

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

CONSENT CALENDAR

DATE: September 18, 2014
ITEM: A.1, A.2
STAFF: Larry Larsen
FILE NO.: CPC PUZ 14-00013, CPC PUD 14-00014
PROJECT: The Ridge at Cumbre Vista

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Smith, seconded by Commissioner Walkowski, to approve **Item A.1-File No. CPC PUZ 14-00013**, 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. Motion carried 7-0 (Commissioner Ham absent and Commissioner Phillips excused).

Moved by Commissioner Smith, seconded by Commissioner Walkowski, to approve **Item A.2-File No. CPC PUD 14-00014**, 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.

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

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."

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

September 18, 2014

Date of Decision

Planning Commission Chair