

CITY PLANNING COMMISSION AGENDA

STAFF: KATIE CARLEO

FILE NO(S):

A. - CPC MP 06-00219-A7MN16 – LEGISLATIVE

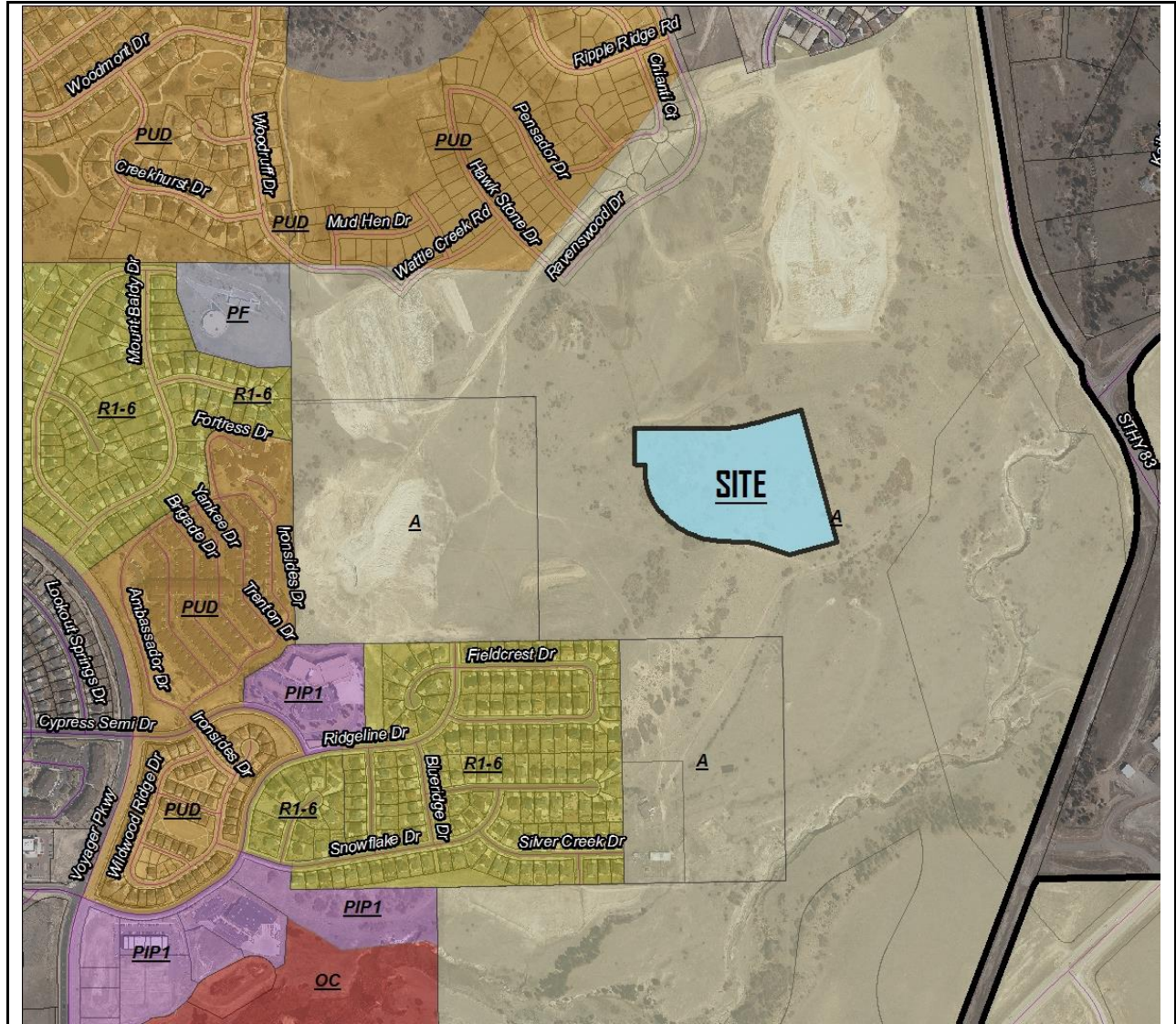
B. - CPC PUZ 16-00074 – QUASI-JUDICIAL

C. - CPC PUD 00-00076 – QUASI-JUDICIAL

PROJECT: CORTONA AT FLYING HORSE

APPLICANT: N.E.S INC

OWNER: PULPIT ROCK INVESTMENT



## **PROJECT SUMMARY**

1. Project Description: This project includes concurrent applications for a minor amendment to the Flying Horse Master Plan, a zone change from A (Agriculture) to PUD (Planned Unit Development; single-family attached, 3.679 dwelling units per acre, 30-foot maximum building height) and associated development plan for the 13.59 acre site. Staff is also administratively reviewing the Flying Horse No. 3 Cortona Filing No. 1 subdivision plat. The proposed project will establish 54 new residential lots along with new public streets, open space, landscape and public drainage. The proposed PUD Development Plan illustrates the development scheme for the proposed attached residential project as seen in **FIGURE 1**.
2. Applicant's Project Statement: (**Refer to FIGURE 2**)
3. Planning and Development Team's Recommendation: Staff recommends approval of the applications.

## **BACKGROUND**

1. Site Address: This site is not addressed, but is generally located southeast of the further extension of Hawk Stone Drive and Ridgeline Drive.
2. Existing Zoning/Land Use: A(Agricultural)/ vacant property
3. Surrounding Zoning/Land Use: North: PUD (Planned Unit Development)/ Residential  
South: A (Agricultural)/ Undeveloped  
East: A (Agricultural)/ Undeveloped  
West: A (Agricultural)/ Undeveloped
4. Comprehensive Plan/Designated 2020 Land Use: Low Residential
5. Annexation: The property was annexed in January 2004 as part of the Flying Horse Ranch Addition.
6. Master Plan/Designated Master Plan Land Use: This property is part of the Flying Horse Master Plan which as currently approved identifies the subject property as part of 697 acres of the master plan designated for residential with a density range of 2-3.5 dwelling units per acre.
7. Subdivision: The property is unplatted.
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site is currently vacant and is primarily natural grass.

