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# CONSENT CALENDAR

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## CITY PLANNING COMMISSION AGENDA

ITEM NO: A.1, A.2

STAFF: LARRY LARSEN

FILE NO: CPC PUZ 14-00013 - QUASI-JUDICIAL

FILE NO: CPC PUD 14-00014 - QUASI-JUDICIAL

**PROJECT:** THE RIDGE AT CUMBRE VISTA

**APPLICANT:** M&S CIVIL CONSULTANTS, INC.

**OWNER:** NEXTOP HOLDINGS, LLC



### **PROJECT SUMMARY:**

1. **Project Description:** This project includes the following applications: 1.) change of zoning from A/AO (Agricultural with Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay) and 2.) the Ridge at Cumbre Vista PUD Development Plan (**FIGURE 1**). The property is located south of Cowpoke Road, approximately ¼ mile west of the Cowpoke Road and Black Forest Road intersection and consists of approximately 13.74 acres.

The applications, if approved, will allow for the future development of the Ridge at Cumbre Vista project. The project proposes single-family detached residential use at the density of 3.5 to 7.99 dwelling units per acre per the previously approved master plan. This project includes 65 lots for single-family detached residential residences, public streets and sidewalks, drainage facilities and landscape tracts. A final subdivision plat is currently being reviewed administratively.

The City Council approved the annexation of this project area on August 12, 2014. The annexation agreement has not yet been recorded. In order to expedite the review of the project, staff agreed to process the two applications and schedule them for review by the Planning Commission while the annexation agreement is signed and recorded. With technical modifications listed below, the project complies with the annexation agreement; however, prior to final action on the applications, staff recommends that the annexation agreement be recorded in order to complete the annexation process.

2. **Applicant's Statement:** (**FIGURE 2**)
3. **Planning and Development Department's Recommendation:** Approval of the applications, subject to technical modifications.

### **BACKGROUND:**

1. **Site Address:** Not applicable.
2. **Existing Zoning/Land Use:** A/AO (Agricultural with Airport Overlay / vacant & single-family residence to be removed. (**FIGURE 3**))
3. **Surrounding Zoning/Land Use:**  
North: PUD/AO (Planned Unit Development with Airport Overlay) / Vacant (Planned: Residential – Wolfe Ranch)  
South: County RR-5 (Rural Residential) / Vacant  
East: County A-5 (Agricultural) / Private Riding Arena  
West: R-1-6000 / DF / AO (Single-Family Residential with Design Flexibility and Airport Overlays) / Single-family residences (Cumbre Vista)
4. **Comprehensive Plan/Designated 2020 Land Use:** Potential Annexation Area - General Residential
5. **Annexation:** Saddletree Village (August, 2014)
6. **Master Plan/Designated Master Plan Land Use:** The Ridge at Cumbre Vista / single-family residential, 3.5 to 7.99 dwelling units per acre
7. **Subdivision:** Unplatted.
8. **Zoning Enforcement Action:** None.
9. **Physical Characteristics:** The majority of the site slopes towards the south. The site has no significant vegetation (grasses and shrubs) or natural features.

**STAKEHOLDER PROCESS AND INVOLVEMENT:** The standard City notification process for the internal review included posting the property with a notice poster and mailing postcards to

approximately 120 property owners within 1,000 feet of the project area. No e-mails or letters of concern were received.

The same posting and notification process will be utilized prior to the CPC public hearing.

All applicable agencies and departments were asked to review and comment, including the City Airport. No significant concerns were identified. All issues and concerns were incorporated into the development plan or provided as conditions of approval. Final compliance will be verified and confirmed prior to issuance of a building permit.

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

1. Design and Development Issues: None. No significant issues or concerns have been identified. Only minor technical issues and concerns were identified by the Land Use Review and other review agencies; they have been addressed in plan revisions or conditions of approval.
2. Conformance with the City Comprehensive Plan: The zone change and development plan is consistent with the City Comprehensive Plan. The Plan's 2020 Land Use Map will identify this area as a "General Residential". (Not yet amended to include this property.)

