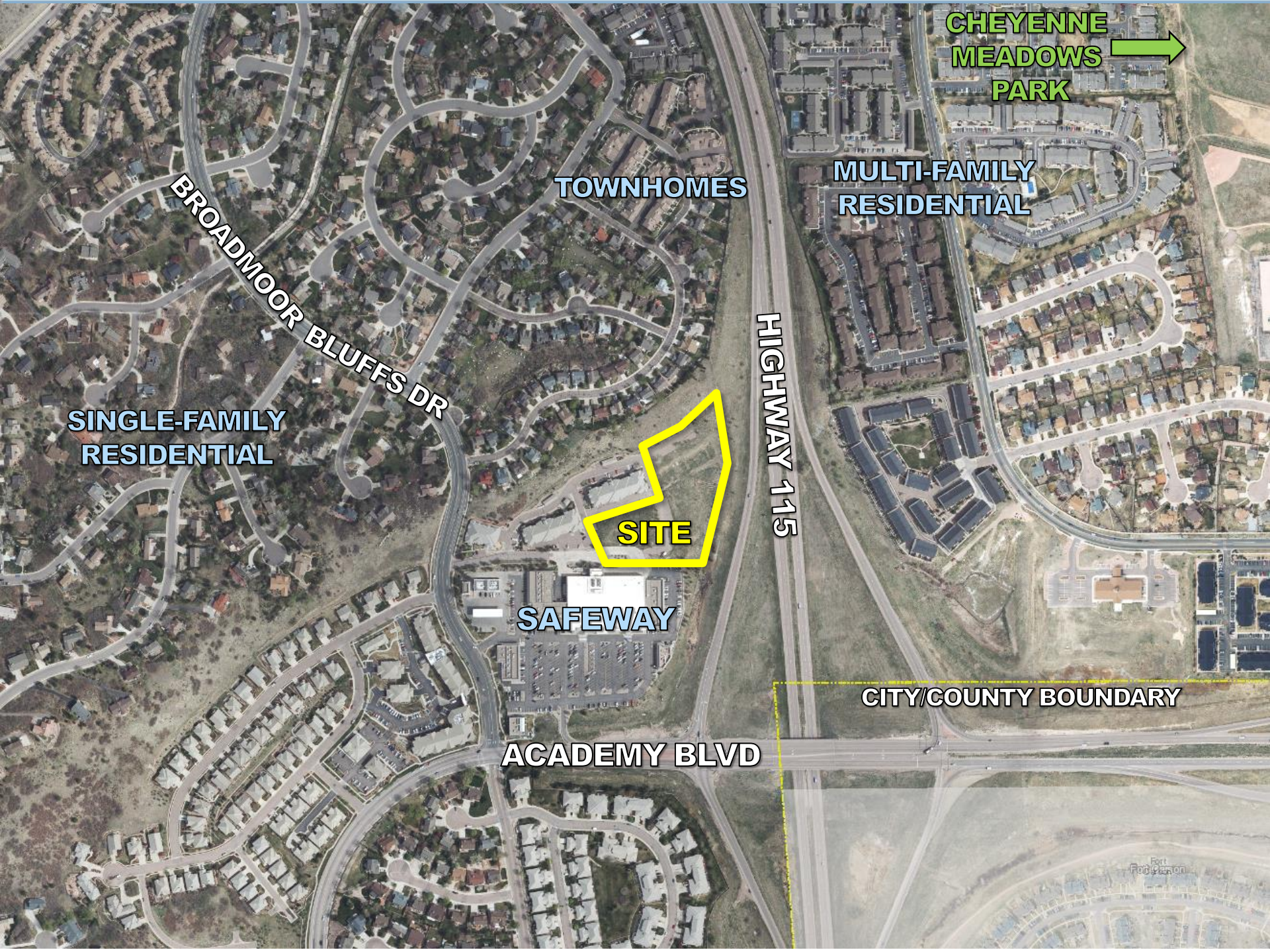


# The Ridge

Appeal of Development Plan & Final Plat  
March 13, 2018  
Hannah Van Nimwegen, Senior Planner





