

Dusty Hills Addition

Annexation, Zoning, Concept Plan

City File Numbers

CPC A 13-00112 – LEGISLATIVE

CPC PUZ 14-00063 – LEGISLATIVE

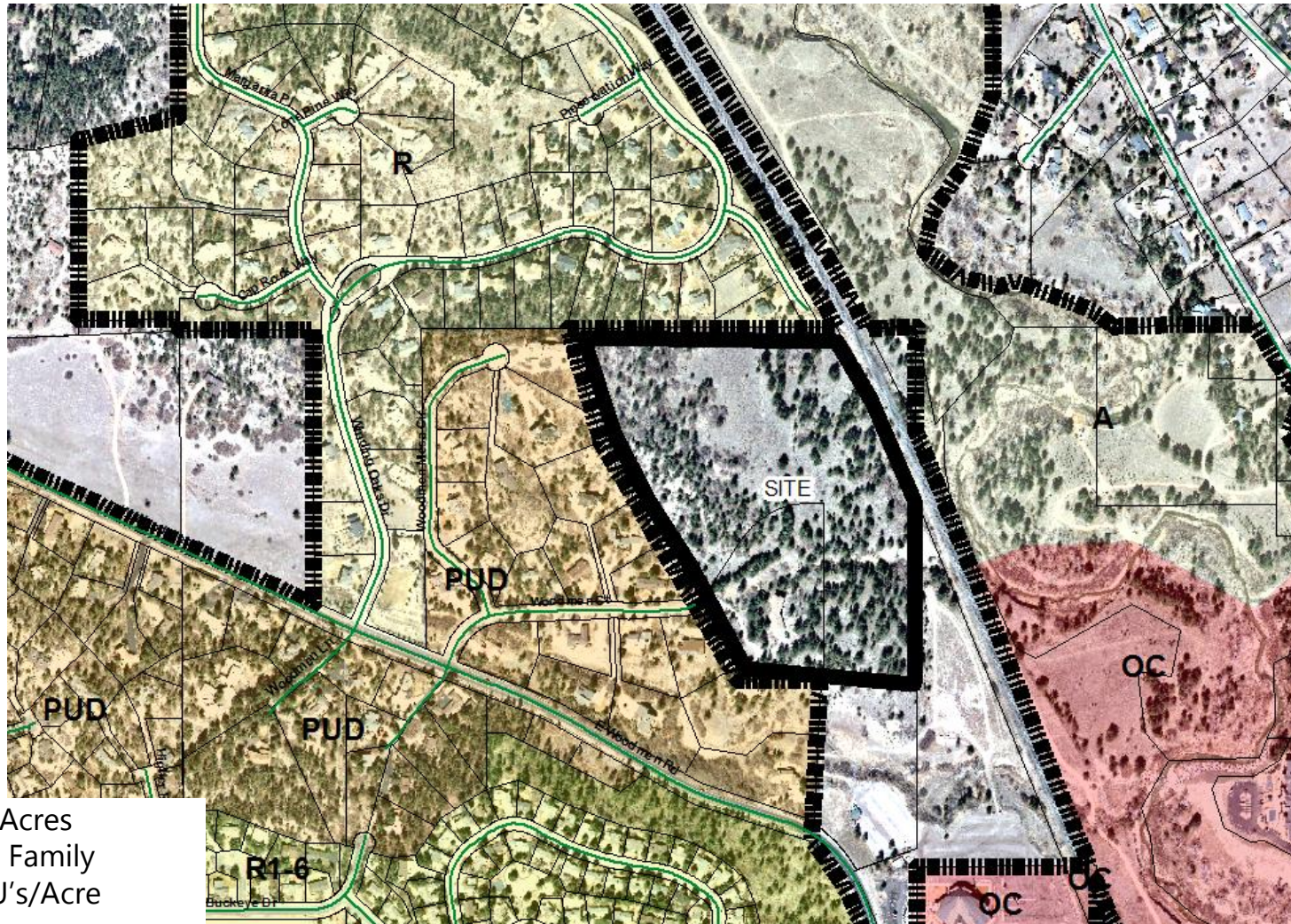
CPC PUP 14-00064 – QUASI-JUDICIAL

City Council, January 13, 2015

Meggan Herington, AICP

Principal Planner

Vicinity Map



27.75 Acres
Single Family
.83 DU's/Acre

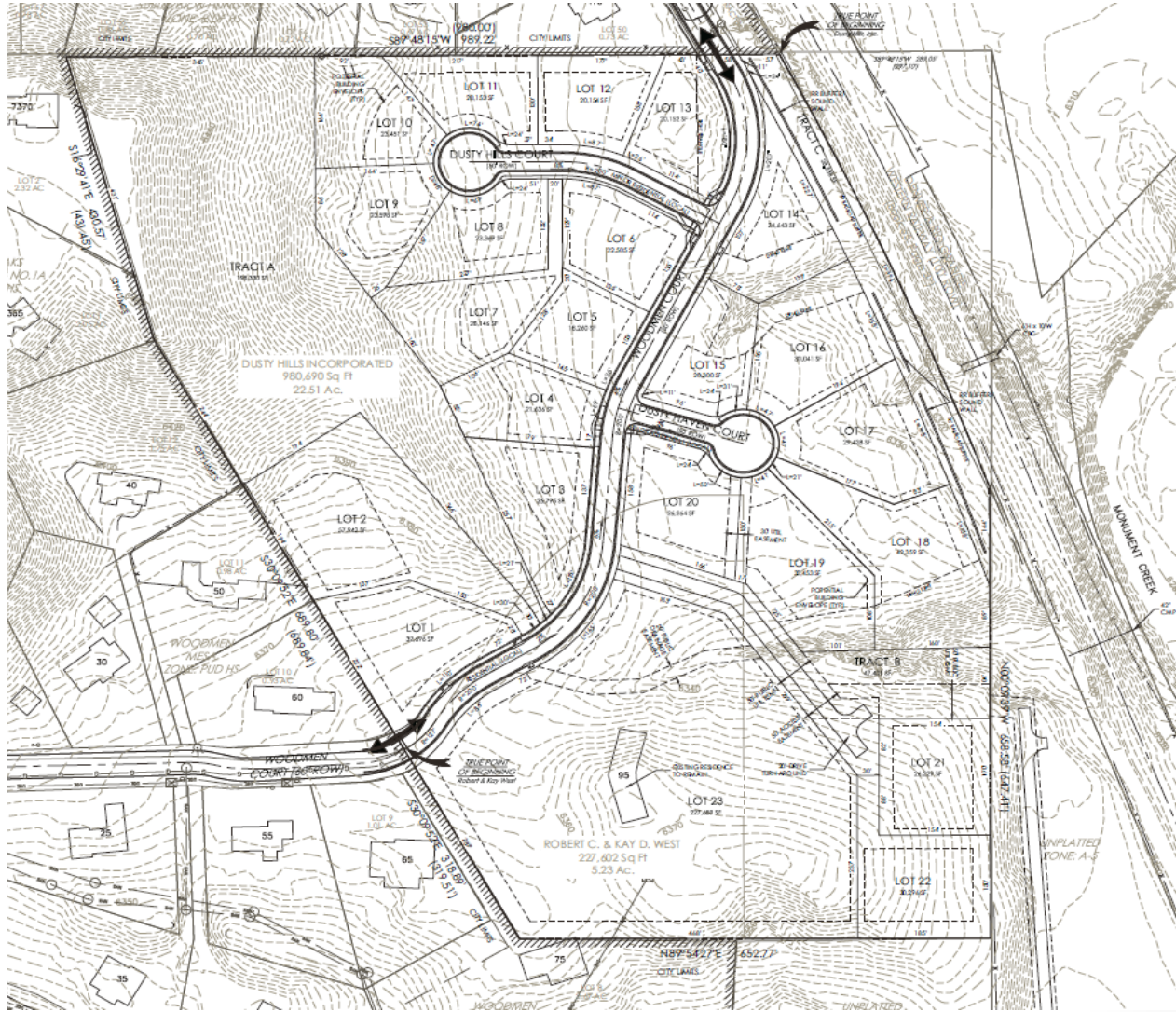
Annexation

- Annex 27.75 acres into the City of Colorado Springs
- Develop property on City Services
- In Woodmen Valley Fire Protection District
- Fiscal Impact Analysis
- Annexation Agreement
 - Pay police and fire fees with platting
 - No off-site road or drainage improvements
 - Signage on existing Woodmen Court for “Share the Road”
 - Utilities allowing SFR to use existing well
 - Agreement finalized and executed by owner prior to Council

Establish Zoning

- Establish the PUD/HS Zone
- PUD
 - Single-Family Residential
 - .83 Dwelling Units per Acre
 - 35 Foot Height Maximum
- Hillside Overlay
 - Will require future hillside development plan
 - Hillside site plans for each individual lot

