

Robbin Place

Appeal of Planning Commission's Approval
of a Subdivision Waiver from Design
Standards

October 25, 2016

Michael Turisk, Planner II



Background



- Neighborhood largely zoned R-2
- 26,000 sq.-ft. PUD property to the west
- Some R-4 (Multi-family Residential) and R-5 zoning found to the north and east, respectively
- Commercial zoning to the south near W. Colorado Ave. corridor

Background



Background



- To provide primary legal access via public alley (not public street)
- 24,436 square-foot subject property zoned R-2 (Two-Family Residential); ¼-mile west of intersection of N. Spruce and W. Boulder on City's Westside
- Preliminary and final plats under administrative review

Appellant's Rationale



- “Land slippage”
- Alleyway access/safety
- Zoning

Westside Master Plan



- *North Bluff* subarea
- Plan provides land use recommendations that allow design/ land use flexibility
- Land use recommendations based on designs that promote compatibility between existing and future development
- Indicates need to preserve residential development; encourages higher residential densities

Compliance with Comprehensive Plan/Infill Supplement



1. **Objective N 3: Vary Neighborhood Patterns**

Project would enhance mix of housing types

2. **Policy LU 201: Promote Focused, Consolidated Land Use Pattern**

Infill Supplement considers this urban infill (particularly if surrounded by pre-1980 development); located within developed, well-defined Westside neighborhood

3. **Policy CIS 103: New Development Will Pay its Fair Share of the Cost of Additional Infrastructure and Services**

New development pay/share costs of new infrastructure and services

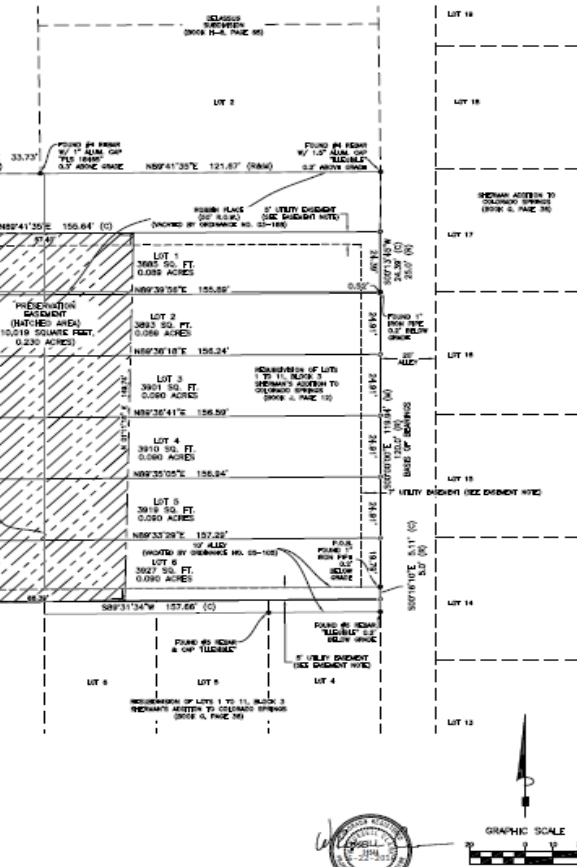
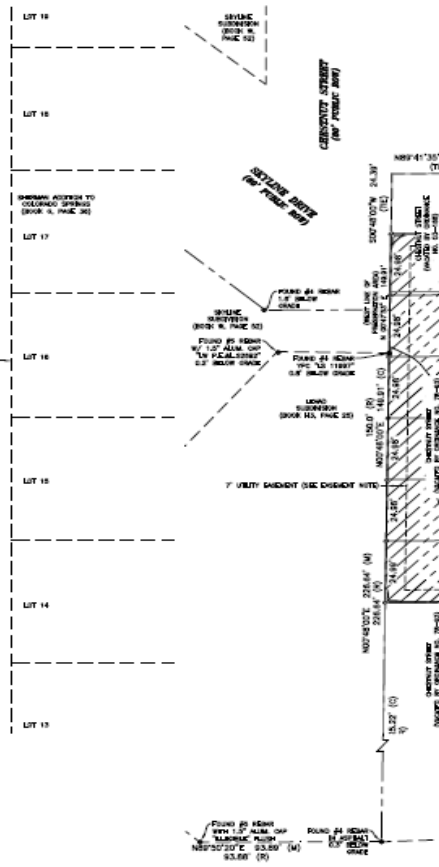
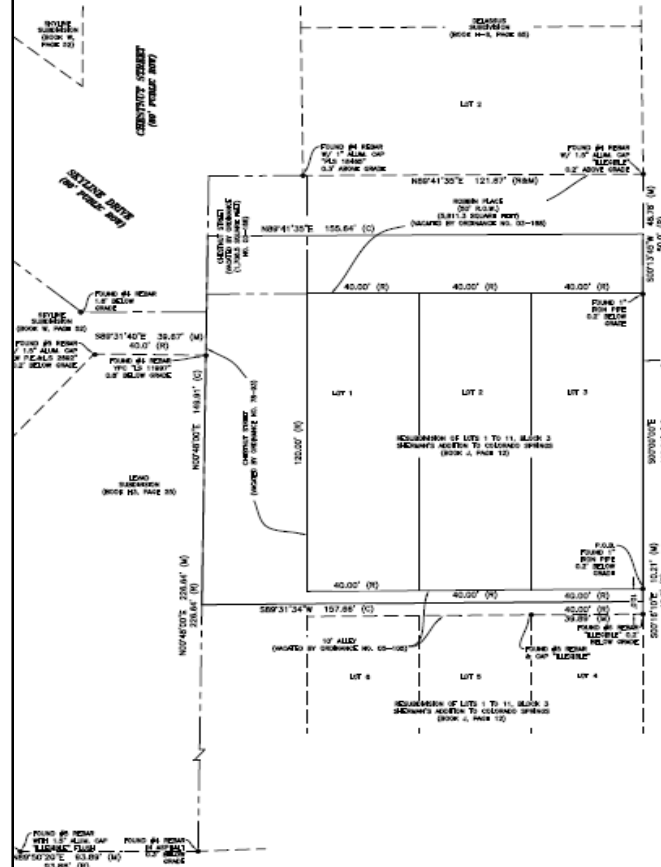
Plat



