

# Pony Park Residences

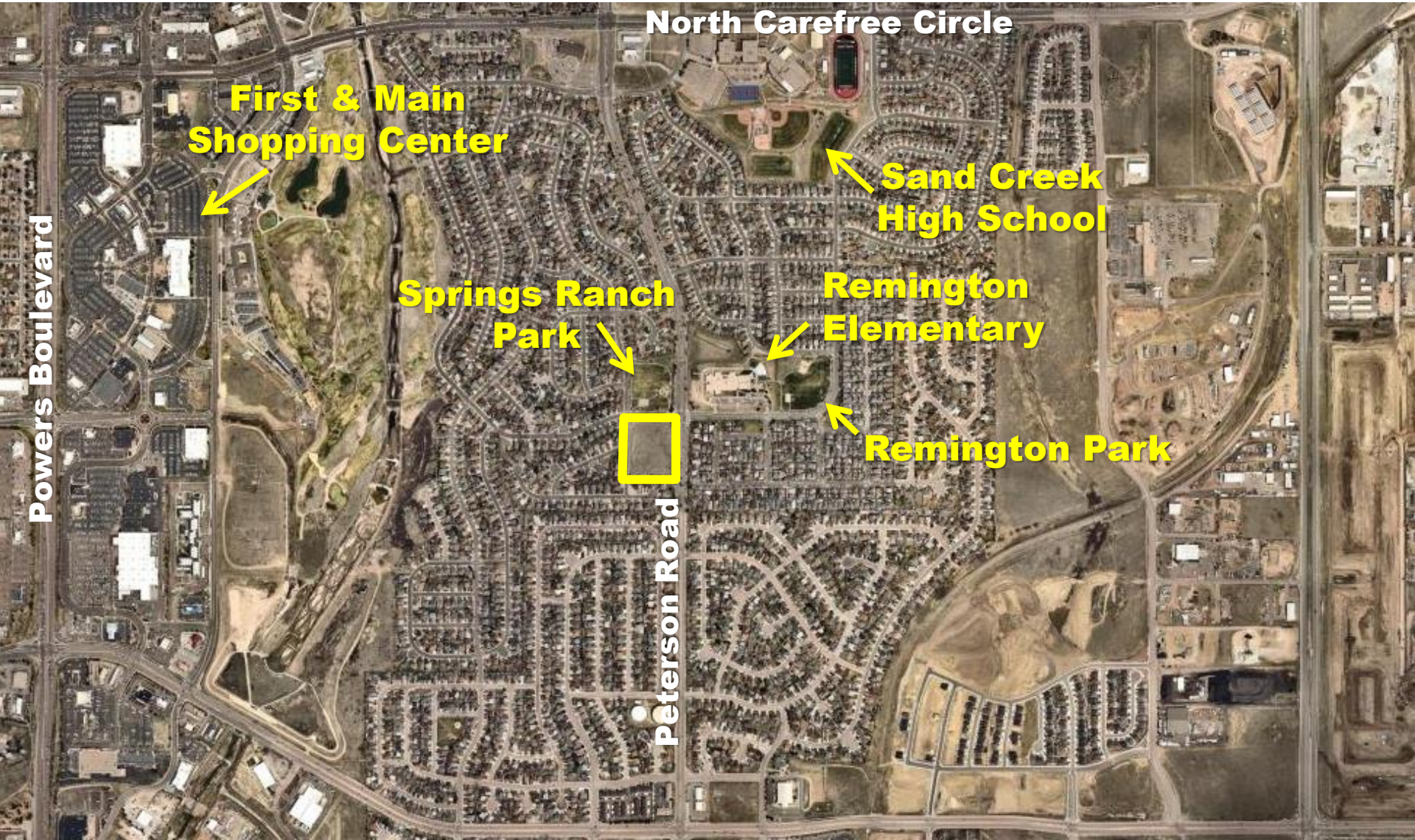
Zone Change, Development Plan

September 24, 2019

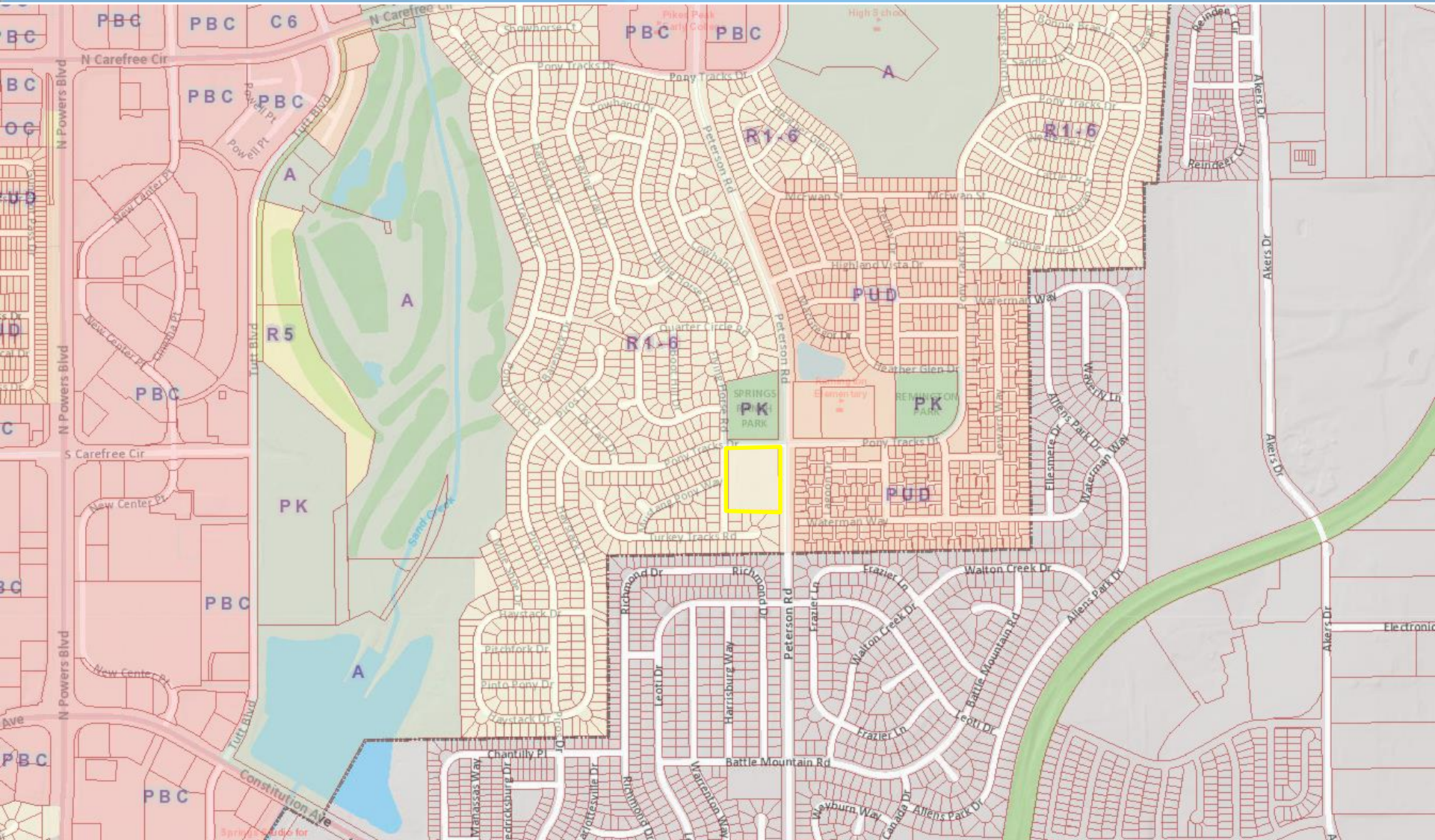
Hannah Van Nimwegen, Senior Planner



# Vicinity Map



# Vicinity Map



# Pony Park Residences



## 