

ADVENTURE WAY TOWNHOMES ZONE CHANGE & CONCEPT PLAN

City Council
May 9, 2023

Kyle Fenner
Senior Planner



PROJECT SUMMARY

ZONE-23-0002 – QUASI-JUDICIAL
COPN-23-0001 -- QUASI-JUDICIAL



A **Zone Change** of 3 contiguous parcels totaling 3.83 acres from Agriculture with Airport Overlay (Herein referenced A/AO) to Mixed-Use, Medium Scale- with Overlay (Herein referenced MX-M/AP-O). The site is currently zoned A/AO.

Tracking with this zone change is the **Adventure Way Townhomes Concept Plan**, which generally illustrates a plan for 11, 4-plex townhomes with a maximum density of 11.5 du/acre.

CONTEXT MAP

ZONE-23-0002 – QUASI-JUDICIAL
COPN-23-0001 – QUASI-JUDICIAL



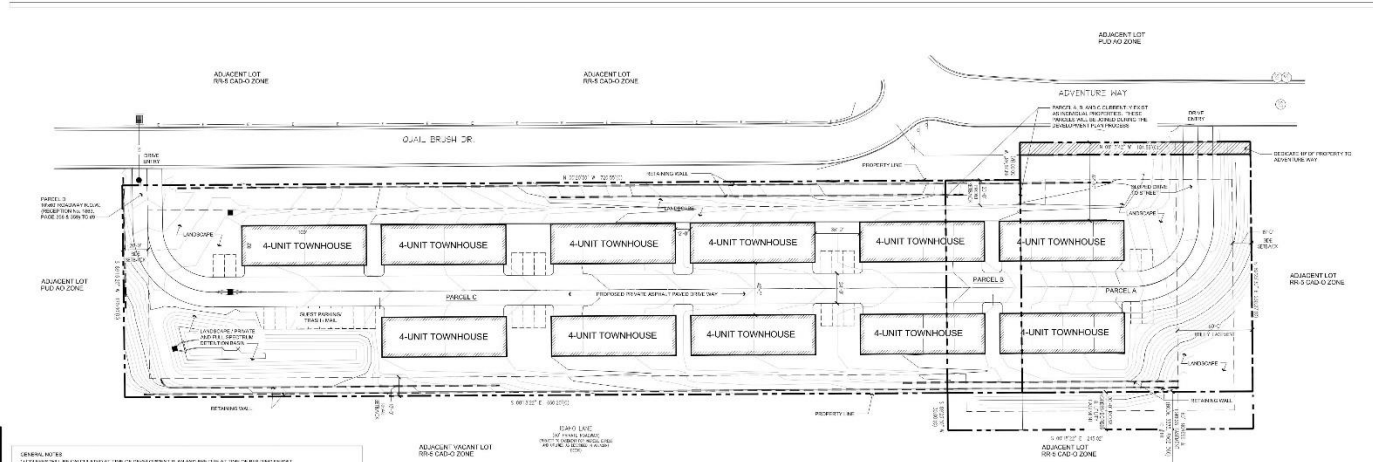
THE PASTEL-COLORED, SHADED AREAS ARE CITY OF COLORADO SPRINGS. THE UNSHADED, AREAS ARE UNINCORPORATED EL PASO COUNTY.

PROJECT SUMMARY

COPN-23-0001 - QUASI-JUDICIAL



ADVENTURE WAY TOWNHOMES CONCEPT PLAN ADVENTURE WAY AND QUAIL BRUSH CREEK DRIVE COLORADO SPRINGS, CO 80923



SOLO ARCHITECTURE
1114 LARK CREEK AVENUE
DENVER, CO 80202
TEL: 303.733.1111
WWW.SOLOARCHITECTURE.COM

Site: 1114 Lark Creek Ave
Parcel: 1114 Lark Creek Ave
1114 Lark Creek Ave, CO 80202
1114 Lark Creek Ave

Site: 1114 Lark Creek Ave
Parcel: 1114 Lark Creek Ave
1114 Lark Creek Ave, CO 80202
1114 Lark Creek Ave

A PROPOSED DEVELOPMENT WITH
RICHARD HEADRICK

Site: 1114 Lark Creek Ave
Parcel: 1114 Lark Creek Ave
1114 Lark Creek Ave, CO 80202
1114 Lark Creek Ave

Sheet Title:
CONCEPT SITE PLAN

Drawing Scale:

GENERAL NOTES:

1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND THE COLORADO DEPARTMENT OF REVENUE AND FINANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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FLOODPLAIN STATEMENT:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 17020C0101, REVISION 01/2018, INDICATES THAT A PORTION OF THIS SITE LIES WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.



