being located adjacent to a City Priority Corridor due to its proximity to Colorado Highway 83, which is a City Priority Corridor (**see “PlanCOS Vision Map” attachment**).

The Flying Horse No. 21 Filing No. 5 Capri at Flying Horse project is consistent with one of the core values of PlanCOS, which reinforces the importance of encouraging “housing for all”

and one of the “Big Ideas” in the Vibrant Neighborhood Chapter 2 of PlanCOS that is entitled “Housing for All”, which has goal VN-2 that states:

“Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.”

To do this PlanCOS suggests, “Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.”

Adaptive and responsive land use change is one of the core values of PlanCOS. On balance with this perspective, City Planning staff has determined that the project’s land uses, location and site development standards meet the overall intent of this idea.

For the reasons provided in this overall staff report, City Planning staff finds that this project and its associated applications to be in substantial conformance with PlanCOS and its guidance.

f. Conformance with the Area Master Plan:

The project lies within the implemented Flying Horse Master Plan and this Master Plan. The application generally complies with the Flying Horse Master Plan as there are other multi-family housing projects within it. The Flying Horse Master Plan illustrates this specific area to be Community Commercial. The conditional use requests an additional use of multi-family housing. Lot dimensional standards are supported by the Flying Horse Master Plan.

STAFF RECOMMENDATION(S):

CUDP-22-0020 – Conditional Use Development Plan

Approve the Capri at Flying Horse conditional use development plan, based upon the finding that the conditional use request complies with the review criteria for granting a conditional use as set forth in City Code Section 7.5.704, and the development plan complies with criteria for development plans set forth in City Code Section 7.5.502.