The following City Comprehensive Plan goals, objectives and policy statements apply to this project:

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern: Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

Strategy LU 302c: Promote Compatibility between Land Uses of Differing Intensities: Design and develop mixed land uses to ensure compatibility and appropriate transitions between land uses that vary in intensity and scale.

Objective LU 5: Develop Cohesive Residential Areas: Neighborhoods are the fundamental building block for developing and redeveloping residential areas of the city. Likewise, residential areas provide a structure for bringing together individual neighborhoods to support and benefit from schools, community activity centers, commercial centers, community parks, recreation centers, employment centers, open space networks, and the city's transportation system. Residential areas also form the basis for broader residential land use designations on the citywide land use map. Those designations distinguish general types of residential areas by their average densities, environmental features, diversity of housing types, and mix of uses. Residential areas of the city should be developed, redeveloped and revitalized as cohesive sets of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the Wider Subarea and Citywide Pattern: Plan, design, develop, and redevelop residential areas to integrate several neighborhoods into the citywide pattern of activity centers, street networks, environmental constraints, parks and open space, school locations and other public facilities and services.

Strategy LU 501a: Link Neighborhood Layout and Design to a Larger Residential Area: In master plans and in community planning areas, layout and design individual neighborhoods to form a coherent residential area.

Policy LU 601: Assure Provision of Housing Choices: Distribute housing throughout the City so as to provide households with a choice of densities, types, styles and costs within a neighborhood or residential area.

Objective N 1: Focus On Neighborhoods: Create functional neighborhoods when planning and developing residential areas. Regard neighborhoods as the central organizing element for planning residential areas. Rely on neighborhood-based organizations as a means of involving residents and property owners in the decision-making process.

Objective N 3: Vary Neighborhood Patterns: Integrate a variety of housing types and densities with amenities, services, and retail uses to generate opportunities and choices for households. When the character, context and scale of the surrounding neighborhood are taken into account, mixed-use developments can provide unique opportunities for employment, shopping, housing choice, and public gathering space, while having a positive impact on the neighborhood.

Objective CCA 6: Fit New Development into the Character of the Surrounding Area: Often the overall character of a new development is not realized until the project is completed. This can lead to unintended impacts and incompatible development. Applicants for new developments need to clearly identify how their projects will fit into the character of the surrounding area and the community as a whole with respect to height, scale, bulk, massing, roof forms, signage, overall site design, pedestrian and vehicular access, and relation to the public right-of-way.

Policy CCA 601: New Development Will be Compatible with the Surrounding Area: New developments will be compatible with the surrounding land uses and will complement the character and appearance of adjacent land uses.

*It is the finding of the City Planning and Development Staff that the Ridge at Cumbre Vista PUD Development is consistent with the City's Comprehensive Plan 2020 Land Use Map, as to be amended, and the Plan's goals, objectives and policies for General Residential use.*

3. Conformance with the Area's Master Plan: This project is located within the recently approved the Ridge at Cumbre Vista Master Plan; the area is designated for residential use.

*It is the finding of the City Planning and Development Staff that the Ridge at Cumbre Vista project is consistent with the Ridge at Cumbre Vista North Master Plan.*

4. Zone Change to Planned Unit Development (PUD): The existing zoning for this area is A/AO (Agricultural with Airport Overlay). The proposed zone is PUD/AO (Planned Unit Development: Detached Single-Family Residential, density 4.75 dwelling units per acre, maximum building height of 30 feet, with Airport Overlay).

Zone change requests are reviewed based upon the zone change criteria found in City Code Section 7.5.603.B. Further, zone changes to Planned Unit Development are reviewed based

upon the establishment and development of a PUD zone using the criteria found in City Code Section 7.3.603.