PROJECT SITE DATA

PARCEL #	PARCEL A - 61000003
	0.93 AC / 43,240 SF
	PARCEL B - 53000010
	0.29 AC / 12,600 SF
	PARCEL C - 60000117
	2.8 AC / 121,400 SF
SITE AREA	187,687 SF / 3.8 ACRES TOTAL
CURRENT ZONE	A-0 (AGRICULTURAL) - ALL PARCELS
PROPOSED ZONE	M-AM (MEDIUM-DENSITY RESIDENTIAL) - ALL PARCELS
CURRENT LAND USE	RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
PROPOSED DENSITY	11.5 DU/AC
BUILDING HEIGHT ALLOWED	50' MAX
FRONT YARD SETBACK	FRONT: 30' REAR: 10' SIDE: 10'
REAR YARD SETBACK	REAR: 10'
SIDE YARD SETBACK	SIDE: 10'



DATE FOR CONSTRUCTION

Weeks	Start	End
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DATE: 3/28/2023
Drawn by:
Created by:
Scale: AS NOTED
Job No:
Sheet No:
File No: COPN-23-0001

BACKGROUND

ZONE-23-0002 – QUASI-JUDICIAL

COPN-23-0001



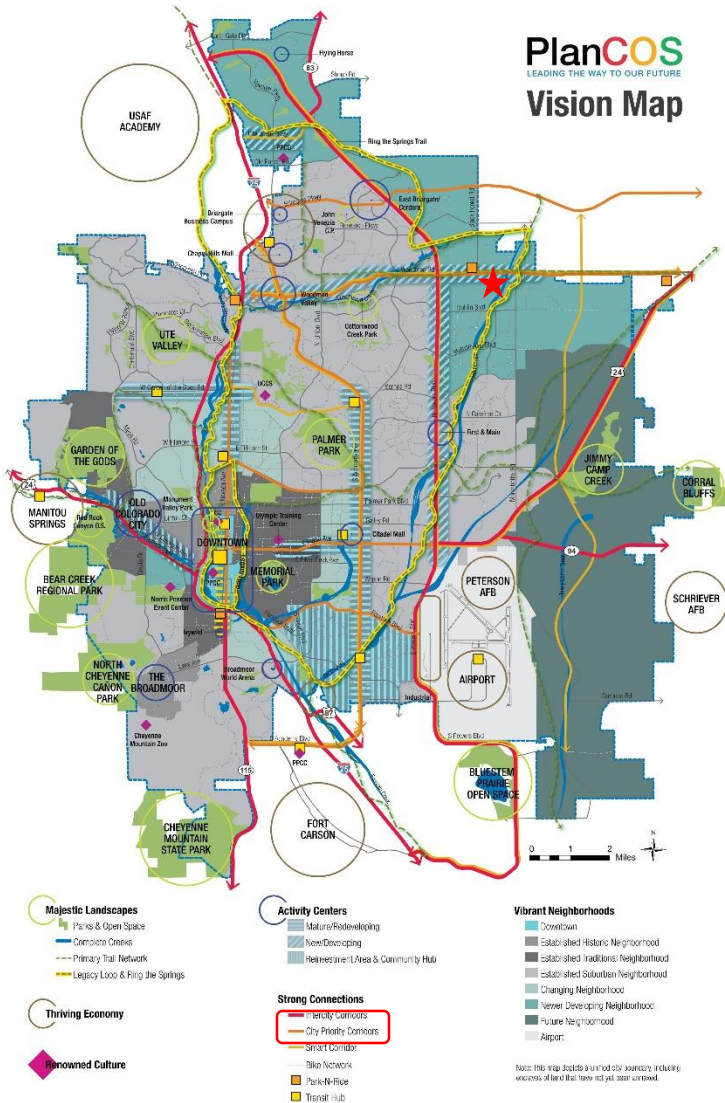
- Located on East Woodmen just east of Black Forest Road, on the south side.
- It is zoned Agriculture with Airport Overlay (A AO).
- The property is accessed via Adventure Way which connects to Black Forest Road and then the controlled light at Black Forest Road and Woodmen.
- The application conforms ideally with the Dublin North Master Plan and was brought into the Dublin North Master Plan in March of 2008.
- Surrounding the property are El Paso County enclaves and small-lot PUD within Colorado Springs City Limits.