## **STAKEHOLDER PROCESS AND INVOLVEMENT**

The public notification process consisted of providing notice to the neighbors in posting for the project within the neighborhood. The subject property is not accessible at this time, located within a large undeveloped portion of Flying Horse. The project was instead posted in several areas which are accessible to the neighborhood. Staff did not receive any public comments on this project. The site will additionally be posted prior to Planning Commission public hearing.

The applications were sent to the standard internal and external agencies for review and comment. All review comments have been addressed. Review agencies for this project included Colorado Springs Utilities, City Traffic, City Engineering, City Fire Dept. and Police/E-911, City Real Estate Services as well as School District 20, Air Force Academy, Regional Building, Floodplain and Enumerations.

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

1. Review Criteria / Design & Development Issues
  - a. Master Plan Minor Amendment

This proposal will amend the Flying Horse Master Plan for the associated 13.59 acres for the Cortona development. The previously approved Flying Horse Master Plan identified this site as part of the larger 697 acres for residential in the 2 – 3.5 dwelling units per acre classification. The proposed development would establish density of 3.679 dwelling units per acre. As part of the Flying Horse Master Plan this will shift the project site of 13.59

acres to be included in the master planned classification of residential 3.5 – 8 dwelling units per acre. **(FIGURE 3)**

b. PUD Zone Change

This proposal will rezone 13.59 acres from A (Agricultural) to PUD (Planned Unit Development; single-family attached residential, 3.679 dwelling units per acre, 30-foot maximum building height). The property was zoned A with annexation into the City in 2004. The A zone is considered a holding zone until the property is ready for development. The PUD is a customized zone district that sets the specific use, density and height for the property. The Cortona at Flying Horse project will establish single-family attached homes in similarity to the Flying Horse Molise project done in 2015.

