



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Draft Planning Commission

Thursday, August 15, 2019

8:30 AM

Council Chambers

Pony Park

- 6.D. [CPC PUZ 19-00006](#) An ordinance amending the zoning map of the City of Colorado Springs pertaining to 4 acres located at the southwest corner of Peterson Road and Pony Tracks Drive from R-1 6000/DF/AO (Single-family Residential with a Design Flexibility Overlay and an Airport Overlay) to PUD (Planned Unit Development: Single-family Residential, maximum gross density of 9 dwelling units per acre with a 35-foot maximum building height).

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00006, CPC PUD 19-00007

Presenter:

Hannah Van Nimwegen, Senior Planner, Planning & Community Development

Peter Wysocki, Planning & Community Development Director

Staff presentation:

Hannah Van Nimwegen, Senior Planner, presented a PowerPoint with the scope and intent of this project. Ms. Van Nimwegen also shared additional public comments received with the commissioners.

Site Details:

- Zoned R1-6000/DF/AO
- 4 acres in size
- The site is undeveloped with no significant changes in grade
- Annexed in 1984 - Springs Ranch Addition, Colorado Springs Ranch Master Plan (1,327 acres)

Applications:

- Zone Change to PUD
 - Requesting a zone change from single-family residential to Planned Unit Development for small-lot single-family residential
- Development Plan
 - Illustrates proposed site layout

Applicant Presentation:

John Olson, Altitude Land Consultants, presented a PowerPoint with the scope and intent of the project.

Questions:

Commissioner Raughton asked if the internal streets were publicly dedicated. Ms. Van Nimwegen said they are all private roads and maintained by the homeowners' association.

Commissioner Wilson asked why a zone change was needed if the density of the proposed development was similar to the density of the neighbor.

Ms. Van Nimwegen said she met the PUD next to it and was comparing with the small lot PUD to the east of the development. Across Peterson Road, the existing small lot PUD is between eight and nine dwelling units per acre. The proposed site is proposing nine dwelling units per acre. They are a different subdivision design and look differently, but overall the number of units would be relatively the same density.

Commissioner Rickett asked if you used the flexibility if it would have been 30 lots from that. Ms. Van Nimwegen said with the design flexibility overlay, the estimation, including the required quarter acre drainage pond, would roughly have been 27 lots with existing zoning.

Commissioner Rickett asked if anyone reached out to District 49. Mr. Olson said they reached out a couple of times to District 49, not only through the City process, but discussed with District 49 the preexisting traffic problems with Remington Elementary and talked with them on circulation patterns on their site and better queuing to allow for more cars to park on the actual property. Pony Tracks Drive does not have on street parking currently. Mr. Olson explained it would be a disservice to have people queuing on Pony Tracks Drive because the children would have to cross Peterson Road.

Supporters:

None

Opponents:

Tony Daniele, lives in the neighborhood on Quarter Circle Road

Mr. Daniele's main concern was drainage. Mr. Daniele explained there was a drainage ditch at the bottom of the hill where he lives and he has seen the water reach three feet deep. Mr. Daniele wanted to know if that was looked at with the plans.

Joanne Springer, member of Cascade Springs Ranch HOA

Ms. Springer said the drainage needs to be considered because the lot slopes from south to north toward the Springs Ranch Park. All of the water that comes off this development will drain down Pony Tracks and into the park area.

- Developer said they would not be tying into the city storm drains
- Instead of a retention pond, they would be using a detention pond, which is subject only to evaporation and absorption, so there will be no direct drainage in the area
- The density of the homes will be stacked together instead of having front yards, backyards, and side yards
- Traffic impact, school impact, parking impact, drainage impact and humanity impact is all a vital concern to the residents in the area
- When school is letting out, it is virtually impossible to get through as there is no parking for people to pick up their children

Questions:

Commissioner Almy asked if this area is on one of the correction lists for Colorado Springs storm water programs, since there appears to already be a problem with drainage in the area. Ms. Van Nimwegen said she is unsure at this time but would be following up to see if the area is on a list to get fixed.

Commissioner McMurray asked if it was possible to attach pedestrian enhancement on Peterson Road or Pony Tracks as part of the approval of the project. Commissioner McMurray said there should be something that could be done to reduce the peak traffic impacts. Commissioner McMurray said he disagrees with traffic engineering when it was said there was not much that could be done.

