

Mountain Valley Preserve

Annexation, Zoning, Concept Plan

City File Numbers

CPC A 14-00144 - LEGISLATIVE

CPC PUZ 15-00024 - LEGISLATIVE

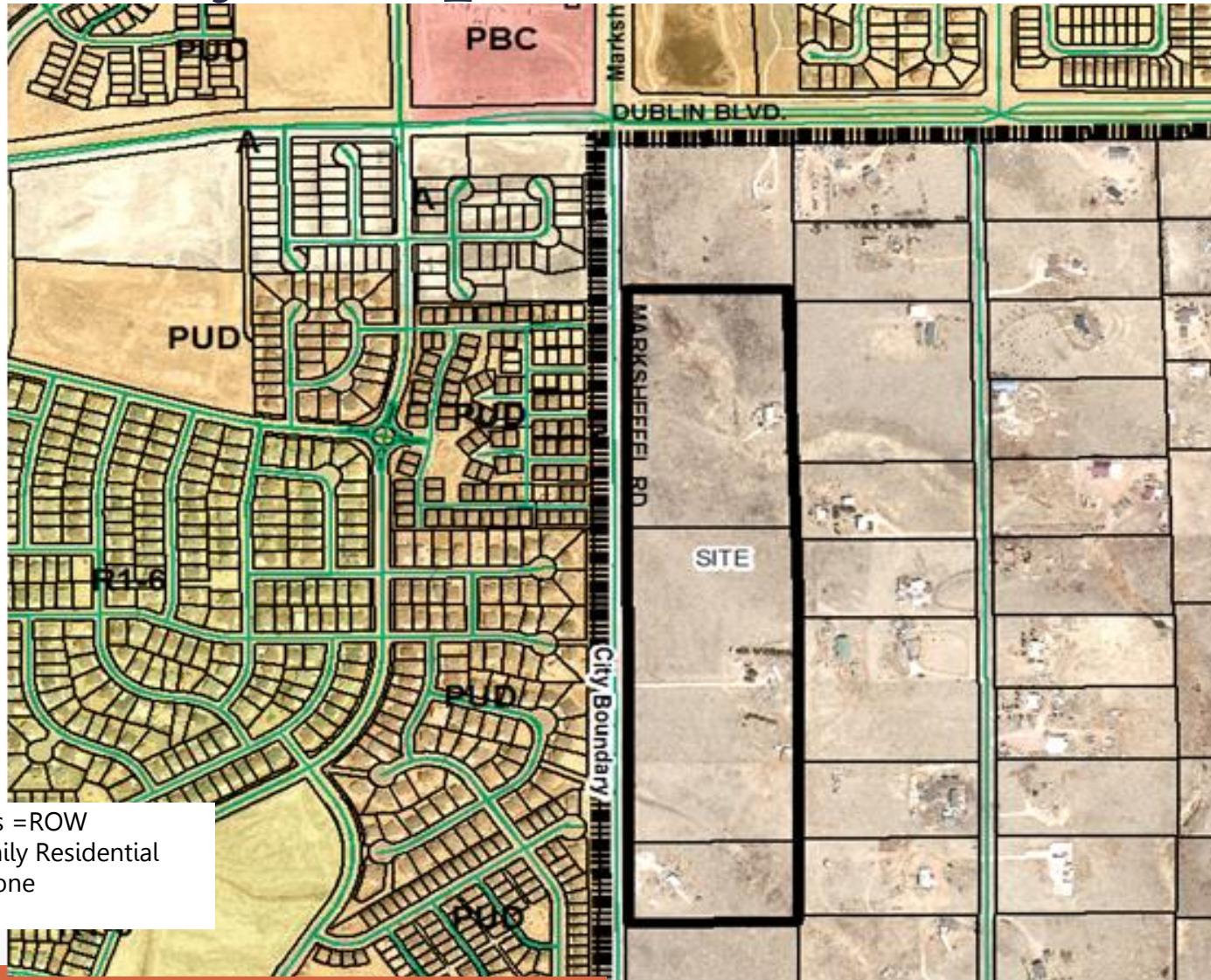
CPC PUP 15-00025 - QUASI-JUDICIAL

City Council, December 8, 2015

Meggan Herington, AICP

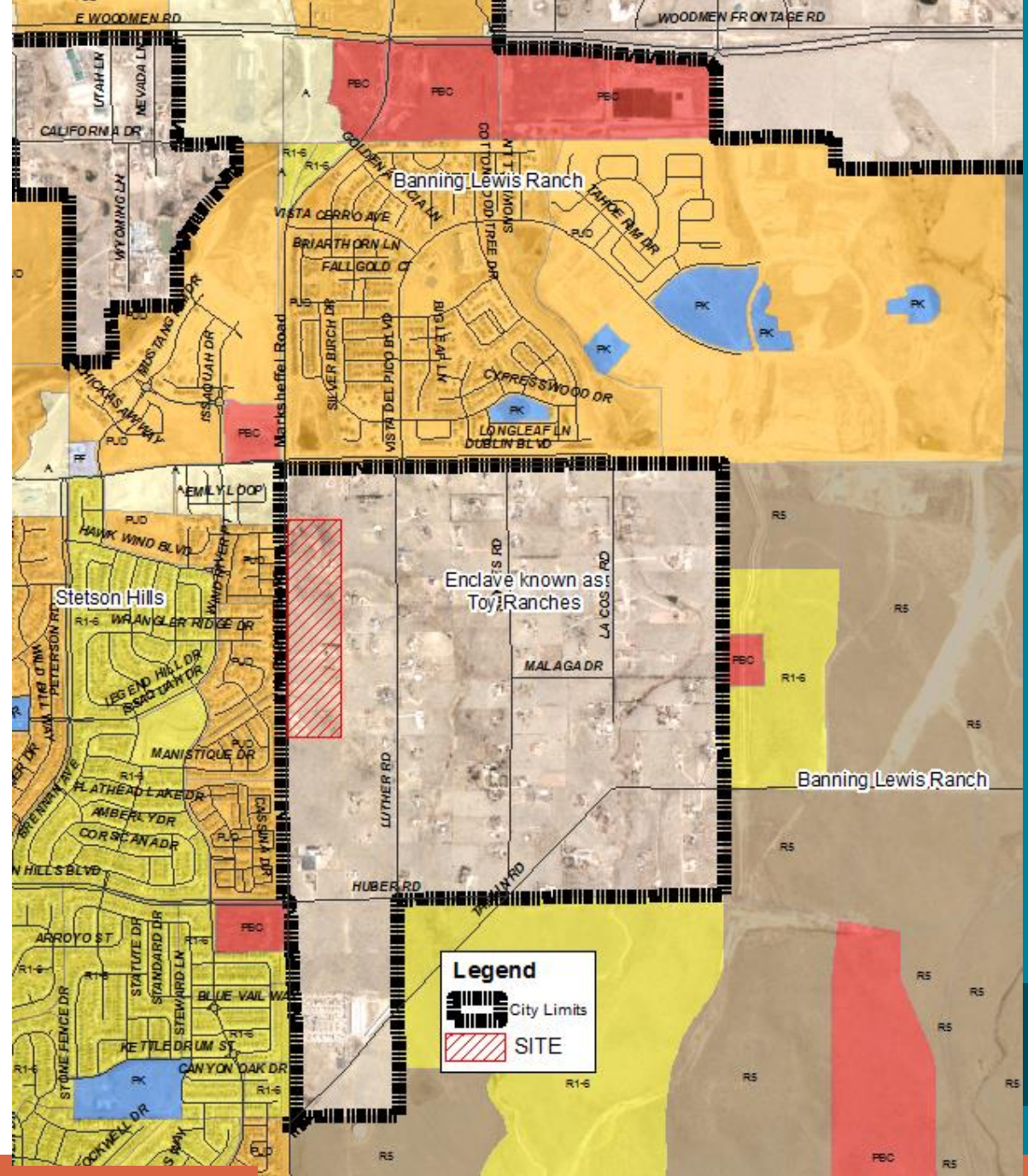
Principal Planner

Vicinity Map



44.71 Acres =ROW
Single-Family Residential
PUD/AO Zone

Vicinity Map Enclave



Annexation

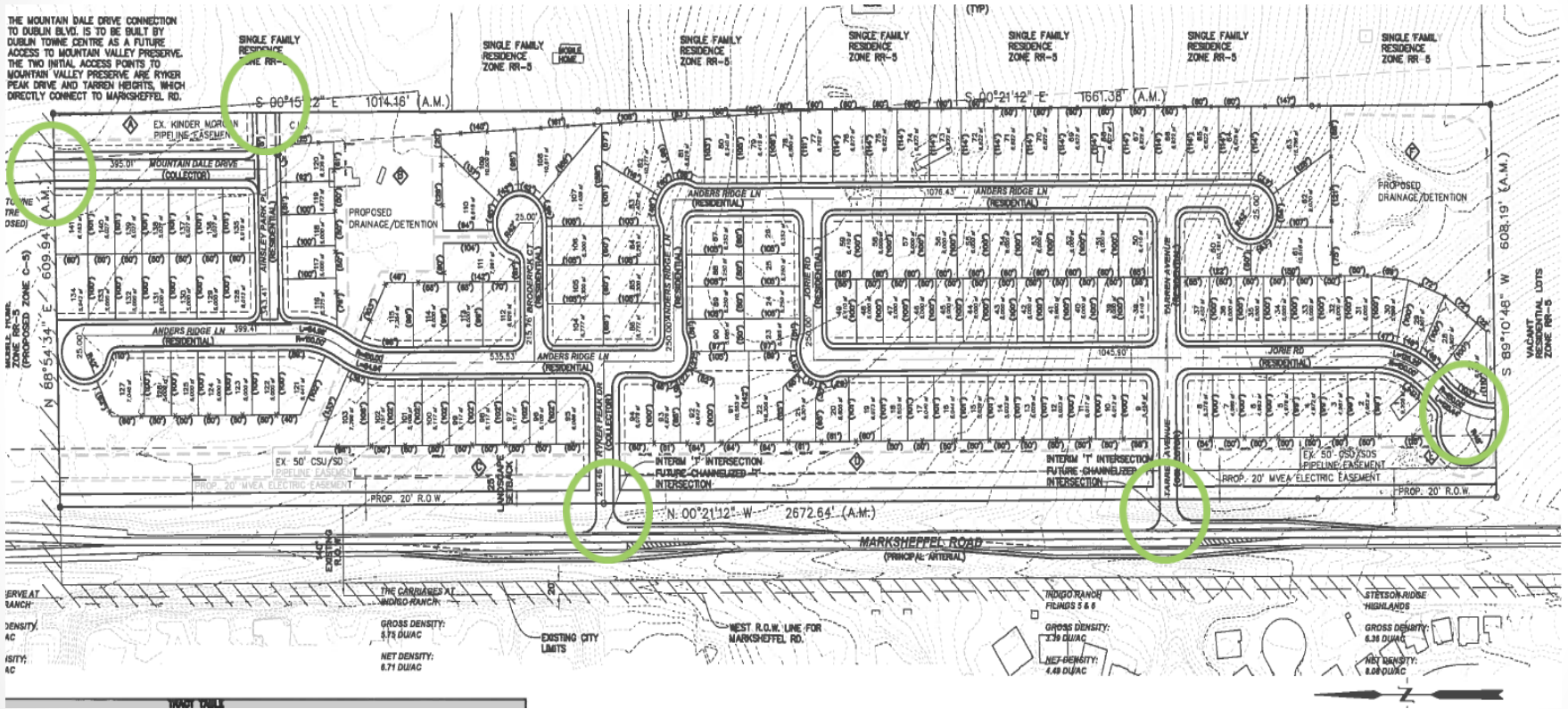
- Annex 44.71 acres into the City of Colorado Springs
- Develop property on City Services
- In Falcon Fire Protection District
- Inclusion into the SECWCD
- Fiscal Impact Analysis
