

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

**NEW BUSINESS CALENDAR**

**DATE:** March 20, 2014

**ITEM:** 7.A-7.C

**STAFF:** Larry Larsen

**FILE NOS.:** CPC A 13-00111, CPC MP 13-00131, CPC ZC 13-00130

**PROJECT:** Saddletree Annexation and The Ridge at Cumbre Vista Master Plan

*Commissioner Henninger rejoined the meeting.*

**STAFF PRESENTATION**

Mr. Larry Larsen, City Senior Planner, presented PowerPoint slides (Exhibit A). He offered his recommendation to approve the applications.

Commissioner Markewich inquired of the existing structures on the site. Mr. Larsen stated those will be removed.

**APPLICANT PRESENTATION**

Mr. Jonathan Moore, Rivers Development, stated he's been coordinating with adjacent property owners regarding sanitary sewer lines and drainage. He clarified that the Cumbre Vista easement does not affect this site.

**CITIZENS IN FAVOR/OPPOSITION**

None

**APPLICANT REBUTTAL**

None

**STAFF REQUESTED TO SPEAK**

None

**DECISION OF THE PLANNING COMMISSION**

Commissioner Donley stated these applications meet the review criteria.

Commissioner Gonzalez stated the applications were in conformance with the Comprehensive Plan as well.

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

Moved by Commissioner Walkowski, seconded by Commissioner Henninger, to approve **Item 7.A-File No. CPC A 13-00111**, the Saddletree Village Annexation, based upon the finding that the annexation complies with the findings of City Code Section 7.6.203, subject to the following conditions and technical and/or informational modifications:

Technical Modifications:

1. Prior to requesting the City Council to schedule their public hearing, the draft annexation agreement shall be approved by the applicant, Land Use Review, Engineering Development & Stormwater Review, Traffic Engineering, and City Utilities.
2. Prior to requesting the City Council to schedule their public hearing, City Budget staff must prepare the required fiscal impact analysis.
3. Provide Engineering Development & Stormwater Review's approval of the Master Development Drainage Plan (MDDP).
4. Provide the Bureau of Reclamation's approval for inclusion into the Southeastern Colorado Water Conservancy District.
5. Provide City Utilities approval and execute a Special Warranty Deed transferring water rights to the City (which will require the Owner to obtain an inventory of the Owner's water rights appropriations for the property) prior to recording.

The motion carried 7-0 (Commissioner Ham absent and Commissioner Phillips excused).

Moved by Commissioner Walkowski, seconded by Commissioner Henninger, to approve **Item 7.B-File No. CPC MP 13-00131**, the Ridge at Cumbre Vista Master Plan based upon the finding that the plan complies with the review criteria of City Code Section 7.5.408, subject to the following conditions and technical and/or informational modifications:

Technical Modifications:

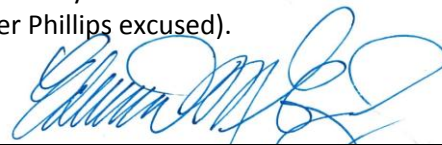
1. Provide City Utilities' approval of the Master Plan's Utility Plan and wastewater facilities report.
2. On Sheet 1, under Site Data – Land Use, remove the existing zoning, it is not applicable.
3. On Sheet 1, show the zone districts and existing land uses on all adjacent properties. Remove the City or County designation, platting and ownership information.
4. On Sheet 1, under notes, Note #5, add "...and within the inclusion area of the Woodmen Heights Metro District".
5. On Sheet 1, under notes, Note #2 add, " ... adjacent property owners".

The motion carried 7-0 (Commissioner Ham absent and Commissioner Phillips excused).

Moved by Commissioner Walkowski, seconded by Commissioner Henninger, to approve **Item 7.C-File No. CPC ZC 13-00130**, the establishment of the A/AO (Agricultural zone with Airport Overlay), based upon the finding that it complies with the review criteria of City Code Section 7.5.603.B. The motion carried 7-0 (Commissioner Ham absent and Commissioner Phillips excused).