Concept Plan



CPC Packet
Figure 1

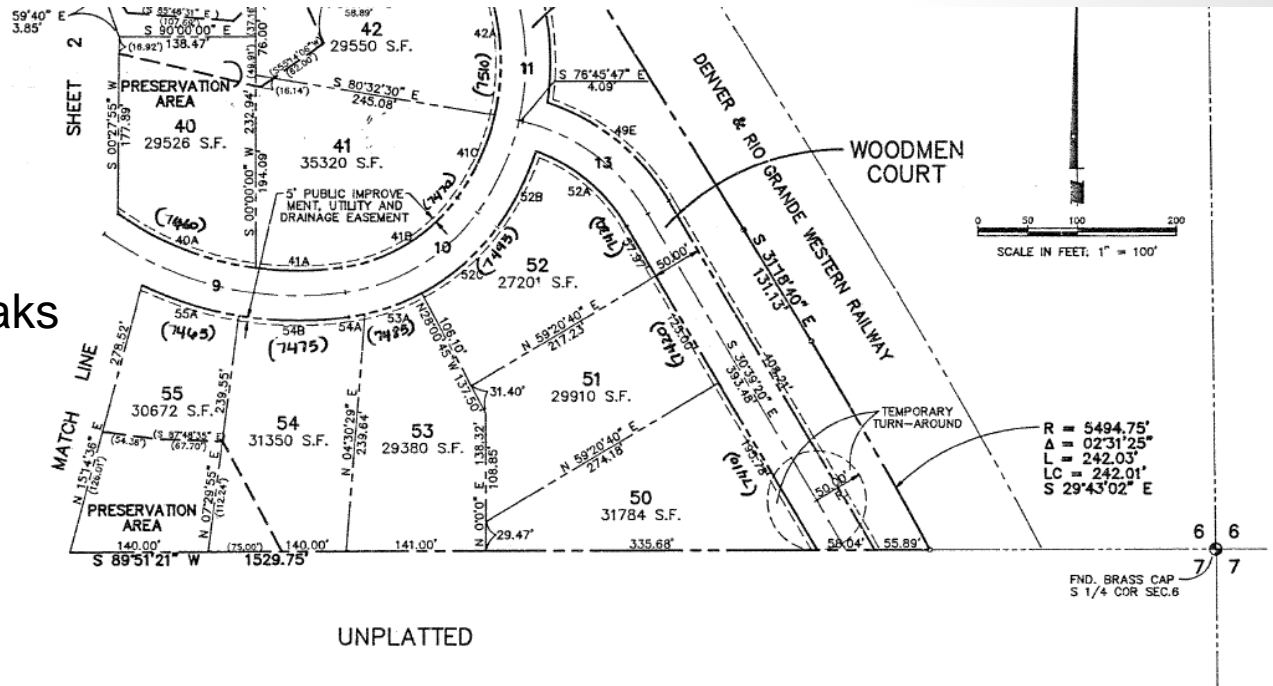
Stakeholder Process

- Noticed 49 neighbors within 500 feet
- Posted property
- Pre-application neighborhood meeting held February 20, 2014
- Formal applications submitted in June
- Second neighborhood meeting held July 17
 - Neighbors expressed strong opposition to Woodmen Court connection

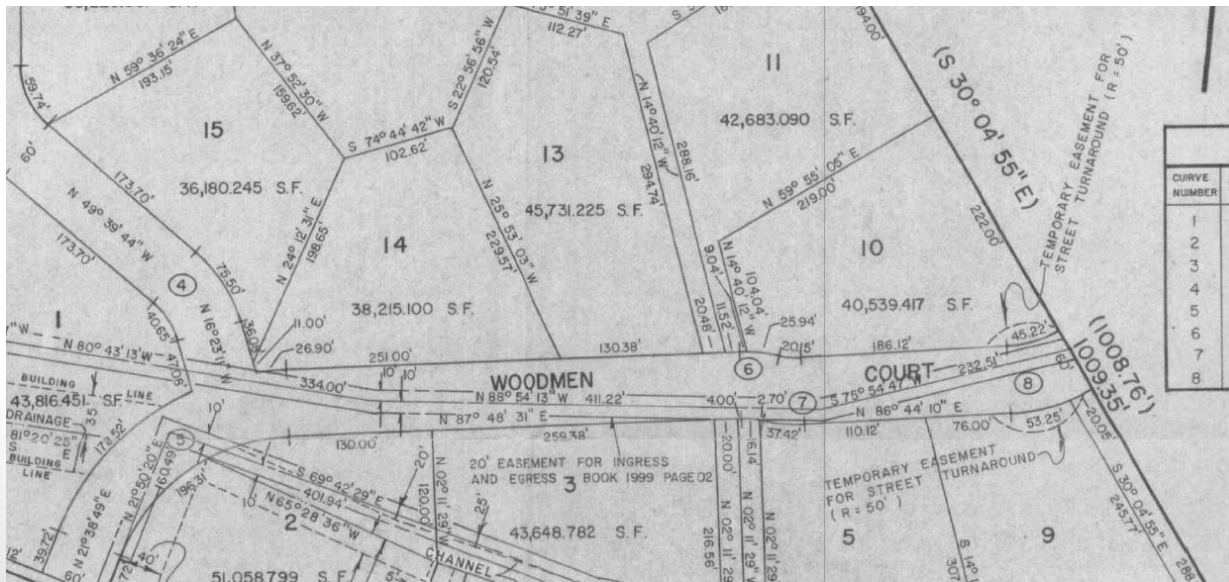
Stakeholder Process/Issues

- Woodmen Court
 - Applicant submitted a revised plan with a cul-de-sac
 - Initially City staff supported the cul-de-sac design
 - After additional research, City Fire commented that Woodmen Court should connect
 - Public safety issue
 - 73 lots in Woodmen Oaks have 1 access
 - Secondary access for Woodmen Oaks as discussed in 1994

Plat for Woodmen Oaks 1994



Plat for Woodmen Mesa 1979



Stakeholder Process/Issues

- Connection of Woodmen Court
 - Traffic study supports connection
 - Woodmen Mesa neighbors are against the connection
 - Woodmen Oaks HOA appears to support connection

Recommendation

City Planning Commission unanimously recommended approval on November 20, 2014

Staff recommends approval of the applications, finding that they are in conformance with City Code and the elements of the City Comprehensive Plan, with conditions outlined in the Planning Commission staff report

Questions?

