

University Bluffs Filing 4A

CPC PUZ 19-0004, CPC PUD 19-00005
& AR NV 19-00184

May 28, 2019

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Principal Planner



Applications



CPC PUZ 19-00004

A rezone of the subject property from R/HS (Residential Estate with Hillside Overlay) to PUD/HS (Planned Unit Development with Hillside Overlay).

CPC PUD 19-00005

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

AR NV 19-00184

The non-use variance request is to allow slopes of 25% or greater to be graded and remaining undisturbed areas to be located within proposed building envelopes.

A Final Plat was submitted concurrent with these applications and being reviewed administratively.

Vicinity Map



VICINITY MAP



Austin Bluffs
Open Space

1000ft

Zoning



General Information



Site Details:

- 9.9 acres
- Zoned R/HS (Residential Estate with Hillside Overlay)
 - Zoning Map Shows at R-1 6000, but staff determined it is in error
- University Bluffs Master Plan (Previously Houck Estates Master Plan)
 - Implemented Master Plan (see Figure 6)
 - Identified as School Site
- WUI Area (Wildland Urban Interface)

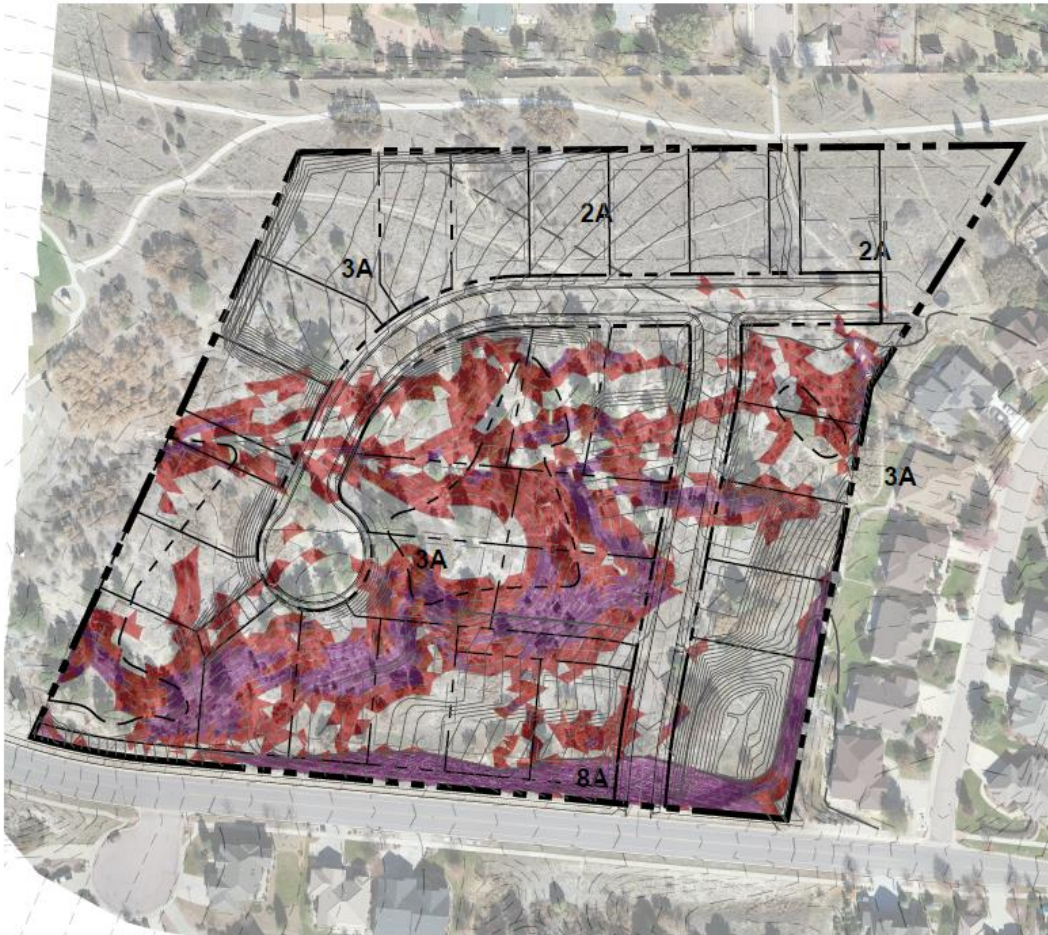
General Information



Physical Characteristics:

