



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Draft Planning Commission

Thursday, April 18, 2019

8:30 AM

Council Chambers

- 6.F. [CPC PUZ 19-00004](#) An ordinance amending the zoning map for the City of Colorado Springs pertaining to 9.9 acres from R/HS (Residential Estate with Hillside Overlay) to PUD/HS (Planned Unit Development with Hillside Overlay; detached single-family residential, 2.93 dwelling units per acre, maximum building height of 35 feet) located northwest of Collegiate Drive and Mount Union Court.

(QUASI-JUDICIAL)

Related files: CPC PUD 19-00005, AR NV 19-00184

Presenter:

Mike Schultz, Principal Planner, Planning and Development
Peter Wysocki, Planning and Community Development Director

Staff presentation:

Mike Schultz gave a PowerPoint presentation with the scope and intent of the project.

Applicant Presentation:

Andrea Barlow, N.E.S.

Ms. Barlow gave a PowerPoint presentation with the scope and intent of the project.

Questions:

Commissioner Hente mentioned that a year or two ago, the City passed a Hillside ordinance that had to do with foundations and inspections. Commissioner Hente wanted to know if that would apply to this property.

Andrea Barlow said that was a requirement that is done with each individual home permit and will apply to this property.

Commissioner Graham asked about the 60 foot drop and where was that on the map.

Ms. Barlow explained it was in the southeast corner and that is where the detention pond will be.

Commissioner Raughton stated he was concerned with lots 28 and 29 and said he is not a fan of these alleys or shared drives. Commissioner Raughton wanted to know why they were not oriented differently rather than creating an extra right of way.

Ms. Barlow explained that it would be quite steep in that location and would be difficult to get drive access. Ms. Barlow said the grade wise, it would not have worked for those lots to get access off the main street. Ms. Barlow informed that the developer intends to surface that driveway, but effectively it is a flag lot as part of 27, and similarly, the one of the cul-de-sac is part of lot 17. So the ownership of that driveway will be with that lot, but there will be a shared access and maintenance agreement for that driveway.

Supporters:

Russell Williams, resident of University Park

Mr. Williams wanted the developer to explain how stormwater was going to be addressed and if there are storm sewers in the street in this development. Mr. Williams said that he lives in a cul-de-sac on Julliard at the bottom of the hill and when there is a significant amount of rain, the cul-de-sac will be three to four inches deep in water.

Mr. Williams also wanted to know if the plans will follow the strict HOA rules with architecture and landscape.

Opponents:

None

Questions of Staff:

Rebuttal:

Ms. Barlow addressed Mr. Williams' stormwater concerns. Ms. Barlow explained University Park was designed and developed before detention was a requirement. The detention pond is probably unique to this development compared to the others. The stormwater will be detained and released into the existing storm sewer that's on Collegiate. The storm water will be collected from the lots into the storm pipe that's in the streets and then directed down the hill into the detention pond.

Ms. Barlow then answered the question regarding the HOA. Ms. Barlow said the developer has formed an HOA for the development and is in the process of negotiating a merger into the University Park HOA, who will ultimately control the architectural standards, the landscape standards and anything to do with this

development moving forward. The developer has incorporated into its HOA those same standards and the development will be meeting those same standards as the existing HOA.

DISCUSSION AND DECISION OF PLANNING COMMISSION:

There was no discussion of the planning commissioners.

Motion by Hente and seconded by Satchell-Smith

Proposed Motion:

Recommend approval to City Council the zone change of 9.9 acres from R/HS (Residential Estate with Hillside Overlay to PUD/HS (Planned Unit Development with Hillside Overlay: detached single-family residential, 2.93 dwelling units per acre, maximum building height of 35 feet), 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 development of a PUD zone as set forth in City Code Section 7.3.603.

The motion passed unanimously with a vote of 6:0:3

6.G. [CPC PUD 19-00005](#)

The University Bluffs Filing Number 4A Development Plan comprising of 29 single-family lots on 9.9 acres, comprising a maximum density of 2.93 dwelling units per acre and a maximum building height of 35-feet.

(QUASI-JUDICIAL)

Related Files: CPC PUZ 19-00004, AR NV 19-00184

Presenter:

Mike Schultz, Principal Planner, Planning and Development
 Peter Wysocki, Planning and Community Development Director

See Item 6.F. CPC PUZ 19-00004

Motion by Hente and seconded by Satchell-Smith

Proposed Motion:

CPC PUD 19-00005

Recommend approval to City Council the University Bluffs Filing Number 4A Development Plan, based upon the findings that the plan meets the review criteria for granting a PUD development plan as set forth in City Code Section 7.3.606 and meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E) subject to the following technical modification:

- 1. Move fire lane to the east side of Bowling Green Lane in order to allow proper turning radius to access the shared driveway on the west side.**

The motion passed by a vote of 6:0:3

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Satchell-Smith and Almy

Absent: 3 - McMurray, Eubanks and Smith

- 6.H. [AR NV](#)
[19-00184](#) A non-use variance request pertaining to City Code Section 7.3.504.D.2 to allow slopes 25% or greater to be disturbed or located within a designated building envelope.

(QUASI-JUDICIAL)

Related files: CPC PUZ 19-00004, CPC PUD 19-00005

Presenter:

Mike Schultz, Principal Planner, Planning and Development

Peter Wysocki, Planning and Community Development Director

See Item 6.F. CPC PUZ 19-00004

Motion by Hente and seconded by Satchell-Smith

Proposed Motion:

Recommend approval to City Council the non-use variance request pertaining to City Code Section 7.3.504.D.2 relating to slopes 25% or greater being disturbed or located within a designated building envelope, based upon the findings that the non-use variance meets the review criteria for granting a non-use variance as set forth in City Code Section 7.5.802.B.

The motion passed by a vote of 6:0:3

Aye: 6 - Hente, Raughton, Vice Chair Graham, Chair McDonald, Satchell-Smith and Almy

Absent: 3 - McMurray, Eubanks and Smith