

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

NEW BUSINESS CALENDAR

DATE: May 15, 2014

ITEM: 9.A-9.D

STAFF: Rick O'Connor

FILE NO.: CPC MP 07-00061-A2MN13, CPC CP 02-00245-A1MN13, CPC PUZ 13-00124, CPC PUD 13-00125

PROJECT: Bison Ridge at Kettle Creek Filing No. 4

STAFF PRESENTATION

Mr. Rick O'Connor briefly reviewed the proposed plans.

Commissioner Walkowski inquired if School District 20 still opposes this site. Mr. O'Connor stated the only comments received from the District indicates their opposition. This developer still has school credits to apply for this property.

APPLICANT PRESENTATION

Mr. John Maynard preferred that these lots join the existing Kettle Creek homeowners association (HOA). He met with Mr. Smith of School District 20, and Mr. Smith stated that their letter on page 251 of the agenda was their standard comment to alert the community that at some point there will be a bond issue needing to pay for additional schools.

Commissioner Gonzalez inquired of park land dedication. Mr. Maynard stated one proposed park (Larry Ochs Park) is located on Chapel Ridge Drive, but is not on the City Park's Dept. CIP list. Thus, a group is actively looking for funding to develop it.

CITIZENS IN FAVOR

1. Mr. Mike Cather, secretary of Kettle Creek HOA, stated the project was not platted into their HOA, and they cannot include this without a significant inclusion process. A separate HOA is proposed. He suggested that the architectural and color schemes be compatible with their neighborhood and the existing HOA provisions. He was in support of the proposed project.
2. Mr. Mike Linn resides in Bison Ridge and supported the change from commercial to residential.

CITIZENS IN OPPOSITION

None

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APPLICANT REBUTTAL

None

DECISION OF PLANNING COMMISSION

Commissioner Shonkwiler was in favor of the project and would like to see more of conversion of commercial uses into higher-density residential.

Commissioner Ham found the project was in compliance with the review criteria and infill objectives. He supported changing the previously-approved commercial uses to residential as a more compatible use.

Commissioner Markewich concurred.

Commissioner Donley would've preferred higher density, but supported the proposal.

Commissioners Gonzalez and Walkowski concurred with finding that the proposals met the review criteria.

Moved by Commissioner Ham, seconded by Commissioner Shonkwiler, to approve **Item 9.A-File No. CPC MP 07-00061-A2MN13**, the amendment to the Briargate Master Plan, based upon the finding that the master plan complies with the master plan review criteria in City Code Section 7.5.408. Motion carried 7-0 (Commissioners Henninger and Phillips excused).

Moved by Commissioner Ham, seconded by Commissioner Shonkwiler, to **approve Item 9.B-File No. CPC CP 02-00245-A1MN13**, the Bison Ridge at Kettle Creek Filing No. 4 Concept Plan, based upon the finding that the plan complies with the concept plan review criteria in City Code Section 7.5.501 E. Motion carried 7-0 (Commissioners Henninger and Phillips excused).

Moved by Commissioner Ham, seconded by Commissioner Shonkwiler, to approve **Item 9.C-File No. CPC PUZ 13-00124**, the Bison Ridge at Kettle Creek Filing No. 4 PUD rezoning (single family residential detached, 35-foot maximum height, 4.4 dwelling units per acre), based upon the finding that the rezoning complies with the three review criteria in City Code Section 7.5.603.E. Motion carried 7-0 (Commissioners Henninger and Phillips excused).

Moved by Commissioner Ham, seconded by Commissioner Shonkwiler, to approve **Item 9.D-File No. CPC PUD 13-00125**, the Bison Ridge at Kettle Creek Filing No. 4, based upon the finding that the development plan complies with the development plan review criteria in City Code Section 7.5.502.E. and with the PUD development plan review criteria in City Code Section 7.3.606. Motion carried 7-0 (Commissioners Henninger and Phillips excused).

May 15, 2014

Date of Decision

Planning Commission Chair