- Hillside characteristics similar to surrounding University Park
- Slopes primarily from west-northwest to east-southeast
 - Approx. 60 feet of grade change.
- North to south
 - Approx. 30-foot grade change
- Ponderosa Pine, Rocky Mountain Juniper, Gamble Oak, Mountain Mahogany, Sage and native grasses, yucca and cactus
- Site has experienced disturbance with construction of Collegiate Drive, City trail system and overhead electric lines
- Land suitability analysis (FIGURE 4) illustrates the topography, geology, soil and existing vegetation

Non-Use Variance / LSA



COMPOSITE ANALYSIS

LEGEND:



PONDEROSA PINE

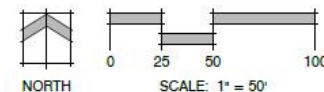
ROCKY MOUNTAIN JUNIPER

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
4	15.00%	25.00%	Red
5	25.00%	9999.00%	Purple

--- PROTECTION AREAS
REF. PUD DEVELOPMENT PLAN
GENERAL NOTE 9

ENGINEERING UNITS AND (MODIFIERS)

- 2A** STABLE ALLUVIUM, COLLUVIUM AND BEDROCK ON GENTLE TO MODERATE SLOPES (5-12%). EMPHASIS ON SURFACE AND SUBSURFACE DRAINAGE.
- 3A** STABLE ALLUVIUM, COLLUVIUM, AND BEDROCK ON MODERATE TO STEEP SLOPES (12-24%). INCLUDES SOME OLD ALLUVIAL FANS ALONG MOUNTAIN FRONT THAT HAVE BEEN DISSECTED BY MODERN STREAMS. EMPHASIS ON DRAINAGE, SLOPE, BEDROCK STRUCTURE AND DESIGN OF CUTS.
- 8A** AREAS OF CONTROLLED FILL. FILLS ARE GENERALLY STABLE BUT MAY BE SUBJECT TO SETTLEMENT AND EROSION.