Ms. Meggan Herington, Assistant Director of Planning and Community Development, said the traffic study has to meet the City's review criteria, however, with the school there is a disconnect. The school does not come through any of the city reviews but asked Mr. Todd Frisbee, Division Manager for Traffic Engineering, to clarify.

Mr. Todd Frisbee said they do work with District 49, but since they are a state agency, the city does not have the authority to direct the school district. Mr. Frisbee said the other thing they looked at was the pedestrian facilities that are in the area, and there was not much else that could be done in terms of improving the pedestrian level of service.

- There is a centralized intersection with crossing bars
- Curb ramps on all the corners
- This project will add sidewalk connections to that intersection
- School flashers

Commissioner McMurray said he could think of several things to improve the traffic but did not know if something should be attached to the project.

Ms. Herington said unless there is something specific to add, that it would be very hard to put a condition on the approval that says to look at pedestrian improvement. Commissioner McMurray said he would not put a condition of approval on here, but said he specifically would have extended the median so they were protected medians, he would reduce crossing lanes by reducing turning radii and removing dedicated left and right hand turn lanes going onto Peterson. Commissioner McMurray said we are not creating vibrant neighborhoods with these types of neighborhood intersections.

Commissioner Raughton asked if some of the drainage from the street flow into the detention pond, or is it just for the development. (Inaudible Name), Civil Engineer for Pony Park, verified that they were not taking drainage from the streets, just from the site. Commissioner Raughton asked how deep the detention pond would be and if it could be used day to day as open space. The civil engineer said he believed it was six feet deep and that it would be a little too steep for kids, but there was a maintenance road that gives access.

Commissioner Almy mentioned a program called Safe Routes to School with matching funds to some degree and that we should address the school/pedestrian/parking concern as something that is already an existing neighborhood problem and not as one that is being exacerbated by the new development.

Commissioner Rickett asked the civil engineer if the hard surfaces, roads, alleys on the lot drain into the detention pond or do they drain onto the road services. The civil engineer said 95% of the site will be captured and conveyed to the detention pond.

Rebuttal:

John Olson said the drainage has been discussed heavily on this. The drainage criteria in the city has increased over the last couple of years and this project has gone through the full drainage report and has met the requirements of the city.

- Not tying into to the city's drainage because the nearest storm infrastructure is over a half mile away
- Have provided the capacity for detention for this project
- Unique to this lot is the soils allow for good infiltration
- Designed to the 100-year storm criteria
- Reducing the runoff by 7.4 cubic feet per second

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner Raughton said this requires cooperation from neighbors and school districts of this space, as well as the developer. (inaudible). Overall, this project, in part because it maintains the private homeowner's association, are attempting to operate with a low impact development (inaudible). (Commissioner Raughton forgot to turn his mic on and most of his comments were inaudible). Commissioner Raughton did recommend approval.

Motion by Raughton, seconded by Eubanks, to recommend approval to City Council the zone change of 4 acres from R-1 6000/DF/AO (Single-Family Residential with a Design Flexibility Overlay and an Airport Overlay) to PUD (Planned Unit Development: Single-Family Residential with a maximum height of 35 feet and a maximum gross density of 9 dwelling units per acre), based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B) and the criteria for establishment of a PUD zone as set forth in City Code Section 7.3.603.

The motion passed by a vote of 7-0-2-0

- Aye:** 7 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson
- Absent:** 2 - Chair Graham and Commissioner McDonald

- 6.E.** [CPC PUD 19-00007](#) A development plan for the Pony Park Residences, a single-family residential development located southwest corner of Peterson Road and Pony Tracks Drive and consisting of 4 acres.

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00006, CPC PUD 19-00007

Presenter:
 Hannah Van Nimwegen, Senior Planner, Planning & Community Development
 Peter Wysocki, Planning & Community Development Director

See Item 6.D. (CPC PUZ 19-00006)

Motion by Rickett, seconded by Eubanks, to recommend approval to City Council the development plan for the Pony Park Residences, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502E.

The motion passed by a vote of 7-0-2-0

- Aye:** 7 - Vice Chair Hente, Commissioner Raughton, Commissioner McMurray, Commissioner Eubanks, Commissioner Almy, Commissioner Rickett and Commissioner Wilson

Absent: 2 - Chair Graham and Commissioner McDonald