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

# Pony Park Residences



## Public Notification and Involvement:

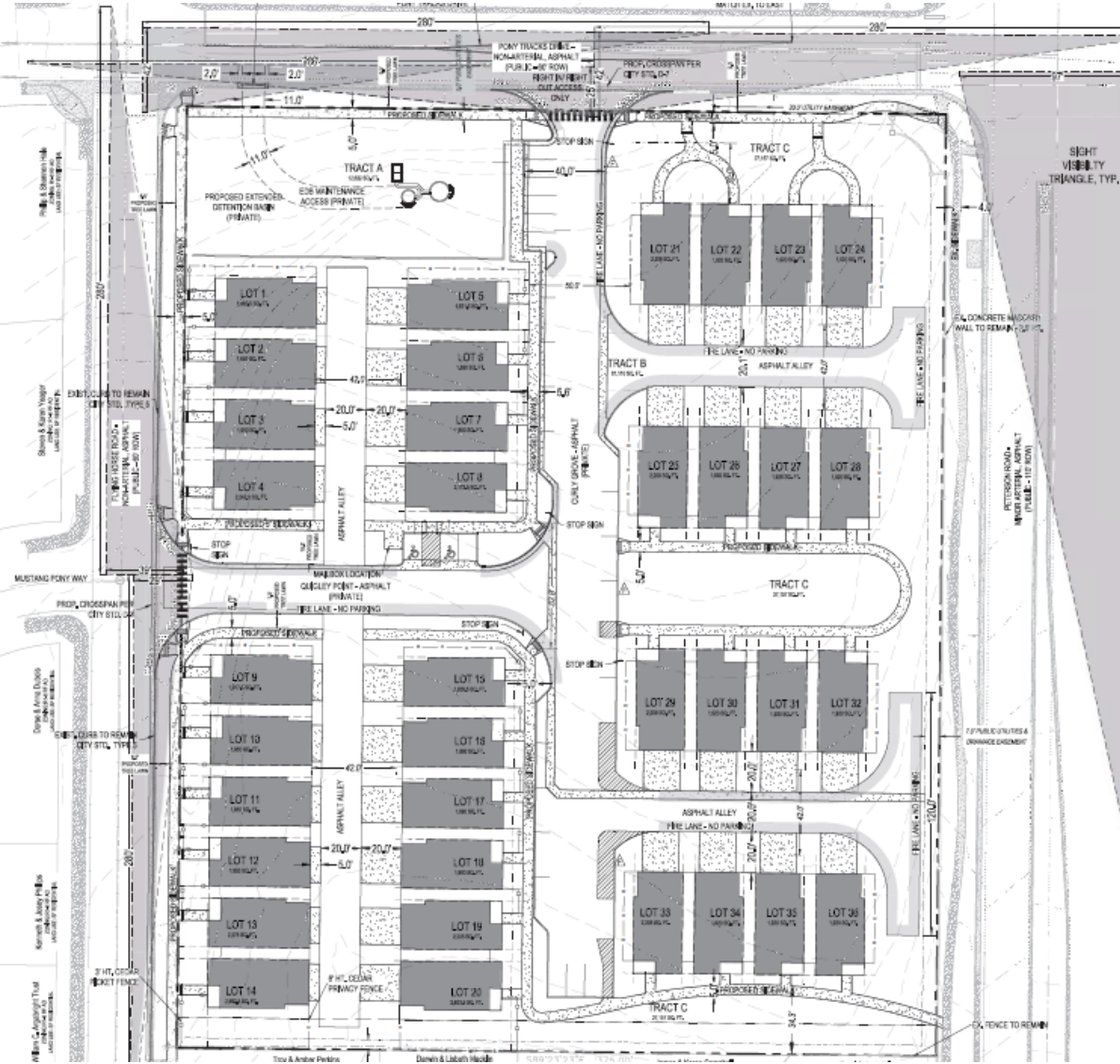
- Pre-application neighborhood meeting held on June 28, 2018
  - Attended by 74 individuals
- Initial public notice mailed to 520 property owners within 1,000 feet
  - 21 letters of concern received
- Neighborhood meeting held on April 2, 2019
  - Attended by 44 individuals
  - 10 additional letters were received
- City Planning Commission notice mailed to 520 property owners within 1,000 feet
  - Received additional 8 letters of concern