Areas in purple represent slopes greater than 25%

Current development requirements and Fire Wise have impacts on infill sites

WUI Area

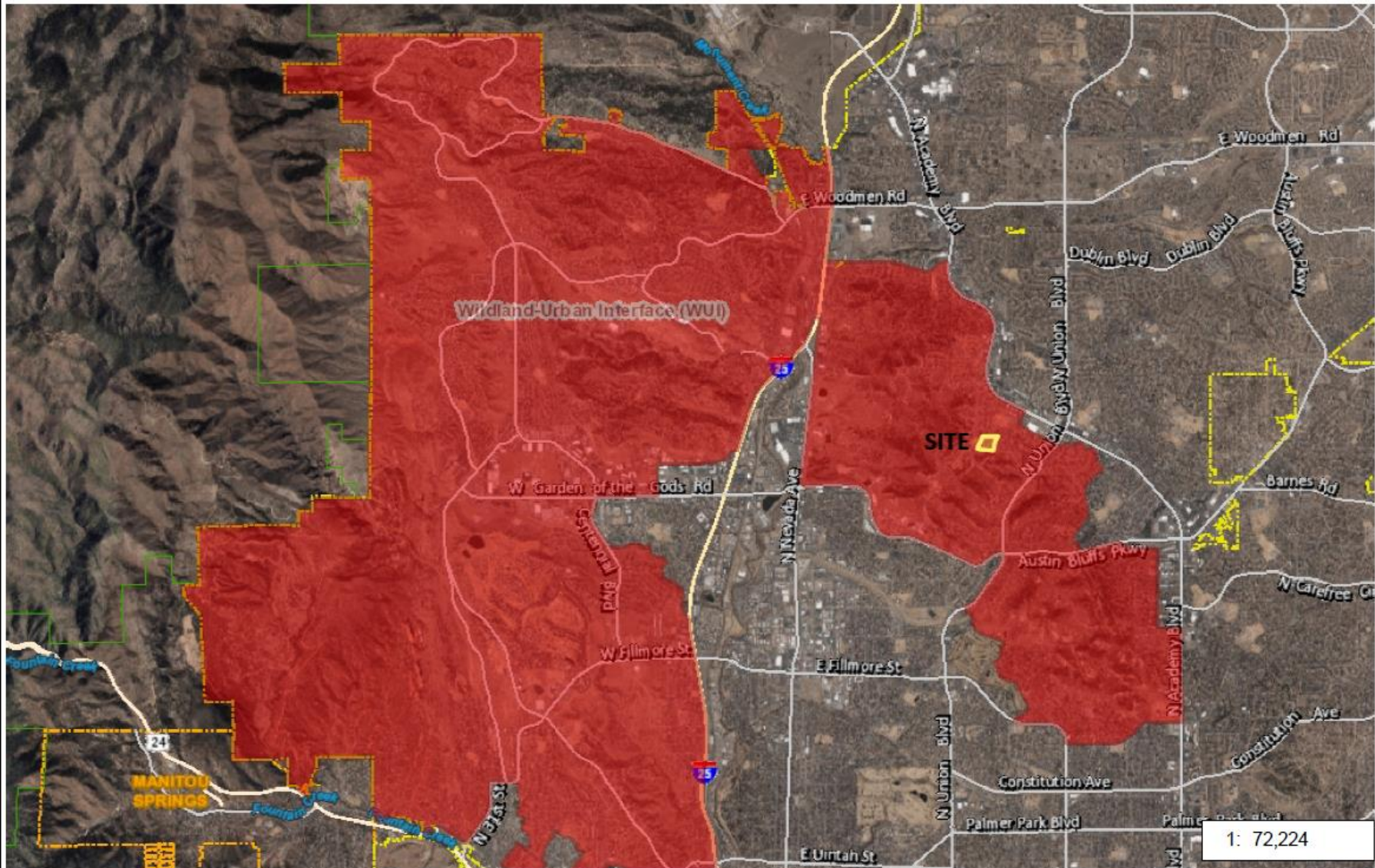


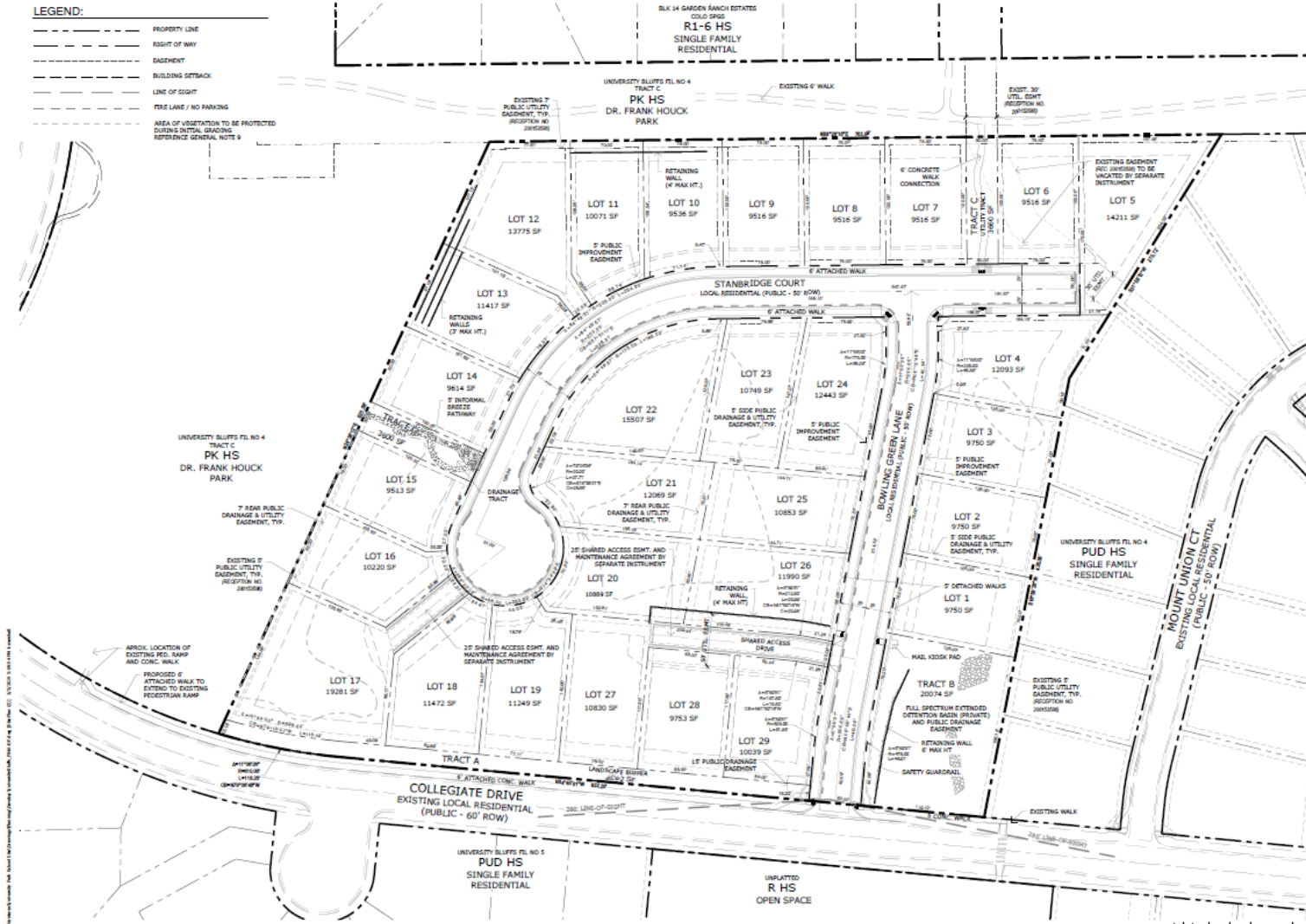
FIGURE 11

Development Plan



LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- BUILDING SETBACK
- LINE OF SIGHT
- PBE LANE / NO PARKING
- AREA OF VEGETATION TO BE PROTECTED DURING INITIAL GRADING (REFERENCE GENERAL NOTE #)



Land Planning
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UNIVERSITY BLUFFS
FILING NO. 4A

