

CITY PLANNING COMMISSION AGENDA

STAFF: DANIEL SEXTON

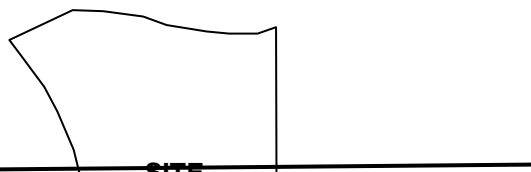
FILE NO.:
CPC ZC 18-00019 – QUASI-JUDICIAL

PROJECT: BRADLEY RANCH
APPLICANT: M&S CIVIL CONSULTANTS, INC.
OWNER: THE LANDHUIS COMPANY



PROJECT SUMMARY:

1. Project Description: The project includes an application for a change of zone request for the proposed 8.71 acre park site within the Bradley Ranch development project. The rezone will be from PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet) to PK (Public Park). **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**



3. Planning and Development Team's Recommendation: Staff recommends approval of the application.

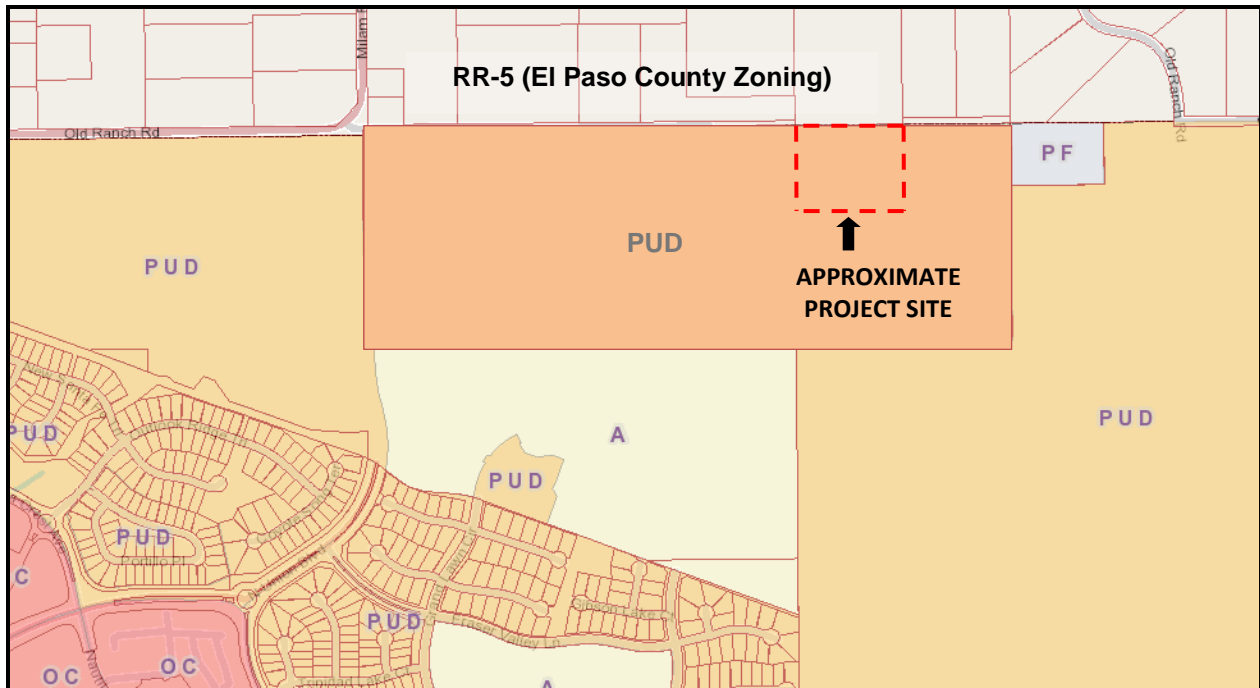
BACKGROUND:

1. Site Address: The site is not current addressed as it consists of unplatted parcels. A final subdivision plat application for the development is under reviewed.
2. Existing Zoning/Land Use: The subject property is currently zoned PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet), and is vacant.
3. Surrounding Zoning/Land Use: North: RR-5 (Residential Rural (5 acres) – El Paso County Zoning), and developed with single-family residential lots.

East: PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet), and is vacant.

South: PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet), and is vacant.

West: PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet), and is vacant.



4. Comprehensive Plan/Designated 2020 Land Use: General Residential and Candidate Open Space
5. Annexation: The subject property was annexed into the City on October 9, 1984 per the Brandley Ranch Addition #1 Annexation Plat (Ord. 84-253).