- Annexation Agreement
 - Pay police and fire fees with platting
 - Dedicate ROW for Marksheffel
 - Utilities allowing SFR to use existing well

Establish Zoning

- Establish the PUD/AO Zone
- Planned Unit Development with an Airport Overlay
- Single-Family Residential, 3.77 dwelling units per acre, 30 foot maximum building height

Concept Plan

THE MOUNTAIN DALE DRIVE CONNECTION TO DUBLIN BLVD. IS TO BE BUILT BY DUBLIN TOWNE CENTRE AS A FUTURE ACCESS TO MOUNTAIN VALLEY PRESERVE. THE TWO INITIAL ACCESS POINTS TO MOUNTAIN VALLEY PRESERVE ARE RYKER PEAK DRIVE AND TARRIN HEIGHTS, WHICH DIRECTLY CONNECT TO MARKSHEFFEL RD.



Stakeholder Process

- Noticed 189 neighbors within 1000 feet
- Neighborhood meeting on April 16, 2015
 - Approx. 7 neighbors in attendance
 - Expressed some concern with buffering
- Two emails of opposition received
 - The concerns are noise and traffic along Marksheffel
- Review agencies have commented on support of the project including COS Airport, Utilities, Fire, Engineering, SD 49 and E-911/Police.

Recommendation

- City Planning Commission recommended approval of the applications on September 17th
 - Annexation – Vote 8-0
 - Zoning and Concept Plan – Vote 7-1
- Staff recommends approval of the applications, finding that they are in conformance with City Code and the Comprehensive Plan