ROBBIN PLACE A Replat of Lots 1-3, Block B, Resubdivision of Sherman's Addition City of Colorado Springs, County of El Paso, State of Colorado

AS PLATTED

AS REPLATTED



Clark & Co.
SURVEYING & MAPPING
1135 Mountain Ave. • Colorado Springs, CO 80904 • TEL: 448-1100

ROBBIN PLACE
A Replat of Lots 1-3, Block B, Resubdivision of Sherman's Addition to the City of Colorado Springs, Located within the SE 1/4 of Sec. 12, T14S, R67W of the 6th P.M., County of El Paso, State of Colorado
Drawn By: JAR Date: 05/08/2015
Checked By: WJC Sheet 2 of 2

| No. | Description | By | Date |
|-----|------------------|----|------------|
| 1 | Address Comments | | 05/08/2015 |

Notes: According to Colorado law you must determine the kind and value of any interest you may have in the land before you can convey it. It is your responsibility to determine the kind and value of any interest you may have in the land before you can convey it. It is your responsibility to determine the kind and value of any interest you may have in the land before you can convey it.

GRAPHIC SCALE
1" = 20 FT.

Site Photos



St. Vrain St.

alley

Site Photos



alley

Site Photos



Subject property

View southward

Site Photos



View westward from alley

Site Photos



Subject property

alley

View northeastward from neighboring property

Site Photos



Subject property

View northward

Site Photos



Subject property

Stakeholder Process



- Neighborhood meeting on June 2
- 13 letters expressing concern/opposition

Concerns:

- Slope stability; landslide potential
- Additional traffic
- Aesthetics

Recommendation



CPC SWP 16-00057 – Subdivision Waiver

Deny the appeal and reaffirm the Planning Commission's approval of the subdivision waiver for the property located at 543 Robbin Place based on the finding that the subdivision waiver request complies with the review criteria in City Code Section 7.7.1302.

Site Photos