CHEYENNE  
MEADOWS  
PARK →

BROADMOOR BLUFFS DR

TOWNHOMES

MULTI-FAMILY  
RESIDENTIAL

SINGLE-FAMILY  
RESIDENTIAL

HIGHWAY 115

SITE

SAFEWAY

CITY/COUNTY BOUNDARY

ACADEMY BLVD

**CHEYENNE MEADOWS PARK** →

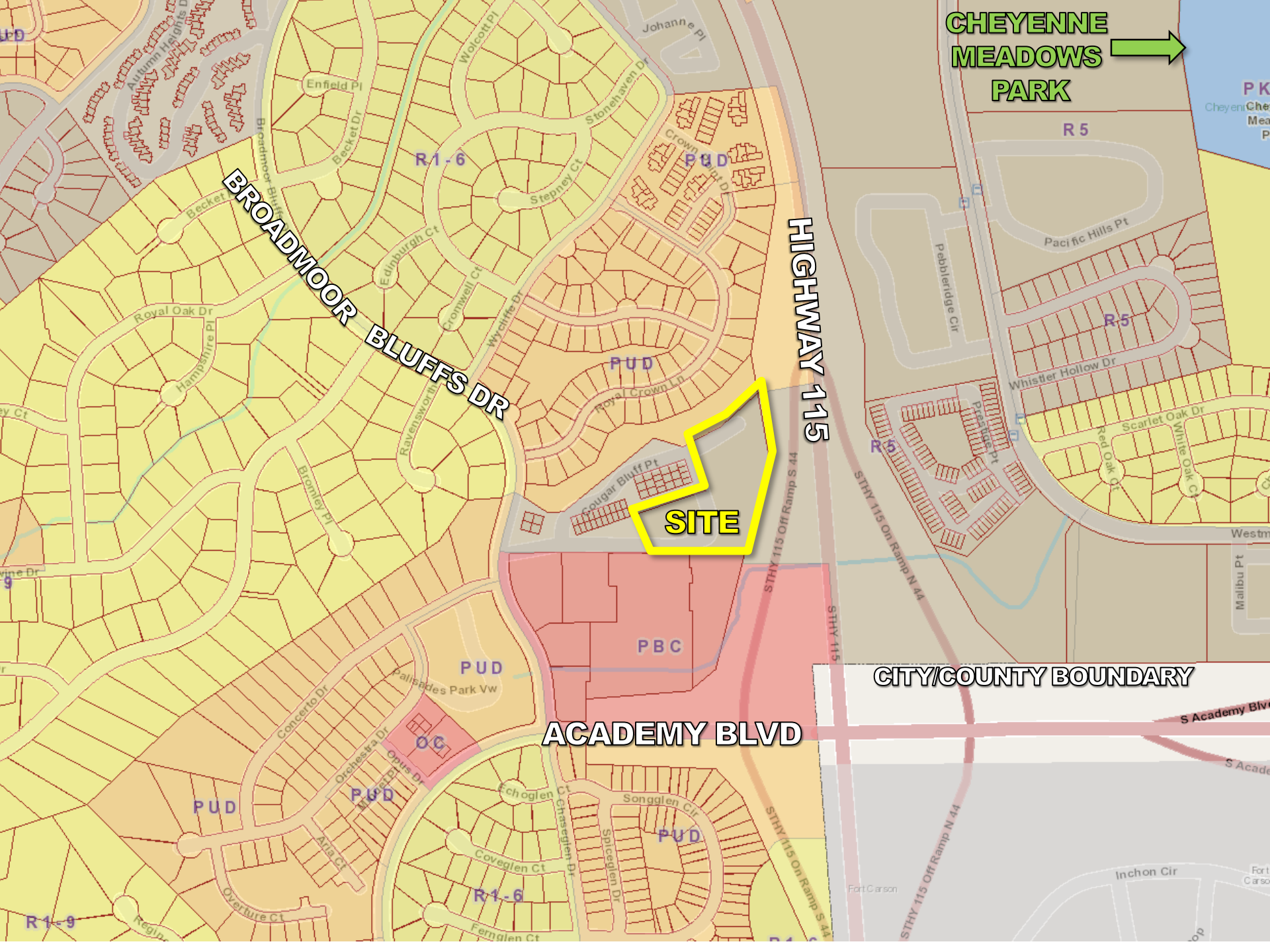
**BROADMOOR BLUFFS DR**

**HIGHWAY 115**

**SITE**

**CITY/COUNTY BOUNDARY**

**ACADEMY BLVD**



# The Ridge



## Site Details:

- Zoned R-5/HS
- Master Plan designates area for multi-family
- 3.72 acres in size
- The site is undeveloped but was previously graded