The property is identified in the Flying Horse Master Plan as residential but with the attached residential development density slightly increased, resulting in a concurrent minor amendment to the master plan. This change in zoning will establish a transition from detached single-family residential currently developing to the west of this site. This allows for a mix of residential use types within the Flying Horse community.

Staff finds that the request for rezone is in conformance with the City Code standards and criteria for a rezone.

c. PUD Development Plan

The Cortona at Flying Horse Development Plan covers 13.59 acres and establishes 54 new residential lots with 27 new buildings. The development illustrates the accommodation of attached single-family units along with public roads, landscape, open space and public drainage. The new neighborhood will be accessed from the future extension of Hawk Stone Drive. The lots as part of the development range in size from 5,738 square feet to a maximum of 15,221 square feet. This residential development is also within close proximity to the future park site for Flying Horse which will facilitate pedestrian connectivity and recreation as well as a connection to the larger Flying Horse trail system.

Staff finds that the plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605 and the development plan review criteria as set forth in Section 7.5.502.E.

2. Conformance with the City Comprehensive Plan

a. Objective LU 5: Develop Cohesive Residential Areas

This proposal supports the City's efforts to encourage creation of interconnected neighborhoods sharing current network of facilities. This development introduces further variety of housing into the neighborhood and allows for opportunity for more diverse housing choices within our neighborhoods.

b. Objective LU 6: Meet the Housing Needs of All Segments of the Community

The Cortona development will provide further choice of housing type within the larger Flying Horse neighborhood. This furthers the City's efforts to ensure the sufficient housing options to meet the diverse needs of the community.

c. Objective N3: Vary Neighborhood Patterns

This project offers a different housing type within the Flying Horse community. It further supports the City's effort to create neighborhoods that support a development pattern that offers variety of residential density with amenities, services, and retail surrounding the neighborhoods to generate opportunities and choice for the community.

d. Objective CCA 6: Fit New Development into the Character of the Surrounding Area

Cortona at Flying Horse is compatible with the surrounding Flying Horse residential development. This project fits into the character of the surrounding area of the community as a whole with respect to architectural design and overall site design. The Cortona development complements the neighborhood character while providing opportunity for new residential land use.

It is the finding of Staff that the Cortona at Flying Horse will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

3. Conformance with the Area's Master Plan

This property is part of the Flying Horse Master Plan and currently shown as Residential 2 – 3.5 DU/AC (Dwelling Units per Acre). This minor amendment to the Flying Horse Master Plan proposes to change the land use for this particular area to Residential 3.5 – 8 DU/AC as the proposed attached residential development will have a density of 3.679 DU/AC. It is expected that this change of use will be of similar intensity and meets intention of City Code to allow for master plan flexibility as conditions change and that long term planning and consistency must be balanced with the need to amend plans.

It is the finding of Staff that the Cortona at Flying Horse proposal conforms to and is in compliance with the Flying Horse Master Plan as proposed to be amended and meets the review criteria found within Section 7.5.408 for granting a minor master plan amendment.

**STAFF RECOMMENDATION:**

**CPC MP 06-00219-A7MN16 – MINOR MASTER PLAN AMENDMENT**

Recommend approval to City Council an amendment to the Flying Horse Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408.

**CPC PUZ 16-00074 – CHANGE OF ZONING TO PUD**

Recommend approval to City Council the zone change from A (Agricultural) to PUD (Planned Unit Development; single-family attached residential, 3.679 dwelling units per acre, 30-foot maximum building height), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603.

**CPC PUD 16-00076 – PUD DEVELOPMENT PLAN**

Recommend approval to City Council the PUD development plan for Cortona at Flying Horse, based upon the findings that the development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605, and the development plan review criteria as set forth in Section 7.5.502E.