BACKGROUND

ZONE-23-0002 – QUASI-JUICIAL



PlanCOS
LEADING THE WAY TO OUR FUTURE
Vision Map



The PlanCOS Vision Map identifies the project site as “New/Developing.” Additionally, the Vision Map identifies the location as a on a “City Priority Corridor” and an “Intercity Corridor.” It is also due east of a Park-N-Ride.

STAKEHOLDER PROCESS & INVOLVEMENT



Public notice postcards went to twenty-nine (29) properties within the 1,000-foot notification buffer on two occasions, once at initial review and again prior to the Planning Commission hearing. The site was posted for the required 10-day posting period during both occasions noted above.

Staff received emails of opposition from eight (8) individuals, seven (7)-opposed and one (1) in support. *(staff has included copies of Stakeholder Correspondence received as a result of the public notice process). Staff responded to each email individually.*

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

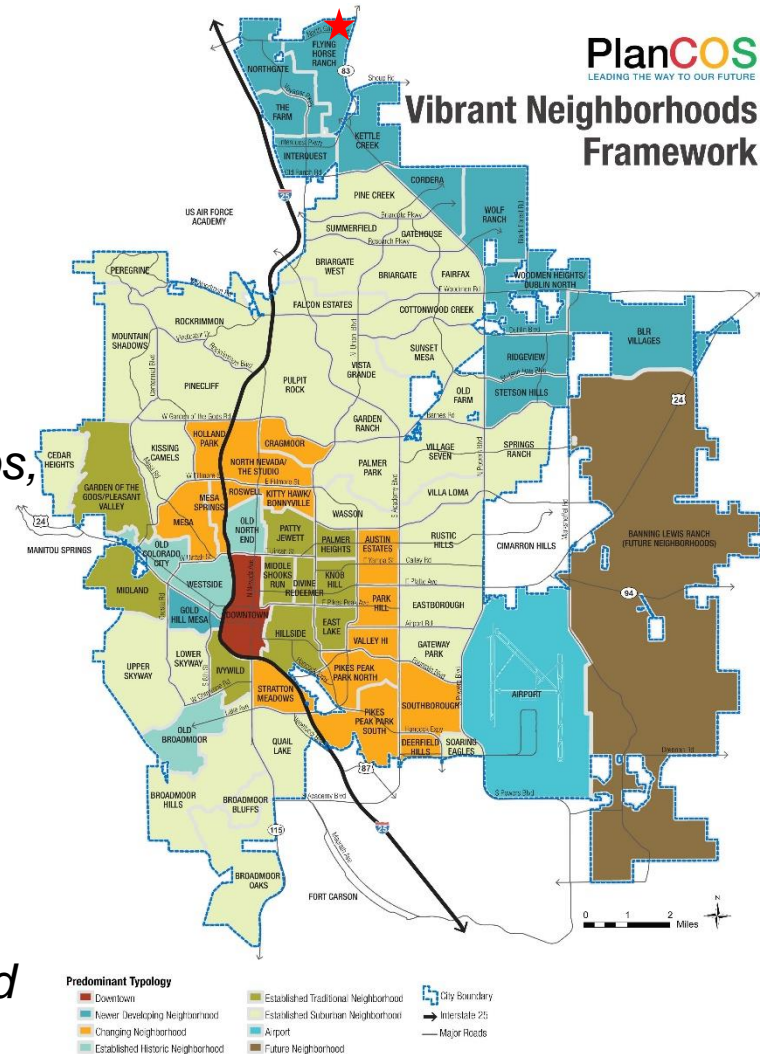


Vibrant Neighborhood Chapter 2 of PlanCOS that is entitled “Housing for All”, which has goal VN-2 that states:

“Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.”

To do this PlanCOS suggests:

“Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.”



PLANNING COMMISSION RECOMENDATION



At the April 12, 2023, Regular City Planning Commission meeting, the Commission unanimously approved the rezoning as a part of the consent agenda.

STAFF RECOMMENDATION(S):



Proposed Motion:

ZONE-23-0002

Approve an ordinance amending the zoning map of the City of Colorado Springs relating to 3.83 acres located at the intersection of Adventure Way and Quail Brush Drive from A/AO (Agricultural with Airport Overlay) to PBC/AO (Planned Business Center with airport overlay [to be known as MX-M AP-O (Mixed Use Medium Scale with Airport Overlay)]).

COPN-23-0001

Approve the Adventure Way Townhomes Concept Plan.