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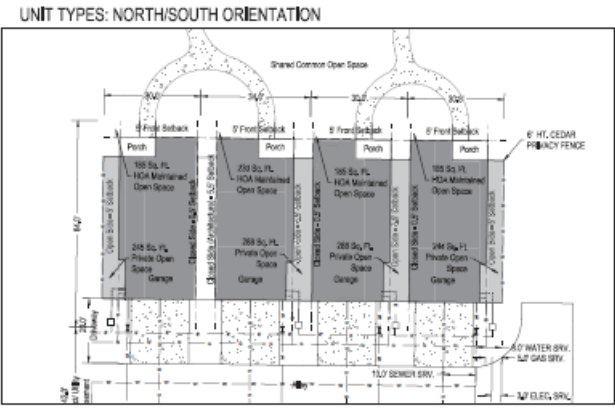
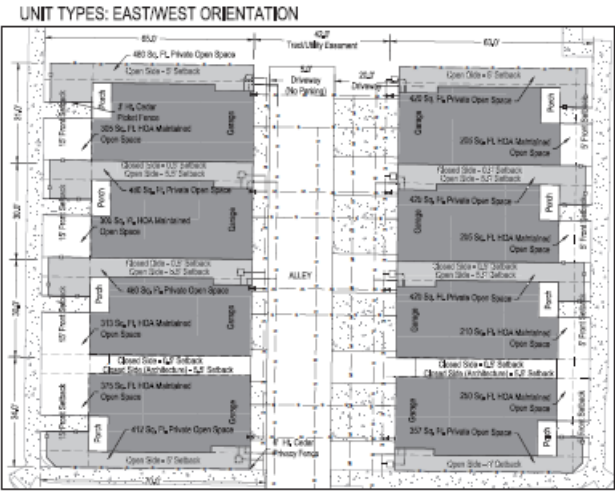




# Pony Park Residences



- Open Side = Floor, Sideyard, Deck, Windows =
- Building Footprint =





# Pony Park Residences



## Traffic:

- Traffic Study was reviewed and approved by City Traffic Engineering
  - 32 vehicles enter/leave the site during morning peak, 40 vehicles enter/leave during evening peak. 427 vehicles over a 24-hour period.
  - Report states the new development will not affect the level of service of the Pony Tracks Drive and Peterson Road intersection during the morning, afternoon, and evening peak hours.
  - Recommends alterations to the pavement striping on Pony Tracks Drive
- Remington Elementary School
  - Traffic Engineering actively monitoring and communicating with District 49 to improve on-site queueing.
  - Pony Tracks Drive and Peterson Road has marked crosswalks, crossing guards, and crosswalk flashers.

# Pony Park Residences



- Neighborhood typology: Established Suburban Neighborhood
  - Strategy VN-2.A-3, "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."
  - Vibrant Neighborhoods chapter discusses that established neighborhoods should expect some degree of infill and redevelopment and encourages infill development to incorporate elements of the existing neighborhoods.

# Pony Park Residences



- Review Criteria:
  - Will not be detrimental to the public interest, health, safety, or general welfare
  - The single-family residential product is harmonious and compatible to the surrounding neighborhood
  - Promote the stabilization and preservation of the existing single-family residential neighborhood
  - Will not overburden the capacities of existing streets, utilities, and other public facilities
  - Compliant with and supports the Springs Ranch Master Plan and PlanCOS

# Recommendations



## **CPC PUZ 19-00006**

Approve 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

## **CPC PUD 19-00007**

Approve 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.