*It is the finding of the City Planning and Development Staff that the zone change meets the zone change criteria found in City Code Section 7.5.603.B and the establishment and development of a PUD zone criteria found in City Code Section 7.3.603.*

5. Development Plan Amendment: The Ridge at Cumbre Vista PUD Development Plan Amendment is submitted in conjunction with the zone change application for this project.

PUD Development plans are reviewed based upon the PUD development plan review criteria found in City Code Section 7.3.606.

*It is the finding of the City Planning and Development Staff that the Ridge at Cumbre Vista PUD development plan meets the development plan review criteria found in City Code Section 7.3.606.*

### **STAFF RECOMMENDATIONS:**

#### **Item No: A.1           CPC PUZ 14-00013 – Change of Zone District**

**Approve** the change of zoning district from A/AO (Agricultural zone with Airport Overlay) to PUD/AO (Planned Unit Development: Single-Family Residential, density of 4.75 dwelling units per acre, maximum building height of 30 feet with Airport Overlay), based upon the finding that it complies with the review criteria of City Code Sections 7.5.603.B. and 7.3.603

#### **Item No: A.2           CPC PUD 14-00014 – PUD Development Plan**

**Approve** the Ridge at Cumbre Vista PUD Development Plan based upon the finding that the plan complies with the review criteria of City Code Section 7.3.606, subject to the following technical and/or informational modifications:

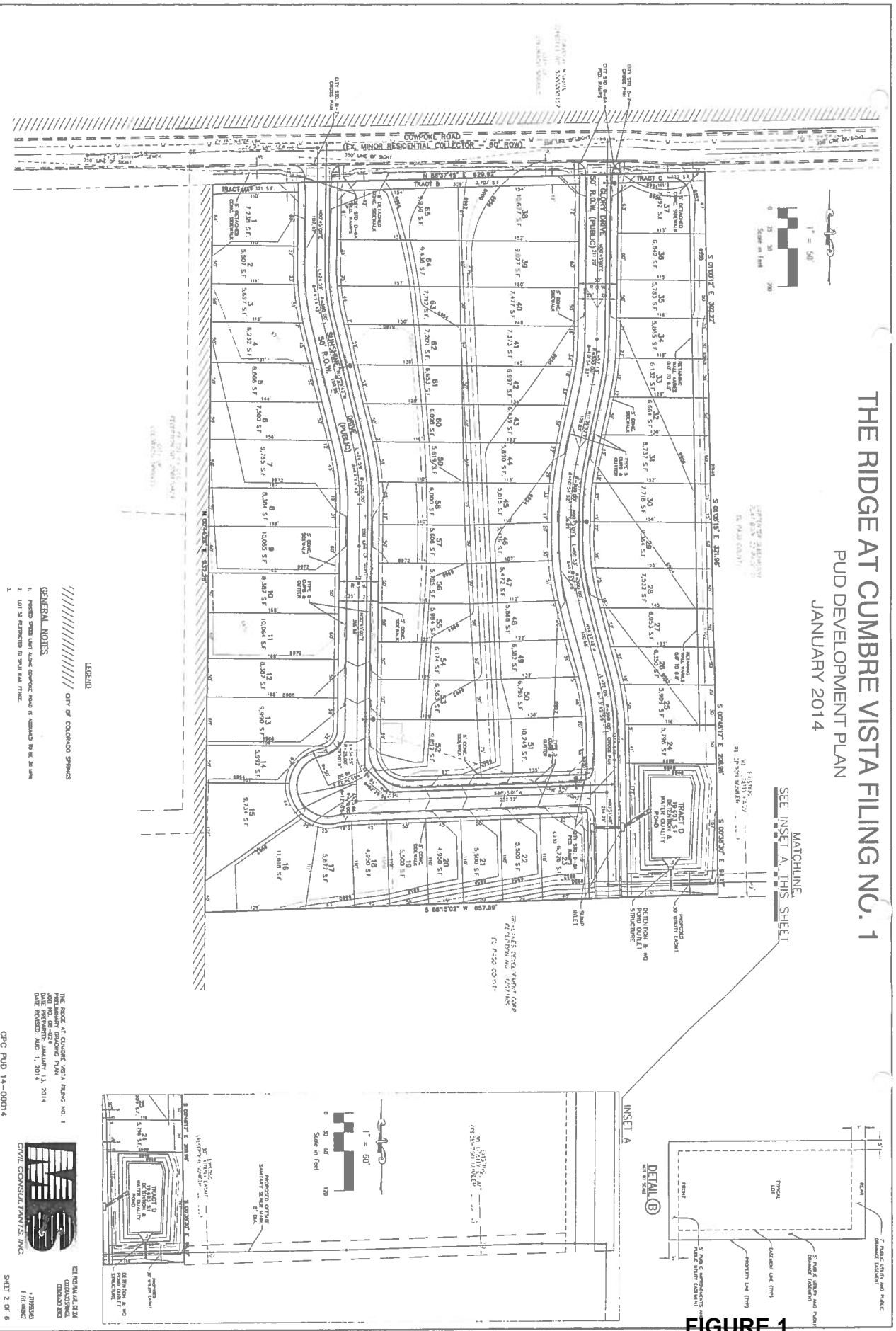
#### **Technical Modifications on the PUD Development Plan:**