## History:

- Cheyenne Montana Lodges Development Plan
- Cheyenne Mountain Ranch Master Plan

## Appealed Applications:

- Development Plan and Final Plat titled "The Ridge."
  - Development Plan approved a 60-unit, 3 building multi-family development.
  - Final plat approved one 3.72 acre lot with utility easements.
  - Geologic Hazard, Traffic, and Drainage reports were approved during review of applications.



# The Ridge



## Public Involvement & Notification Timeline:

- January 23, 2017: Applicant held meeting with community members.
- January 24, 2017: Initial public notice mailed to 323 property owners and site was posted with a poster. Included information for neighborhood meeting.
- February 15, 2017: Neighborhood meeting attended by 228 individuals.
- August 23, 2017: Meeting facilitated by CONO to answer neighborhood questions regarding review process and review comments.
- September 8, 2017: On-site meeting with CGS to discuss remaining comments and evaluate HOA's geotechnical concern.
- December 19, 2017: Development Plan and Final Plat administratively approved and appealed on December 21, 2017.
- January 18, 2018: Notice mailed to 323 property owners and the site was posted with a poster for the City Planning Commission hearing.
- City Council scheduled for February 27 and March 13. Notice mailed to 323 property owners and the site was posted with a poster for each.

# The Ridge



## Public & Neighborhood Comments:

- 72 letters were emailed and mailed to City Planning during the early stages of review (16 in favor, 56 in opposition). 21 letters were emailed prior to the City Planning Commission hearing. An additional nine letters were emailed prior to today's hearing.
  - Concerns about traffic, school district capacity, property values, landslides, and emergency access.
  - Supportive comments about community need for affordable housing, the high performing school district, and proximity to employment and basic resources.

## Appellant Concerns:

- Noncompliance with the Hillside Overlay code and Hillside Development Design Manual
- Geologic hazards
- Not ADA compliant
- Las Casas Condo Owners Consumer Expectations

# The Ridge



## Appellant Concern:

Noncompliance with the Hillside Overlay code and Hillside Development Design Manual

- Relationship between Hillside Overlay code and the Hillside Development Design Manual
- Land Suitability Analysis and Master Facilities Plan
- Building Height
- Retaining Wall Height
- Chapter 14 and the Development Review Enterprise
- Removed from Hillside Overlay



# The Ridge



## Appellant Concerns:

### Geologic Hazards

- Landslide Susceptibility Map
- Fill
- Retaining Wall Stability
- New vs. Old Geologic Hazard Ordinance
- "Tension Crack" on HOA property

# The Ridge



## Appellant Concerns:

### ADA Compliance

- Pedestrian Access to Public Street
- ADA Routes within Subject Site

# The Ridge



## Appellant Concerns:

### Las Casas Consumer Expectations

- Expected six buildings to be sold as condominiums

# The Ridge



## Agencies which reviewed project:

- Colorado Springs Utilities
- Fire Department – Office of the Fire Marshall
- Engineering Development Review
- Traffic Engineering
- Water Resources Engineering
- Colorado Springs Police Department
- Parks & Recreation
- Real Estate Services
- Colorado Department of Transportation
- Colorado Geologic Survey
- School District 12
- Broadmoor Fire Protection District
- Colorado Springs' Licensed Surveyor
- Community Development

# The Ridge



## Appeal Review Criteria

- Not against the language or the intent of the zoning ordinance
  - All base zone district requirements met, all Hillside Overlay code requirements met
  - Manager is permitted to waive elements of Land Suitability Analysis
- Constructing a multi-family development within a multi-family zone which is master planned for multi-family is not unreasonable or erroneous

# Recommendations



## AR DP 17-00039 & AR FP 17-00040

Deny the appeal and uphold City Planning Commission's approval, based on the finding that the appellant has not substantiated that the appeal satisfies the review criteria outlined in City Code Section 7.5.906(A)(4), and that the development plan and final plat applications meet the review criteria in City Code Section 7.5.502.E, 7.7.102, and 7.7.303.

# Questions?