2112 COLLEGIATE DRIVE
COLORADO SPRINGS, CO
80913

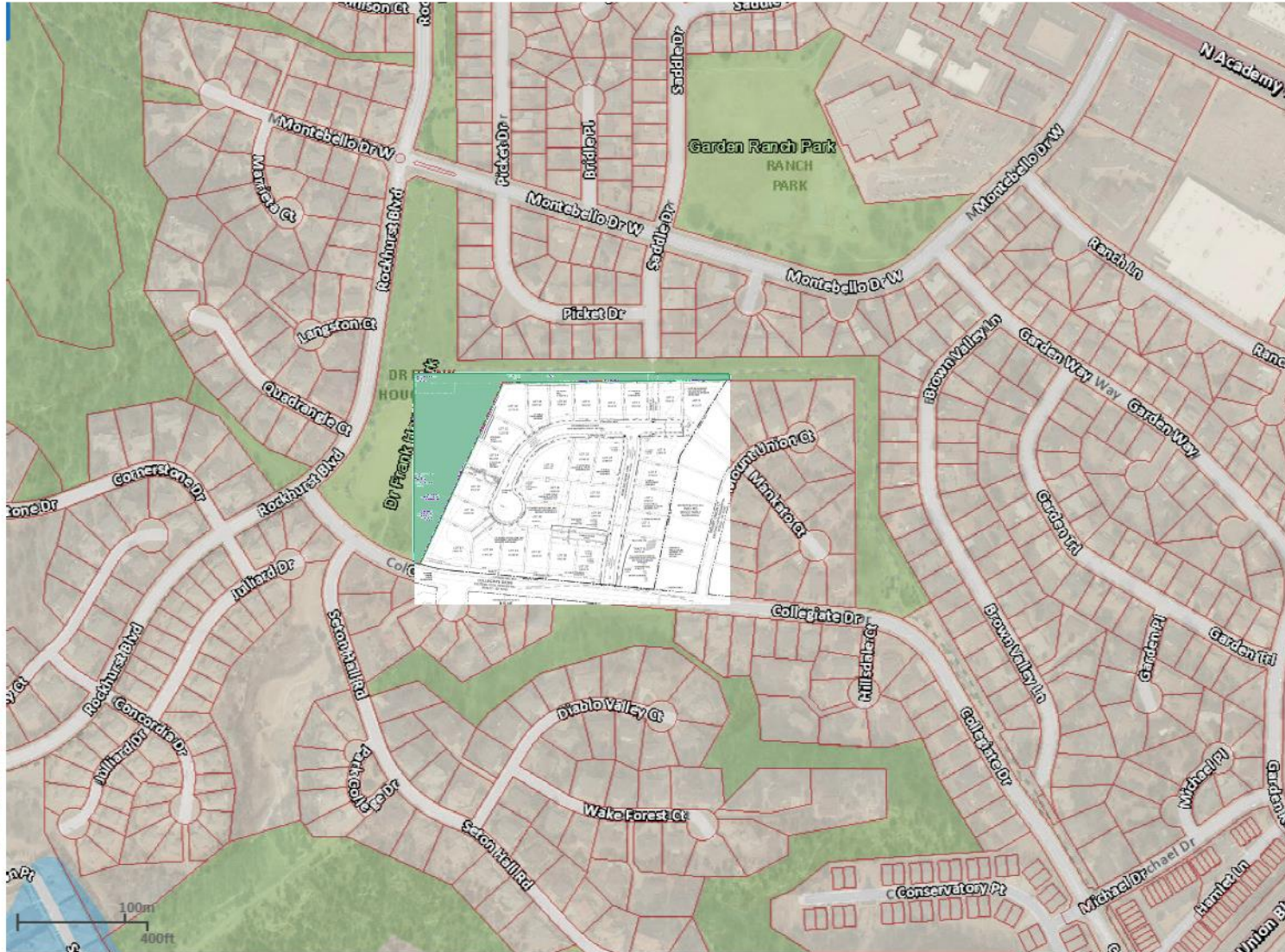
DATE: 12-18-2018
PROJECT NO.: A-180104
DRAWN BY: C. HANDELL

ENTITLEMENT

DATE: 05-08-18
BY: C. HANDELL
CHECKED BY: C. HANDELL

PUD SITE PLAN

Reference Map



Lot size
Range: 9,513
to 15,507 SF

Lots to East &
SE same size

Lots further
south range
14,000 to
30,000+ SF

FIGURE 14

Stakeholder Process



- Internal Review, posting and postcards to 309 property owners
 - 1000-foot buffer

- After e-mails received (FIGURE 5) Staff called a neighborhood meeting

- Neighborhood Meeting held on February 4
 - 32 property owners attended
 - Presentation from the consultant and applicant.

Residents voiced the following concerns:

- That an elementary school would not be constructed as originally intended;
- Loss of open space;
- Additional traffic through neighborhood;
- Safety concerns - visibility along Collegiate Drive;
- Price points of homes/comparable to surrounding values;
- Disturbance of property/vegetation removal;
- Maintenance of stormwater pond;
- Privacy along easterly property adjacent to existing homes;
- Access to adjacent parks and trails.

Stakeholder Process



Staff sent copies of the plan set and supporting documentation to the standard internal and external review agencies for comments. Commenting agencies included Colorado Springs Utilities, City Engineering, Water Resources Engineering, City Traffic, Colorado Geologic Survey (CGS), School District #11, Police and E-911.