1. This project will not be scheduled for City Council public hearings until the pending annexation is completed and recorded.
2. Provide the public hearing posting affidavit for City files.
3. Add the following note: "If this project does not participate in the Woodmen Heights Metropolitan District, a cost recovery for Cowpoke Road may be required. Financial obligation for improvements made by the WHMD must be met or inclusion to the WHMD shall be determined and fulfilled prior to recordation of plat".
4. Add a note indicating whether this project will or will not participate in the Woodmen Heights Metropolitan District (WHMD).
5. Provide Engineering Development Review & Stormwater approval of the development plan, the plat, the drainage report, and that all of their concerns have been addressed to their satisfaction regarding sight visibility and drainage report modifications.
6. Provide City Utilities approval of the WWMFR, the development plan and that all of their concerns have been addressed to their satisfaction regarding the 30' public utility easement.
7. Add the following note: "This project is subject to both the Woodmen Road Metropolitan District and Woodmen Heights Metropolitan District fees and requirements".
8. Provide WHMD approval to accept tracts and clarifies their maintenance responsibilities.
9. On Sheets 2 & 4, show the reception number for the off-site 30' utility easement.

10. On Sheet 1, under Site Data, under Existing Zoning, show the City Ordinance number with approved land uses, maximum density, and building height. (It is yet to be determined.)
  11. On Sheet 1, under Site Data, under Tracts & Maintenance, indicate the ownership and maintenance of the tracts, not HOA or District, but one or the other. If District maintenance, provide a letter from Woodmen Height Metro District stating they assume ownership and maintenance responsibilities.
  12. On Sheets 2 and 6, label all the required the speed line of sight visibility areas.
  13. On Sheet 1, add the following sentence to Note #10: " That the fence and landscaping in the front of the lot adjacent to the curve will be limited to the following: Landscaping shall be less than 3.5', bottom of canopy for trees shall be at 6' or higher, and no solid fencing greater than 3.5' for visibility.
  14. On Sheet 1, add the following new note: "Per Engineering comments given in the drainage report and annexation agreement, water quality will be required for the portion of this site that flows into Cottonwood Creek."
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**THE RIDGE AT CUMBRE VISTA FILING NO. 1**  
 PUD DEVELOPMENT PLAN  
 JANUARY 2014



**FIGURE 1**



# OVERALL LANDSCAPE PLAN

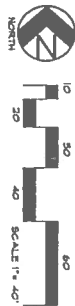
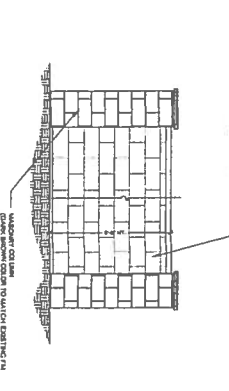


**IRRIGATION SYSTEM DESCRIPTION NOTE**

ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE THE REQUIRED WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE PLAN. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE REQUIRED WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE PLAN. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE REQUIRED WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE PLAN.