March 20, 2014

Date of Decision



Edward Gonzalez, Planning Commission Chair

## Saddletree Village Annexation & The Ridge at Cumbre Vista Master Plan

City Planning Commission  
March 20, 2014

Larry Larsen, Senior Planner

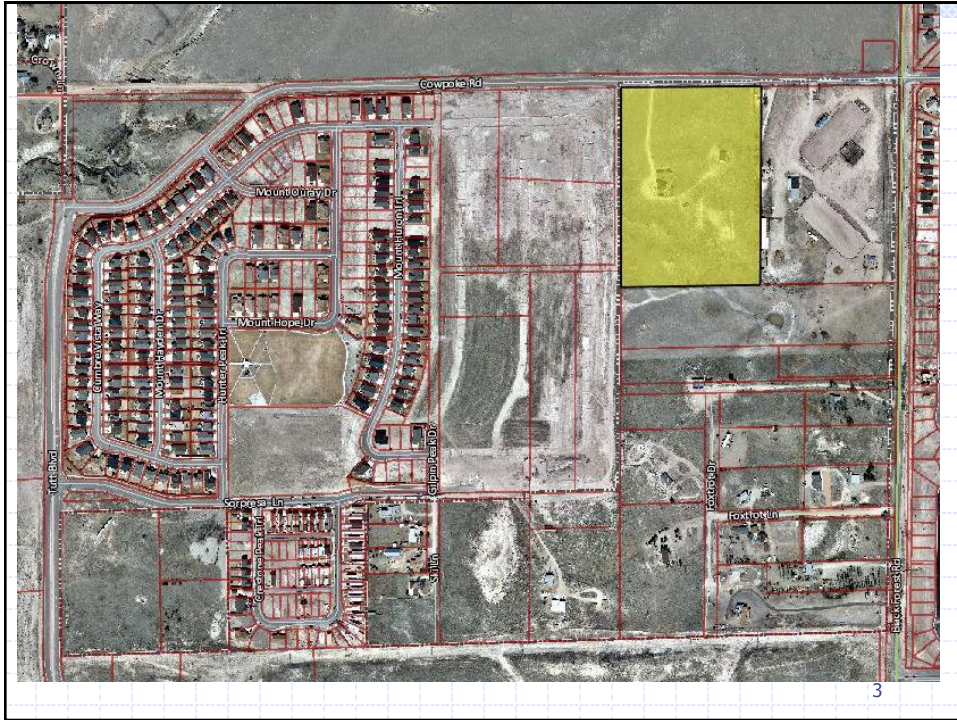
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## Saddletree Village Annexation & The Ridge at Cumbre Vista Master Plan

- ✓ Saddletree Village Annexation (CPC A 13-00111)
- ✓ Ridge at Cumbre Vista Master Plan (CPC MP 13-00131)
- ✓ Ridge at Cumbre Vista Establishment of Zoning to "A/AO" Agricultural with Airport Overlay (CPC ZC 13-00130)

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**Items: 7.A, 7.B**  
**Exhibit: A**  
**CPC Meeting: March 20, 2014**



## Saddletree Village Annexation & The Ridge at Cumbre Vista Master Plan

### ANNEXATION AGREEMENT:

- ✓ Land Use per Master Plan
- ✓ Public Facilities:
  - ✓ Metro Districts
  - ✓ Streets
  - ✓ Drainage
  - ✓ Parks & Schools
  - ✓ Fire & Police
- ✓ Utilities & Water Rights

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Items: 7.A, 7.B  
Exhibit: A  
CPC Meeting: March 20, 2014



## Saddletree Village Annexation & The Ridge at Cumbre Vista Master Plan

### ZONE DISTRICT DETERMINATION:

“A/AO” Agricultural with Airport Overlay

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## Saddletree Village Annexation & The Ridge at Cumbre Vista Master Plan

DESIGN & DEVELOPMENT ISSUES: None

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**Items: 7.A, 7.B**  
**Exhibit: A**  
**CPC Meeting: March 20, 2014**

## Saddletree Village Annexation & The Ridge at Cumbre Vista Master Plan

### FINDINGS:

- Compliance with City Comprehensive Plan;
- Compliance with the City Annexation Plan
- Compliance with the Ridge at Cumbre Vista Master Plan, as proposed; and
- Compliance with the zone district establishment review criteria found in City Code section 7.5.603.B

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## Saddletree Village Annexation & The Ridge at Cumbre Vista Master Plan

### SUMMARY/RECOMMENDATION:

Approve the Saddletree Village Annexation;  
Approve the Ridge at Cumbre Vista Master Plan; and  
Zone Establishment to "A/AO" Agricultural with Airport Overlay

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**Items: 7.A, 7.B**  
**Exhibit: A**  
**CPC Meeting: March 20, 2014**

Saddletree Village Annexation & The Ridge at  
Cumbre Vista Master Plan

QUESTIONS?

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