

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

CONSENT CALENDAR

DATE: October 16, 2014
ITEM: B.1, B.2
STAFF: Mike Schultz
FILE NO.: CPC PUZ 14-00009, CPC PUD 07-00355-A1MN14
PROJECT: Uintah Bluffs

Commissioner Shonkwiler pulled Items B.1 and B.2 from Consent.

STAFF PRESENTATION

Mr. Mike Schultz, Planner II, briefly reviewed the applications with PowerPoint slides (Exhibit A).

Commissioner Shonkwiler inquired about appropriate access during an evacuation. Mr. Steve Smith, Colorado Springs Fire Department (CSFD), stated the area fuels are in compliance with the City ordinance and CSFD is comfortable with the one lane access into this neighborhood. City Code allows up to 30 homes without sprinkler systems with one access road into the neighborhood.

Mr. Steve Kuehster, City Engineering Development Review, provided criteria for streets, curb radii, length of cul-de-sac.

APPLICANT PRESENTATION

Mr. John Maynard, NES, addressed homeless activity and illegitimate uses that will be removed by the development of 31 residences.

CITIZENS IN FAVOR

None

CITIZENS IN OPPOSITION

Mr. Ron Banuelos felt a single access road is not appropriate for this neighborhood during evacuation and suggested a secondary access. He stated the developer felt a second access was cost prohibitive.

APPLICANT REBUTTAL

Mr. Maynard responded that the secondary access was not possible from a topographical standpoint and would be exceedingly steep on land that is not under their ownership.

CITY OF COLORADO SPRINGS PLANNING COMMISSION

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DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Walkowski, seconded by Commissioner Markewich, to approve **Item No. B.1-File No. CPC PUZ 14-00009**, the change of zone from PUD/HS (Single-family Attached Dwellings, 4.01 dwelling units per acre, 30-foot height maximum with Hillside Overlay) to PUD/HS (Single-family Detached, 2.39 dwelling units per acre, 35-foot height maximum on Lots 1 – 11 and 30-foot height maximum on Lots 12 – 31 with Hillside Overlay) for the Uintah Bluffs Single-family development, based upon the finding that the zone change complies with the zone change review criteria in City Code Section 7.5.603. Motion passed 7-0 (Commissioner McDonald absent).

Commissioner Walkowski stated the PUD development plan complies with the City Code review criteria.

Moved by Commissioner Walkowski, seconded by Commissioner Markewich, to approve **Item No. B.2-File No. CPC PUD 07-00355-A1MN14**, the PUD development plan for the Uintah Bluffs Single-family development, consisting of 31 single-family detached dwelling units on 12.98 acres, 2.39 dwelling units per acre, maximum building height of 35 feet on Lots 1 – 11 and a maximum building height of 30 feet on Lots 12-31, based on the finding the plan complies with the review criteria in City Code Section 7.3.606, and is subject to the following Technical and Information items:

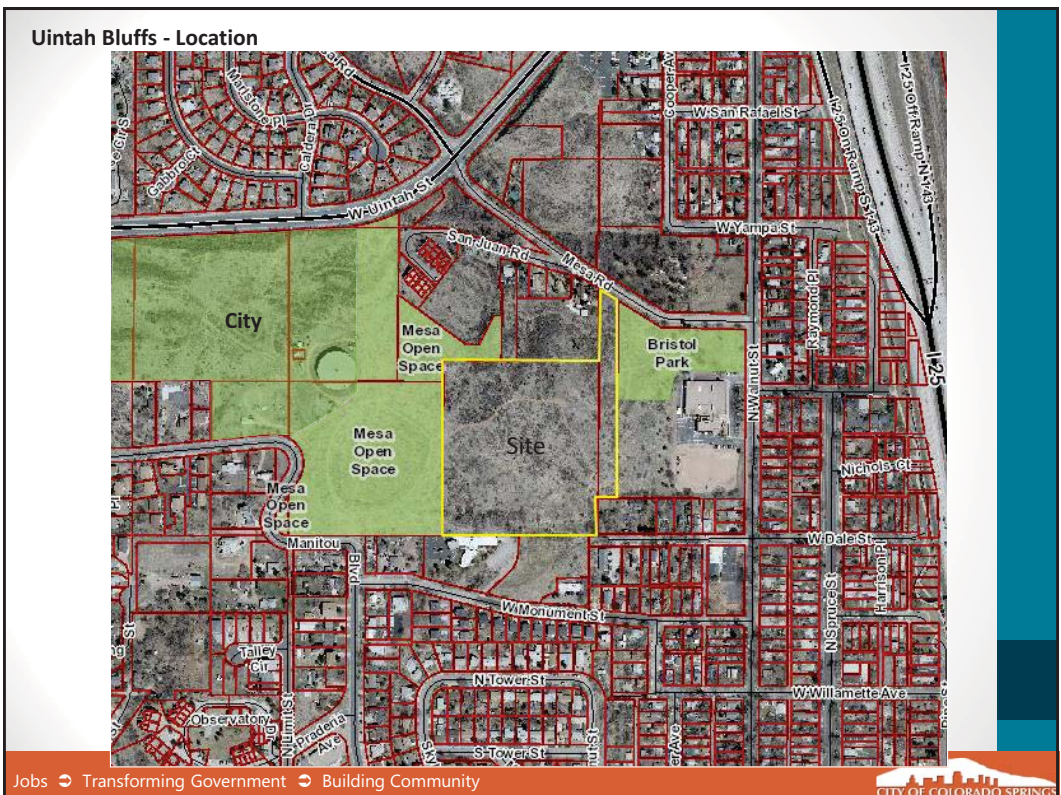
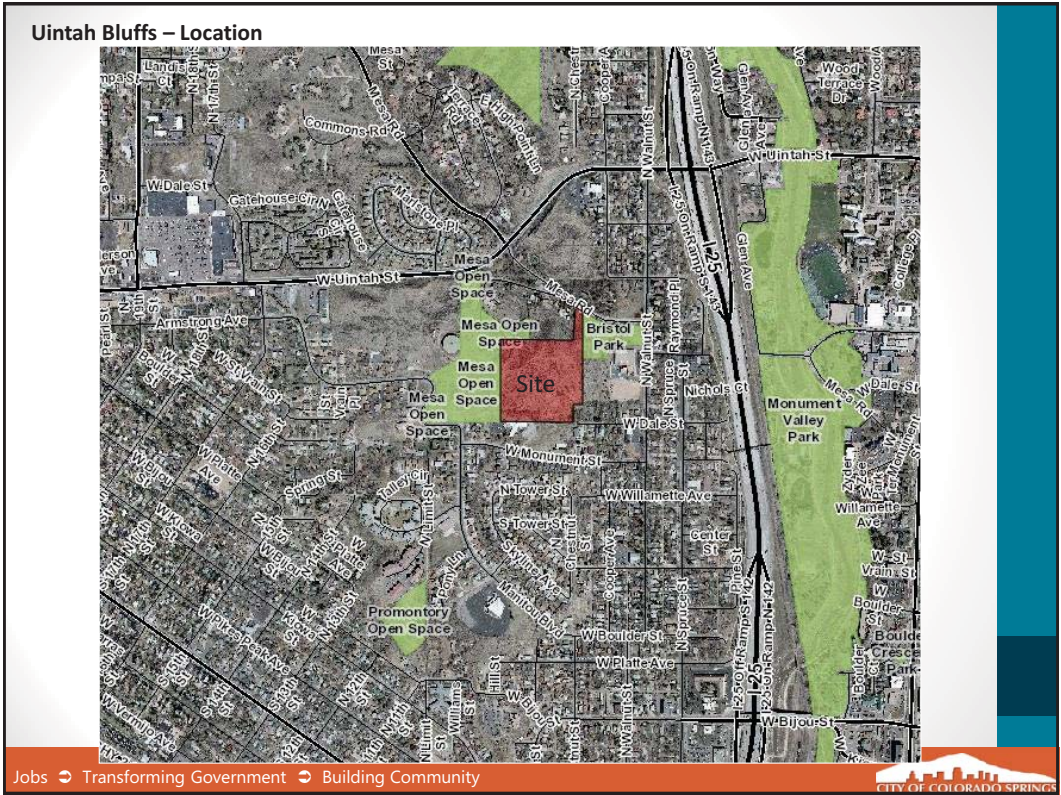
Technical and/or Informational Modifications to the Development Plan:

1. Change the rear yard setback information for Lots 8-11, 13 – 31 to be 20 feet; 10-foot setbacks for Lots 1 – 7 and Lot 12 can remain.
2. Coordinate with Colorado Springs Utilities to ensure access may be gained from Uintah Bluffs Place to the east portion of the site, if necessary.
3. Coordinate with Colorado Springs Utilities to ensure cross section provided on Sheet 4 does not need to be modified (50-feet of right-of-way and/or utility easement is necessary).
4. Re-review and acceptance by Colorado Geologic Survey pending.
5. Coordinate with City Fire to ensure the revised plan note regarding installation of residential fire alarm systems is acceptable.
6. Strike or modify Note #2 on the DP, it does not match the intended setbacks of the diagram.
7. Coordinate with City Engineering on acceptance of the drainage report.

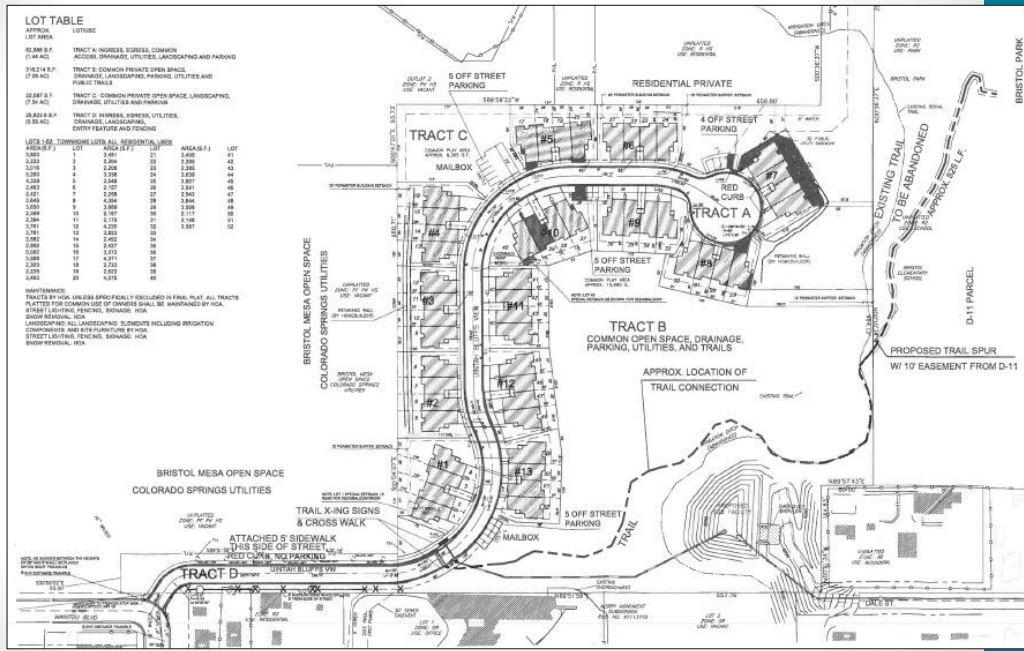
Motion passed 7-0 (Commissioner McDonald absent).

October 16, 2014
Date of Decision

Planning Commission Chair



Uintah Bluffs – Prior Approved PUD Development Plan



Uintah Bluffs – Current Proposal