Stakeholder Process



- *Loss of school being constructed on the property*
 - School District #11 – Elementary school no longer needed
 - Followed disposal of excess school property (City Code § 7.7.1207.E)
 - City Parks declined property (FIGURE 8 in report)
 - Could not reach agreement with original developer (FIGURE 9)
- *The loss of open space*
 - Approx. 400 acres City open space surrounding University Park neighborhood (not including Pulpit Rock Open Space)
 - 11.5-acre Dr. Frank Houck Park
 - 13 acres of open space owned by the University Park HOA

Stakeholder Process



- *Additional traffic through the neighborhood.*
 - Traffic generation analysis completed by SM Rocha, LLC (FIGURE 10)
 - Provided at February 4th neighborhood meeting.
 - Estimated 2,366 trips elementary school
 - Estimated 274 trips for the 29 single-family homes
- *Safety concerns of the visibility along Collegiate Drive.*
 - Collegiate Drive occasionally experiences speeding traffic
 - Blind crest near Rockhurst Boulevard
 - Due to topography a single access into the site located at the easterly extent allowing best line of sight in both directions.
 - Traffic analysis indicates less trips with single-family than school

Stakeholder Process



- *Maintenance of the stormwater pond*
 - University Park Homeowners Association and developer have agreed designated tracts, including the stormwater facility, will be turned over and maintained by the University Park Homeowner's Association.
- *Privacy along the easterly property adjacent to existing homes*
 - The developer illustrates additional trees along Lots 1 – 4 (easterly portion of the site)
 - Site inventory during siting of the house
 - Solid fences prohibited within University Park
 - 15-foot landscape buffer along Collegiate Drive.
- *Access to the adjacent park and trails*
 - A sidewalk along Collegiate Drive and public streets of project
 - Trail access is proposed on the north side of the project, northeast of Bowling Green Lane and Stanbridge Court

Stakeholder Process



- *Price points of the homes/comparable to surrounding values*
 - Homes from 3,000 to 4,000 square feet
 - Prices from \$500,000 to \$700,000
- *Disturbance of the property/vegetation removal*
 - Land suitability analysis (FIGURE 4)
 - Some level of disturbance - to accommodate roads, drainage requirements and creating viable building sites
 - Due to existing constraints (Park, trail system, limited access)
 - Meeting current drainage requirements
 - Fire Wise mitigation
 - Designated areas to be protected
 - Note #9 reiterates site specific hillside plan to review protection of significant vegetation.
 - Note specifies vegetation removal based on the City's Fire Wise requirements (15 to 20-foot)

PlanCOS Consistency

Established Suburban Neighborhood typology



- PlanCOS - Vibrant Neighborhoods section
 - “Pulpit Rock” neighborhood
- Categorized as an “Established Suburban Neighborhood”

Established Neighborhoods are predominantly built-out and have been for at least a few decades. Relative to other neighborhoods, they are stable and do not anticipate high levels of land use changes. However, most Established Neighborhoods within the city should expect some degree of infill and redevelopment. Within this typology, several distinctions are important to the application of PlanCOS, as defined by the following sub-categories:

3. Suburban Neighborhoods include those that developed with a suburban pattern, including curvilinear streets with cul-de-sacs. These neighborhoods have matured to the point where they are not actively being developed and no longer have actively managed privately initiated master plans, and ordinarily do not yet have publicly initiated master plans. These neighborhoods have a high value in maintaining the privacy of homes and safe streets for families. New development should focus on safe connections into and within these neighborhoods.

PlanCOS Consistency

Established Suburban Neighborhood typology



Throughout the PlanCOS document

- Infill development is encouraged
- The proposed site was originally intended for an elementary school but now vacant and located in middle of city.
- The project blends with the established surrounding character within the University Park neighborhood and adds to the availability of housing options along the North Academy Boulevard corridor.

As indicated above, City Planning staff finds the proposed zone change, development plan and non-use variance applications substantially conform to PlanCOS and its guidance.



Recommendations



CPC PUZ 19-00004 – CHANGE OF ZONING TO PUD

Recommend approval to City Council the zone change of 9.9 acres from R/HS (Residential Estate with Hillside Overlay) to PUD (Planned Unit Development: 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.

CPC PUD 19-00005 – PUD DEVELOPMENT PLAN

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.

Recommendations



AR NV 19-00184 – NON-USE VARIANCE

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.