**CITY AFFIDAVIT NOTE**

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FOR CONSTRUCTION (For Approval Only)	
PROJECT NO.	462-14
DATE	1-25-14
DESIGNER	AM
CHECKER	AM
DATE	1-25-14
PROJECT NAME	THE RIDGE AT CUMBRE VISTA
PROJECT ADDRESS	FILING NO. 1 PUD DEVELOPMENT PLAN
SHEET NO.	LP-01
TOTAL SHEETS	5 OF 6

**THE RIDGE AT CUMBRE VISTA**  
 FILING NO. 1  
 PUD DEVELOPMENT PLAN

PREPARED FOR:

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**HIGHER GROUND DESIGNS**  
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

3816 REBECCA LANE, STE. 111  
 COLORADO SPRINGS, CO 80917  
 Phone: 719-577-1500  
 Fax: 719-266-1122

FIGURE 1



102 E. Pikes Peak Ave., Ste. 306  
Colorado Springs, CO  
Mail to: P.O. Box 1360  
Colorado Springs, CO  
80901-1360  
v 719.955.5485 f 719.444.8427

City of Colorado Springs  
Planning Department  
30 S. Nevada Ave., Suite 102  
Colorado Springs, CO 80901

January 22, 2014

RE: Project Statement for The Ridge at Cumbre Vista Filing No. 1

Dear Mr. Larsen,

The Ridge at Cumbre Vista Filing No. 1, is located west of Black Forest Road, South of Cowpoke Road in Section 6, Township 13 South, Range 65 west of the 6<sup>th</sup> P.M. in the City of Colorado Springs, El Paso County, Colorado, also known as the Saddletree Village Master Plan and Annexation.

The following package contains a request for approval of a; Development Plan, Final Plat, and a change of Zone for 13.70 Acres. The site is directly adjacent to the City of Colorado Springs boundary on the west and north sides. [To the west is the Cumbre Vista residential subdivision, to the north is a proposed residential land use within the Wolf Ranch Master Plan.] To the east and south are existing mixed use (Residential/Commercial/Light Industrial) land parcels in El Paso County.

The proposed development is planned to consist of approximately 65 single family residential lots, with standard public 50-foot wide street rights-of-way with utilities, sidewalks, etc... The development will be planned and constructed as a "typical" residential subdivision, per normal standards and specifications in the City of Colorado Springs and Colorado Springs Utilities. The lots sizes will average 8,500 square feet. The homes sizes will vary from 1,600-4,000 square feet. Public facilities will include the public streets, utilities, sidewalks, and storm water detention via Sand Creek Regional Detention Basin No. 6, and a small portion of the site draining to the Cottonwood Creek Drainage Basin. School and Park fees will be paid in lieu of land dedication.

On behalf of the owners of Nextop Holdings, LLC, we respectfully request that attached plans and the associated applications be reviewed for comment by the City of Colorado Springs land development staff.

Sincerely,

Virgil A. Sanchez, P.E.