6. Master Plan/Designated Master Plan Land Use: The current Bradley Ranch Master Plan, as amended, identifies the 120 acres of the project site as Residential Very Low (0-1.99 DU/AC) and Residential Low (2-3.49 DU/AC).
7. Subdivision: The property is unplatted. A final subdivision plat application to plat the entire Bradley Ranch development is currently being administratively reviewed.
8. Zoning Enforcement Action: None.
9. Physical Characteristics: The site is currently vacant and is primarily natural grass with some pockets of mature vegetation. The property slopes down from north to south, with a significant topography rise occurring near the northeast corner of the project.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The public notification process consisted of providing notice to adjacent property owners within 1,000 feet of the site, which included the mailing of postcards to 50 property owners on two occasions: once during the internal review stage and once prior to the Planning Commission hearing. The site was also posted during the two occasions noted above. No comments were received during the public notice period.

Staff input is outlined in the following sections of this report. Staff sent copies of the plans and supporting documentation to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Black Forest Land Use/Transportation Committee, Colorado Springs Utilities, City Engineering, City Traffic, City Fire Prevention, CONO, El Paso County Development Services Division, Enumerations, School District #20, Police and E-911, and Black Forest Fire Prevention District.

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

1. Review Criteria / Design & Development Issues:
 - a. Application Summary
 - i. Zone Change

The applicant is requesting a rezone of 8.71 acres of land (**FIGURE 1**) from PUD (Planned Unit Development: Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet) to PK (Public Park). The current PUD zone district was established in 2017 (Ord. No. 17-100) in preparation for the future development of the Bradley Ranch residential project. The applicant's proposed PK zone district is consistent with the establishment of land set aside for use as public recreation and open space. According to the Bradley Ranch PUD Development Plan (**FIGURE 3**), approved by City Council in 2017, the developer was to dedicate the 8.71 acre park site per the City's Park Land Dedication Ordinance and rezoned it PK as it will be a public park site. The applicant provided a concept statement with this request which reinforces the obligation to zone the property as PK and its dedication to the City of Colorado Springs via the final subdivision plat. (**FIGURE 2**) The future ownership and maintenance obligations of the park site will be held by the City. This rezone is in conformance with the Bradley Ranch Master Plan, as amended, and Bradley Ranch PUD Development Plan, and meets the criteria for a zone change request, as stipulated in City Code Section 7.5.603(B).

2. Conformance with the City Comprehensive Plan

Based on the City's Comprehensive Plan as amended, the proposed applications appear to be consistent with the envisioned development patterns for the subject parcel, which is identified as General Residential and Candidate Open Space per the Plan's 2020 Land Use map.

- a. Objective CIS 3: Provide Geographically Balanced Parks and Recreational Facilities

The Bradley Ranch project is a new residential community located immediately adjacent to the northern boundary of the City of Colorado Springs. The applicant's dedication of a

new public park site within this development will further the City's efforts to provide conveniently located park facilities for all communities.

i. Policy CIS 301: Provide a Balanced System of Parkland and Recreational Facilities

According to the PUD Development Plan for the Bradley Ranch project, this park site is envisioned to be developed with passive recreational facilities (i.e. benches, soft-surface trails, etc.). The creation of this parkland facility furthers the ability of the City to provide parkland and recreational facilities for all users in the area, as many of the current or proposed park facilities in the immediate area are designed as activated spaces.

As noted above, staff finds the applicant's application to substantially conform to the Comprehensive Plan's goals, objectives, and the 2020 Land Use map.

3. Conformance with the Area's Master Plan

The entire project site is located within the approved Bradley Ranch Master Planned area. While the entire master planned area is to be developed with residential land use designations of Residential Very Low (0-1.99 DU/AC) and Residential Low (2-3.49 DU/AC). The creation of a park site within the development was always expected, as City Code Section 7.7.103 Dedication of Land for Park states an obligation for all development at time of platting to either dedicate or pay fees in lieu thereof for the creation of public parks in the City. Staff finds the Bradley Ranch project to be consistent and in substantial compliance with the Bradley Ranch Master Plan as amended.

STAFF RECOMMENDATION:

CPC ZC 18-00019 – CHANGE OF ZONING TO PK

Recommend approval to City Council the zone change from (PUD) Planned Unit Development (Single-Family Detached Residential, Maximum Density of 2.98 dwelling units per acres, and Maximum Building Height of 35 feet) to (PK) Public Park, 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).