# Ridge at Cumbre Vista

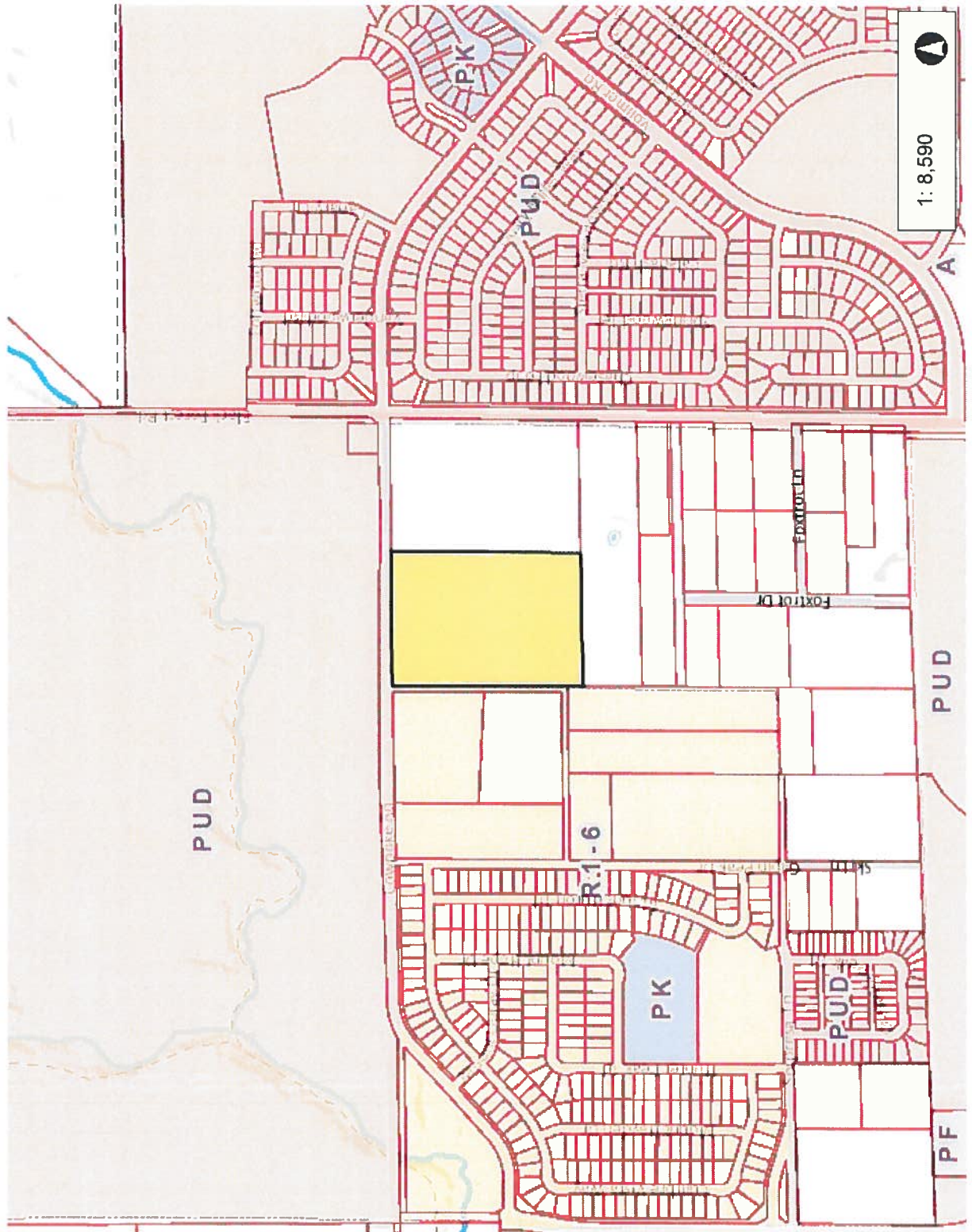


**Legend**

- Parcels
- Base Zone - Fill

A	R	R1-9	R1-6	R2	R4	R5	TND	OR	OC	PBC	C5	C6	PIP1	PIP2	M1	M2	PF	PK	APD	PCR	PUD	SU	UND
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**Notes**



1: 8,590

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.3 0 0.14 0.3 Miles

NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
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**FIGURE 3**